Governing Body Agenda

October 19, 2021
6:00 PM

Public Comment Allowed via Zoom or In-Person - Due to the increase of COVID-19 cases Face Masks Required

Mayor: Michelle De La Isla

Councilmembers

Karen A. Hiller	District No. 1	Hannah Naeger	District No. 6
Christina Valdivia-Alcala	District No. 2	Neil Dobler	District No. 7
Sylvia E. Ortiz	District No. 3	Spencer Duncan	District No. 8
Tony Emerson	District No. 4	Michael Lesser	District No. 9
Mike Padilla	District No. 5		

City Manager: Brent Trout

Addressing the Governing Body: Public comment for the October 19th meeting will be available via Zoom or in-person. Due to the increase of COVID-19 pandemic cases face masks are required. Individuals must contact the City Clerk's Office at 785-368-3940 or via email at cclerk@topeka.org by no later than 5:00 p.m. on October 19th after which the City Clerk's Office will provide Zoom link information and protocols prior to the October 19th meeting. View the meeting online at https://www.topeka.org/communications/live-stream/ or at https://www.facebook.com/cityoftopeka/.

Written public comment may also be considered to the extent it is personally submitted at the October 19th meeting or to the City Clerk's Office located at 215 SE 7th Street, Room 166, Topeka, Kansas, 66603 or via email at cclerk@topeka.org on or before October 19th for attachment to the meeting minutes.

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

CALL TO ORDER:

INVOCATION:

PLEDGE OF ALLEGIANCE:

1. ROLL CALL:

2. APPOINTMENTS:

A. Board Appointment - Board of Zoning Appeals

BOARD APPOINTMENT recommending the reappointment of Toni Beck to the Topeka Board of Zoning Appeals to fill an unexpired term ending November 2, 2024. *(Council District No. 6)*

B. Board Appointment - Topeka Planning Commission

BOARD APPOINTMENT recommending the appointment of Donna Rae Pearson to the Topeka Planning Commission for a term ending October 19, 2024. *(Council District No. 1)*

3. PRESENTATIONS:

"Development and Growth Management 3rd Quarter Report"

4. CONSENT AGENDA:

A. Resolution - Louie Constantino - Noise Exception

RESOLUTION introduced by Councilmember Michael Padilla, granting Louie Constantino an exception to the provisions of City of Topeka Code Section 9.45.150, et seq., concerning noise prohibitions. *(Council District No. 5)*

(Approval would allow for amplified music during the hours of 4:00 p.m. and 10:00 p.m. on October 31, 2021 at 902 SE 43rd Terrace.)

B. Resolution - Norsemen Spook Easy - Special Event

RESOLUTION introduced by City Manager Brent Trout, approving a special event known as the Norsemen Spook Easy.

(Approval would allow event attendees to possess and consume alcoholic beverages within the designated barricaded area on the sidewalk in front of the Norsemen Brewery located at 830 N. Kansas.)

C. MINUTES of the regular meeting of October 12, 2021

D. APPLICATIONS:

5. ACTION ITEMS:

A. Resolution - Temporary Notes, Series 2021-B

RESOLUTION introduced by City Manager Brent Trout, authorizing and directing the issuance, sale and delivery of $6,900,000 of Taxable General Obligation Temporary Notes, Series 2021-B, of the City of Topeka, Kansas; providing for the levy and collection of an annual tax, if necessary, for the purpose of paying the principal of and interest on said notes as they become due; making certain covenants and agreements to provide for the payment and

security thereof; and authorizing certain other documents and actions connected therewith.

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

(Approval would authorize issuance of General Obligation Temporary Notes in the amount of $6,900,000 to provide funding for certain Capital Improvement Plan projects.)

6. NON-ACTION ITEMS:

A. Discussion - Valley Park Neighborhood Plan (CPA 21-01)

DISCUSSION related to the Valley Park Neighborhood Plan as an element of the Comprehensive Plan. *(CPA21/01)*

(Discuss recommendations of the Valley Park Neighborhood Plan and SORT target area priorities.)

B. Discussion - American Rescue Plan Act (ARPA) Funding - Project List

DISCUSSION regarding the allocation of American Rescue Plan Act (ARPA) funds for the City of Topeka.

(Discussions will continue through the months of October, November and December 2021 to gather additional input on the project list for allocation of ARPA funds to be approved by the Governing Body.)

7. PUBLIC COMMENT:

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8. ANNOUNCEMENTS:

9. EXECUTIVE SESSION:

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

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

10. ADJOURNMENT:

City of Topeka

Council Action Form

Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
October 19, 2021

DATE:	**October 19, 2021**		
CONTACT PERSON:	**Mayor De La Isla**	**DOCUMENT #:**	
SECOND PARTY/SUBJECT:	**Board of Zoning Appeals**	**PROJECT #:**	
CATEGORY/SUBCATEGORY	**006 Communication / 003 Requests**		
CIP PROJECT:	**No**		
ACTION OF COUNCIL:		**JOURNAL #:**	
		PAGE #:	

DOCUMENT DESCRIPTION:

BOARD APPOINTMENT recommending the reappointment of Toni Beck to the Topeka Board of Zoning Appeals to fill an unexpired term ending November 2, 2024. *(Council District No. 6)*

VOTING REQUIREMENTS:

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

POLICY ISSUE:

The board of zoning appeals shall administer the details of appeals from or other matters referred to it regarding the application of the zoning regulations in accordance with the general rules set forth in the Topeka Municipal Code.

STAFF RECOMMENDATION:

Councilwoman Naeger nominates and Mayor De La Isla recommends the reappointment of Toni Beck to the Topeka Board of Zoning Appeals to fill an unexpired term ending November 2, 2024. Ordinance requires that members may not hold a public office for the City and they must reside within the corporate area of the city as required. Ms. Beck satisfies those requirements.

BACKGROUND:

This is a City-created board requiring that the Council nominate and the Mayor appoint. If no Council nominations are received the Mayor may appoint. The Board of Zoning Appeals shall consist of seven members appointed by the Mayor. None of the members shall hold any other public office by the City except that two members may be members of the Topeka Planning Commission. The appointees shall reside inside the corporate area of the city of Topeka. Members shall be appointed for terms of three years each.

BUDGETARY IMPACT:

There is no budgetary impact to the City.

SOURCE OF FUNDING:

Not Applicable.

ATTACHMENTS:

Description

T. Beck - Zoning Reappointment Application & Resume

CITY OF
TOPEKA
City of Topeka Mayor's Office
City Hall, 215 SE 7th Street Rm. 350
Topeka, KS 66603
Tel: 785-368-3895
www.topeka.org

City of Topeka Boards and Commissions Application

Profile

Toni
First Name

Beck
Last Name

Toniraebeck@cox.net
Email Address

1510 SW Lakeside Drive
Street Address

Suite or Apt

Topeka
City

Ks
State

66604
Zip

Are you a resident of the City of Topeka?

Yes

What district do you live in?

--Select District--

Find your Council District: here

785-798-7089
Primary Phone

785-798-7089
Alternate Phone

Retired
Employer

Job Title

Which Board would you like to apply for?

Board of Zoning Appeals

Are you a registered voter?

Yes

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

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?

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?

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?

No

If yes, please explain:

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

The city of Topeka needs assistance from the Board of Zoning Appeals to keep the city in compliance of beauty, cleanliness and order for the sake of residents having pride in their city and surroundings. This is not possible if the BZA does not have strong citizens willing to do the right things to uphold Code Compliance. Just casting a vote while sitting on the board for special interests should never be an option, rather, supporting the needs of the citizens should always come first.
I am past President of the Westboro Home Owners as well as the BZA member for six years.

Interests & Experiences

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.

My college degree is from Mountain View College, Dallas, Texas graduating with a 3.5 honors ranking. In past experience:
Executive Director Memphis Hotel Association
Diocese Administrator of Protecting God's Children, Dodge City Diocese
Executive Assistant to Senate Majority Leader, State of Kansas
Chaplain, PEO Chapter DV, Topeka, Kansas
Member, Most Pure Heart of Mary Church

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.)

I

****Please include a resume or any additional information you believe may be helpful in considering your application when submitting your application.**

Voluntary Self Identification

Completion of your race/ethnicity and gender on your application is voluntary and will not affect your opportunity to be appointed to a City of Topeka Board or Commission.

Ethnicity	**Gender**
Caucasian/Non-Hispanic	Female

Acknowledgements and Verification

Purpose of Information being submitted.

☑ I Agree

The information I am submitting is true and correct.

☑ I Agree

Electronic Signature

☑ I Agree

Notification to applicants for City Board/Commissions

Please be advised that your application and any documents that you attach are public records and, as such, are available to the public, upon request, pursuant to the Kansas Open Records Act.

If you are appointed to the position, your application and resume will be included in the governing body meeting agenda which is posted online.

Toni R. Beck

1510 SW Lakeside Drive
Topeka, Kansas 66604
(785) 798-7089

__Senate Experience:__ Executive Assistant - Senate Majority Leader 2018-2020

Representative Kristey Williams, Local Government Committee Assistant 2017

Senator Larry Powell, Natural Resources Committee Assistant 2015-2016

Senator Jeff King, Judicial Committee Assistant 2013-2014

Senator Bob Marshall, Office Assistant 2012

Senator Dwayne Umbarger, Transportation Committee Assistant 2009-2011

Conducting office duties for the Senators and Representative, in addition to Committee Assistant responsibilities; including appointment calendar, permanent records, meeting assembly, communications with government agencies, organization of legislative duties, daily and weekly meeting agendas for the committee, permanent records for the state of Kansas, and mentoring other committee and office assistants

__Previous career:__

Administrator of the Protecting God's Children Program, Dodge City Diocese, Dodge City, Kansas

Substitute teaching, Sacred Heart and Ness City High School 2000-2008

Executive Director of the Memphis Hotel Association, Memphis, Tennessee, 1984-1997

__Additional Activities:__ President - Westboro Home Owners Association

PEO Chapter FW, Scholarship Chairman

Most Pure Heart of Mary Church

American Legion Auxiliary

Board of Zoning Appeals

City of Topeka

Council Action Form

Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
October 19, 2021

DATE:	**October 19, 2021**		
CONTACT PERSON:	**Mayor De La Isla**	**DOCUMENT #:**	
SECOND PARTY/SUBJECT:	**Board Appointment for the Topeka Planning Commission**	**PROJECT #:**	
CATEGORY/SUBCATEGORY	**006 Communication / 005 Other**		
CIP PROJECT:	**No**		
ACTION OF COUNCIL:		**JOURNAL #:**	
		PAGE #:	

DOCUMENT DESCRIPTION:

BOARD APPOINTMENT recommending the appointment of Donna Rae Pearson to the Topeka Planning Commission for a term ending October 19, 2024. *(Council District No. 1)*

VOTING REQUIREMENTS:

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

POLICY ISSUE:

As a primary function, the Topeka planning commission shall have the responsibility for the adoption and recommendation to the city council of the comprehensive metropolitan plan to guide the orderly growth and harmonious development of the Topeka metropolitan area. The comprehensive metropolitan plan shall consist of, but not be limited to, the elements described in TMC 18.05.020. The Topeka planning commission shall recommend appropriate legislative, administrative or budgetary actions necessary for the governing body to implement the comprehensive metropolitan plan on or before May 1st of each year.

STAFF RECOMMENDATION:

Councilwoman Hiller nominates and Mayor De La Isla recommends the appointment of Donna Rae Pearson for a term that will end October 19, 2024. Ms. Pearson meets the residency requirement.

BACKGROUND:

This is a nine member board, created by the City. Council members nominate and the Mayor appoints. The governing ordinance, 18442, specifically states that at least six, but not more than seven shall reside within the corporate boundaries of the city. At least two, but not more than three shall reside outside the city boundaries, but within the city's 3-Mile Extraterritorial Jurisdiction. At least six shall be appointed from the private sector; at least three from the private sector shall be currently licensed or engaged or have substantial past experience in the following fields: licensed professional engineer; licensed landscape architect; licensed architect; certified planner; registered land surveyor; licensed contractor; developer or other experienced professional working in a filed related to planning or land development.

BUDGETARY IMPACT:

There is no budgetary impact to the City.

SOURCE OF FUNDING:

Not Applicable.

ATTACHMENTS:

Description

D. Pearson - Application and Resume (10-19-21)

CITY OF
TOPEKA

City of Topeka Mayor's Office
City Hall, 215 SE 7th Street Rm. 350
Topeka, KS 66603

Tel: 785-368-3895
www.topeka.org

City of Topeka Boards and Commissions Application

Profile

First Name ____________ Last Name ____________

Email Address ____________

Street Address ____________ Suite or Apt ____________

City ____________ State ____________ Zip ____________

Are you a resident of the City of Topeka?

____

What district do you live in?

____

Find your Council District: here

Primary Phone ____________ Alternate Phone ____________

Employer ____________ Job Title ____________

Which Board would you like to apply for?

____

Are you a registered voter?

____

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

If yes, please advise in which department you work:

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

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?

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?

If yes, please explain:

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

Interests & Experiences

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.

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.)

****Please include a resume or any additional information you believe may be helpful in considering your application when submitting your application.**

Voluntary Self Identification

Completion of your race/ethnicity and gender on your application is voluntary and will not affect your opportunity to be appointed to a City of Topeka Board or Commission.

Ethnicity **Gender**

Acknowledgements and Verification

Purpose of Information being submitted.

I Agree

The information I am submitting is true and correct.

I Agree

Electronic Signature

I Agree

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If you are appointed to the position, your application and resume will be included in the governing body meeting agenda which is posted online.

DONNA RAE PEARSON

1124 SW Huntoon • Topeka, KS 66604

(785) 554-3683 donnarae64@gmail.com

RESEARCH PROFESSIONAL

Kansas History / African American History / Environmental Research

Highly resourceful and strategic Researcher with over 25 years of experience achieving success in all facets of complex research projects including online, archival, and data research. Excellent communicator with the ability to compile, analyze, and present information in an accurate and well-organized manner. Resourceful problem solver with proven ability to bring resolution to challenging situations. Known as the "go-to" person to resolve complex issues. Work with a high level of integrity. Computer proficient. M.A. Degree.

~ Areas of Expertise ~

• Research & Analysis	• Online & Archival Research	• Community Resources
• Kansas History	• Creative/Strategic Research	• Employee Supervision
• African American History	• Online Data Research	• Relationship Building
• Environmental Scanning	• Compiling Information	• Creative Problem Solving

Professional Experience

Topeka and Shawnee County Public Library — Topeka, KS

Local History Librarian — 7/2013 to Present

Assists library patrons with finding information. Oversees the development and implementation of local history programs. Acts as a Community Liaison to establish and maintain strong relationships with community organizations. Acts as spokesperson for the Local History department. Works on various internal and external committees, work groups and special projects.

- Researched and implemented the community education workshop “Discovering the Secrets of Your House” in which participants learn how to conduct building research.
- Content Curator of 2018 African American Builders of Topeka community exhibit.
- Developed community partnerships to help TSCPL achieve their mission and goals.

Kansas African American Affairs Commission — Topeka, KS

Researcher / Program Coordinator (Part-time) — 5/2012 to 6/2013

Contracted to design an African/American historical database related to the organization’s areas of social equity. Assisted the Director in program development activities including scheduling rooms, contacting legislators, promoting public relations, and working with capitol staff to plan and coordinate special events. Performed support functions to promote smooth and efficient operations.

- Completed African American History experience in Kansas, and created/launched database for online calendar resource to ensure ease in customer accessibility, 2013.

Kansas Historical Society, Museum Division Topeka, KS
2003 to 2013

Collection Development Specialist (2005 to 2013)
Developed and implemented strategies to collect material culture of Kansas for permanent collection. Cultivated potential donors, educated the public, developed community relations, research and developed exhibits, and wrote grants.

- Co-authored program for Institute of Museum and Library Services grant (IMLS).
- Educated the public on the National Register of Historic Places application process.
- Developed community partnerships to achieve the mission and goals of KHS.
- Researched and identified objects of donations from community donors.

Assistant Curator (2003 to 2005)
Utilized on-line tools and archives to perform extensive research to determine validity of objects, developed biography, and performed research on donors for the acquisition and exhibition of collections.

Girl Scouts of Kaw Valley Council Topeka, KS
1994 to 2002

Director of Community Development (2000 to 2002)
Accountable for developing strategy for membership growth and effective support of volunteers to promote the Girl Scout leadership in 15 counties in Kansas. Supervised and coached Outreach MVP Specialists and volunteers in the assigned area. Managed operations, budget, and grants for the unit.

Director of Membership Development (1996 to 2000)
Promoted to develop innovative outreach strategies to increase Girl Scout memberships in underserved communities. Managed 2,000 adult volunteers and ensured membership numbers were reflective of the population in 13 counties in northeast Kansas. Conducted grant research, and interpreted policies and procedures for volunteers and community members. Managed operations, budget, grants, and supervised up to 6 executive and 2 non-executive employees.

- Selected and Completed GSUSA Organizational Strategic Planning Workshop
- Completed Outcomes based Program Planning Workshop

Membership Manager (1994 to 1996)
Responsible for developing, retaining, and increasing memberships and providing on-going support to volunteers for short- and long-term positions. Represented organization in the community through group presentations and networking.

- Training for Trainers Workshop
- Developed and implemented council-wide Troop Organizer Workshop

Presentation Experience

- **Presenter,** "Redlining" Topeka Housing & Racial Equity Summit, Topeka, KS, 2021
- **Presenter, "**The Day After: The Status Of African Americans At The End Of The Civil War", Lincoln Days, Lincoln, KS, 2015.
- **Presenter, "**Perry George Lowery", Rosalia Ranch, Symphony in the Flint Hills, Butler County, KS, 2014.
- **Presenter, "**A Plan to Prosper: The Black Experience in Wabaunsee County"**,** Symphony in the Flint Hills, Wabaunsee, KS, 2011.
- **Presenter, "**Saying it Without Saying it: African American Artists in Kansas"**,** American Family Insurance, Wichita, KS, 2011.
- **Presenter, "**Not Just White Bread America: Exploring Ethnicity in the Modern Midwest", National Council on Public History Annual Conference, Pensacola, FL, 2011.
- **Presenter,** "A Plan to Prosper: Tennessee Town", Reconnection IV Annual Conference, Topeka, KS, 2010.
- **Presenter**, "Kansas Collects", Kansas Museum Association Annual Conference, Hays, Kansas, 2006.
- **Presenter,** "Collecting The Here And Now," Mountain Plains Museums Association Annual Conference, Taos, New Mexico, 2006.
- **Presenter,** "Collecting Stories", Kansas Museum Association Annual Conference, Salina, Kansas, 2005.

Consulting Experience

- **Consultant/Researcher**, Research On Black Wichita Project, North Heights Christian Church, Wichita, KS, 2009- 2010.
- **Consultant**, Dockum Drug Store Sit-In Commemoration Committee, Wichita Sedgwick County Historical Museum, Wichita, KS, 2008.
- **Consultant Reviewer**, Dunbar Theatre, National Register of Historic Places Application, Topeka, KS, 2007.
- **Kansas Humanities Scholar,** Quindaro Documentary Film**,** Northeast Cooperative Council and Light Bearers Entertainment, Kansas City, 2014-2016.
- **Kansas Humanities Scholar,** Strugglers Hill: A People, A Community Documentary Film**,** Northeast Cooperative Council and Light Bearers Entertainment, Kansas City, KS, 2010-2011.
- **Kansas Humanities Scholar**, Hall's Chapel Oral History Project, Kauffman Museum, Newton, KS, 2007-2008.
- **Curator,** Treece, Kansas, Kansas Historical Society, Topeka, KS, 2013.
- **Curator**, Wichita Public Schools: Separate Is Not Equal, Panel Exhibit, Wichita Branch of NAACP, 2010.
- **Curator,** Illuminations: Black Wichita in the 1940's and 50's Photographic Exhibit, The Kansas African American Museum, Wichita, KS, 2008.
- **Advisor/Client**, McAdams Neighborhood History Project, Wichita State University, 2008.
- **Project Manager,** "Telling the Story of the North End" Community Collecting Project, Kansas Historical Society-Archives Division, Topeka, KS, 2005-2006.

Civic Engagement

- **Member,** ArtsConnect Board, Topeka, KS.
- **Co-Chair,** Heartland Visioning Diversity & Inclusion Workgroup, Topeka, KS.
- **Commissioner,** Local Landmarks Commission, City of Topeka, Topeka, KS.
- **President**, Blessing Boxes for Topeka, Topeka, KS.
- **Member,** Citizen's Advisory Council, City of Topeka, Topeka, KS., 2018
- **Trainer,** Circles of Greater Topeka, Topeka, KS, 2017.
- **Chair**, Diversity and Inclusion Committee, 501 District Citizen's Advisory Council**,** Topeka, KS**,** 2013.
- **Member,** Program Committee, Reconnection IV, Topeka, KS, 2010 - 2011.
- **Member,** Aaron Douglas Art Fair, Topeka, KS, 2006.
- **Member,** Fundraising Committee, Aaron Douglas Mural Wall, Topeka, KS, 2004.

Education

Wichita State University Wichita, KS
Master of Arts in History; Emphasis: Public History 2012

Washburn University Topeka, KS
Bachelor of Art in Studio Art Graduated with Honors
Emphasis: Photography; Minor: History

Kansas State University Manhattan, KS
Bachelor of Art in Business Administration; Emphasis: Marketing

City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
October 19, 2021

DATE:	**October 19, 2021**		
CONTACT PERSON:	**Bill Fiander, Planning and Development Director**	**DOCUMENT #:**	
SECOND PARTY/SUBJECT:		**PROJECT #:**	
CATEGORY/SUBCATEGORY			
CIP PROJECT:	**No**		
ACTION OF COUNCIL:		**JOURNAL #:**	
		PAGE #:	

DOCUMENT DESCRIPTION:

"Development and Growth Management 3rd Quarter Report"

VOTING REQUIREMENTS:

POLICY ISSUE:

STAFF RECOMMENDATION:

BACKGROUND:

BUDGETARY IMPACT:

SOURCE OF FUNDING:

ATTACHMENTS:

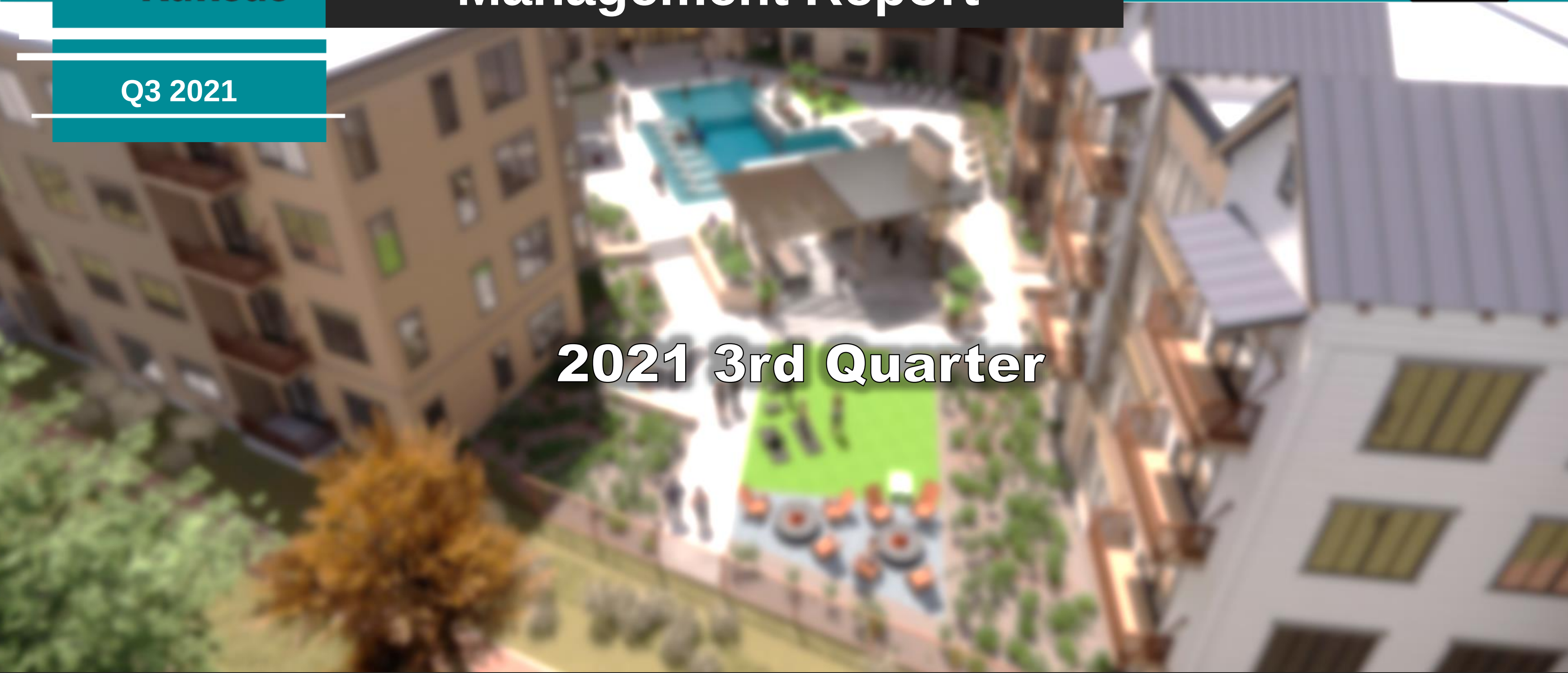
Description

Presentation

Topeka Kansas

Development and Growth Management Report

Q3 2021



2021 3rd Quarter

City of Topeka Planning and Development Department

October 19, 2020

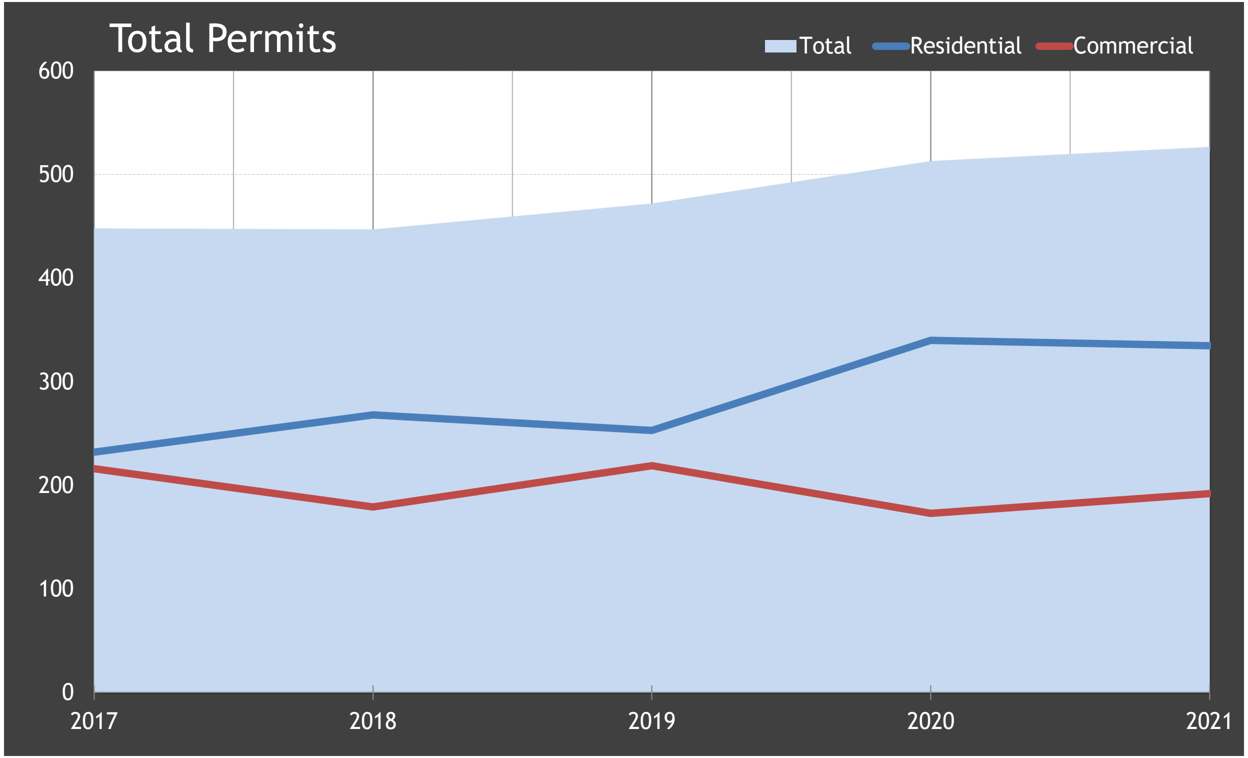
2021 Building Permits = 527 (projected)

- Vs. 2020 Permits = 513

2.7%

- Vs. 5 yr. average = 475

11%



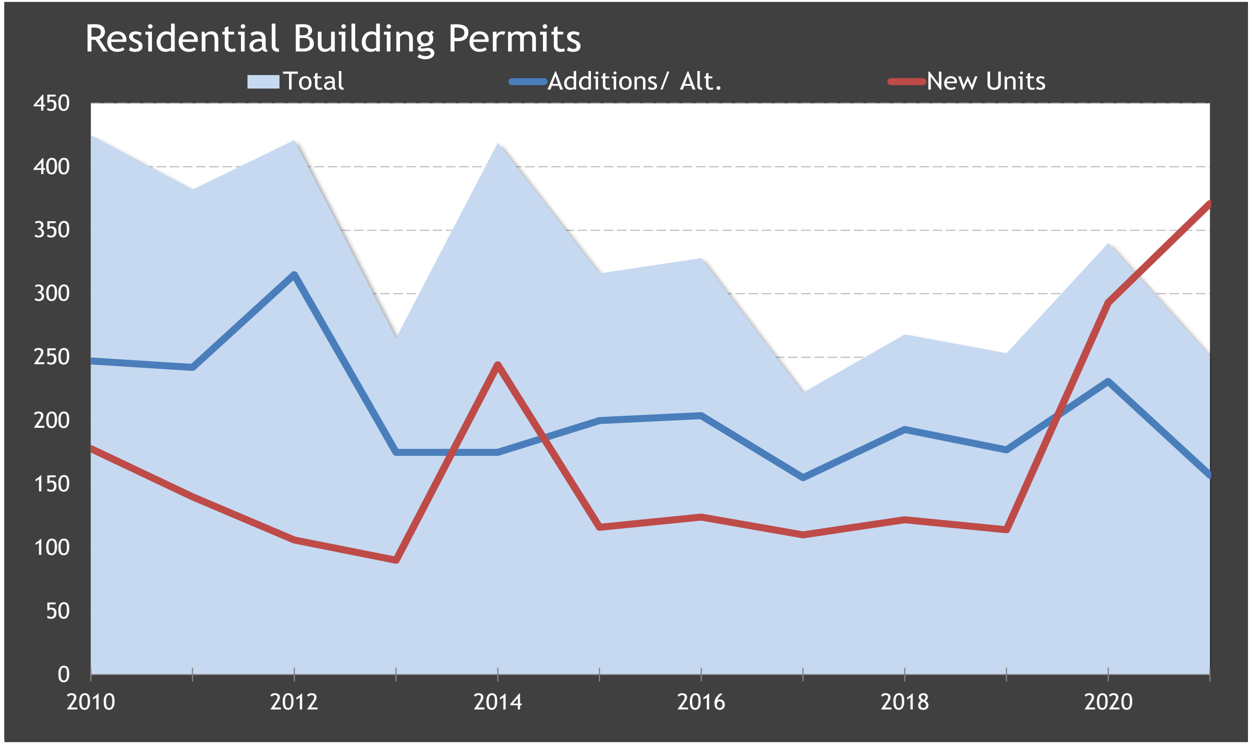
2021 Housing Units = 371 (YTD)

- Vs. 2020 = 293

26.6%

- Vs. 5 yr. average = 152.6

143%



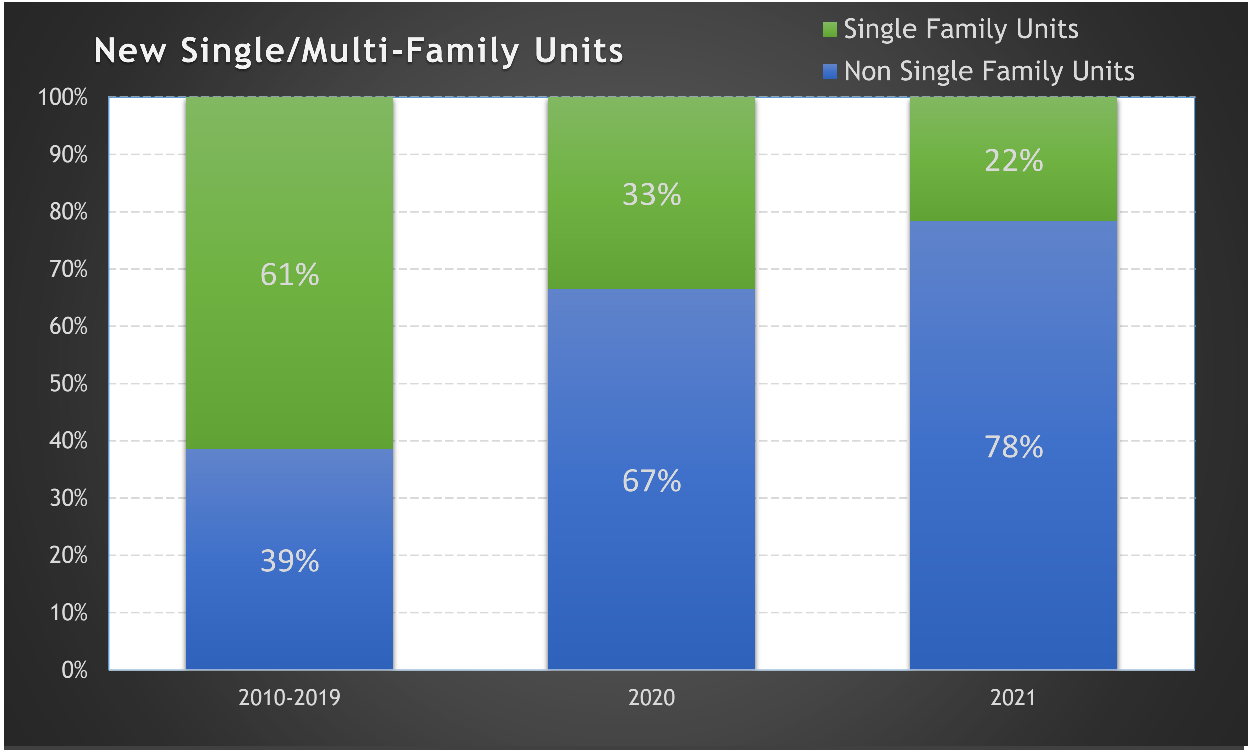
2021 Multi-Family Unit Share = 78% (YTD)

- Vs. 2020 = 67%

11%

- Vs. 2010-19 = 39%

39%



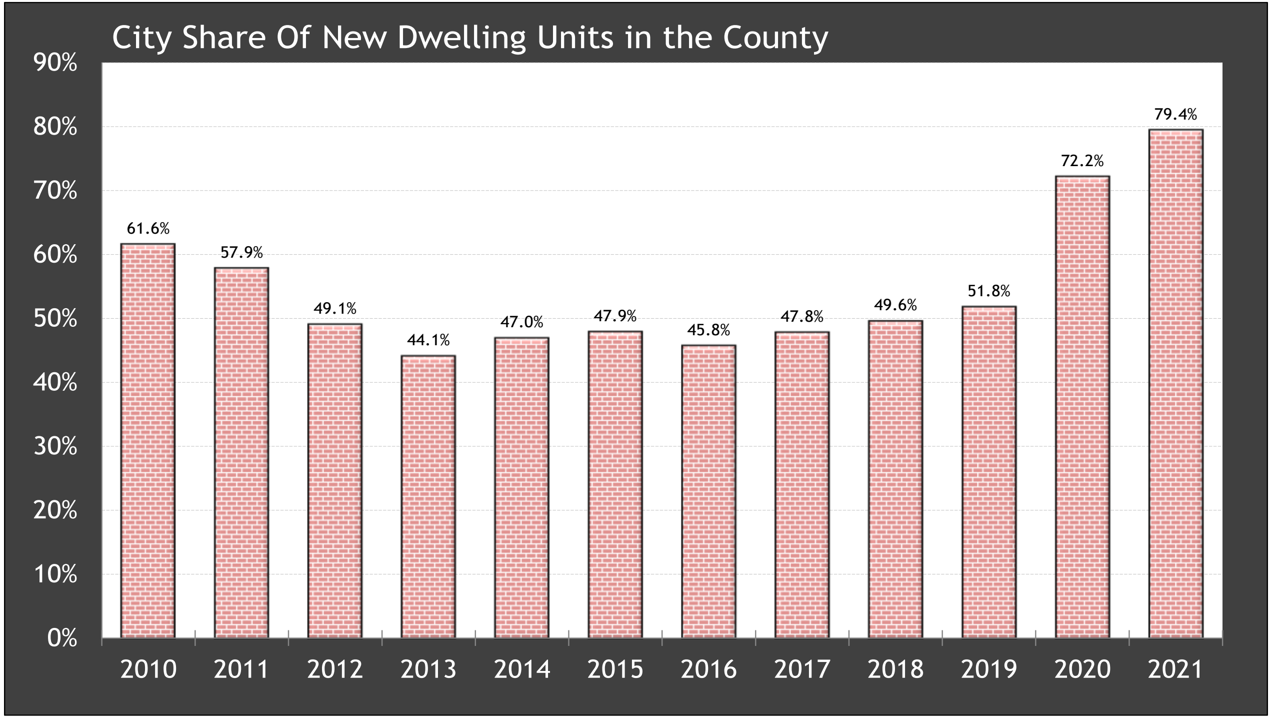
2021
City Housing Unit Share
= 79.4% (YTD)

- Vs. 2020 = 72.2%

7.2%

- Vs. 5 yr. avg = 53.4%

26%

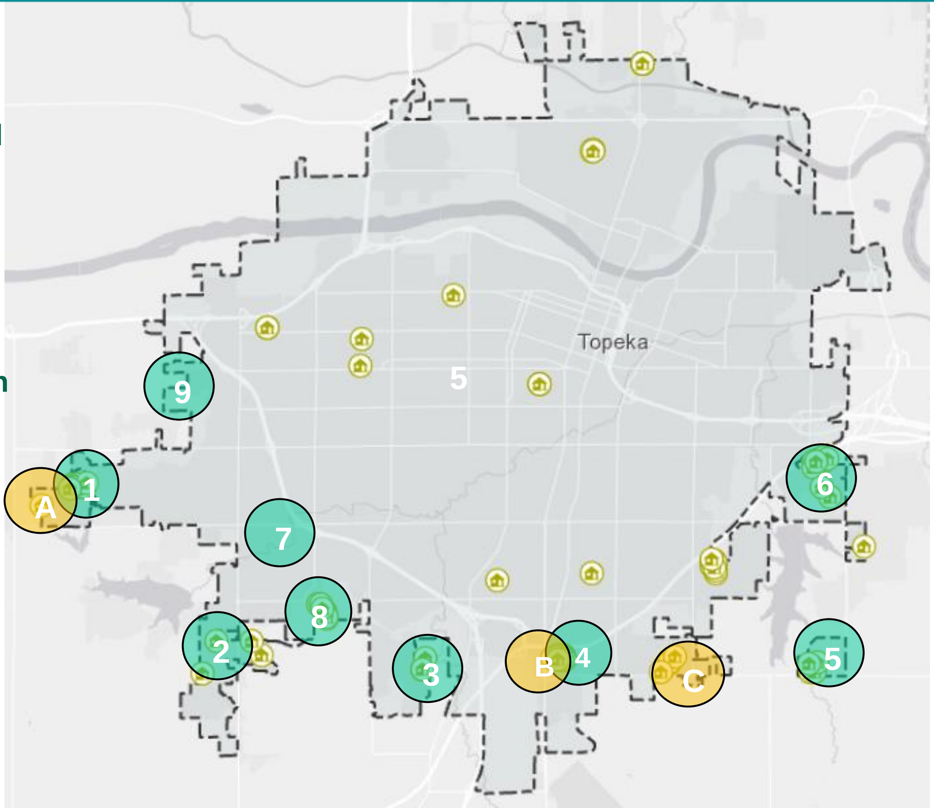


New Housing (Units)

1. Millers Reserve/ Sherwood Village (9)
2. Laurens Bay/Monarch Meadows (4)
3. Misty Harbor (4)
4. Horseshoe Bend (17)
5. Rockfire (4)
6. Capricorn Woods/Aquarian Acres (12)
7. Wheatfield Village (173)
8. Summerfield Sub (7)
9. Cedarhurst (84)

New Subdivisions (Lots)

A. Sherwood Park #9 (94)
B. Horseshoe Bend #6/7 (59)
C. Windward Estates (40)



- Buildable, Prime Vacant Lots (BPVL) = Single/Two-Family Lots Platted since 1970 w/ streets or benefit district
- BPVL = 516 lots
- Equates to 5.8 years of lots in pipeline at current pace
- 2021 subdivisions will add another 193 lots or 2.17 yrs to future pipeline

Buildable, Prime Vacant Lots/Units in the City				
Year	4th Qt. 2020	1st Qt. 2021	2nd Qt. 2021	3rd Qt. 2021
Beginning Balance	593	577	560	534
Net New Lots	-	-	-	-
Building Permits	16	17	26	18
Ending BPVL Balance	577	560	534	516
2-yr avg single/two family bldg permits	75.5/yr	89/yr	89/yr	89/yr
BPVL housing growth supply	7.64 years	6.29 years	6.0 years	5.8 years

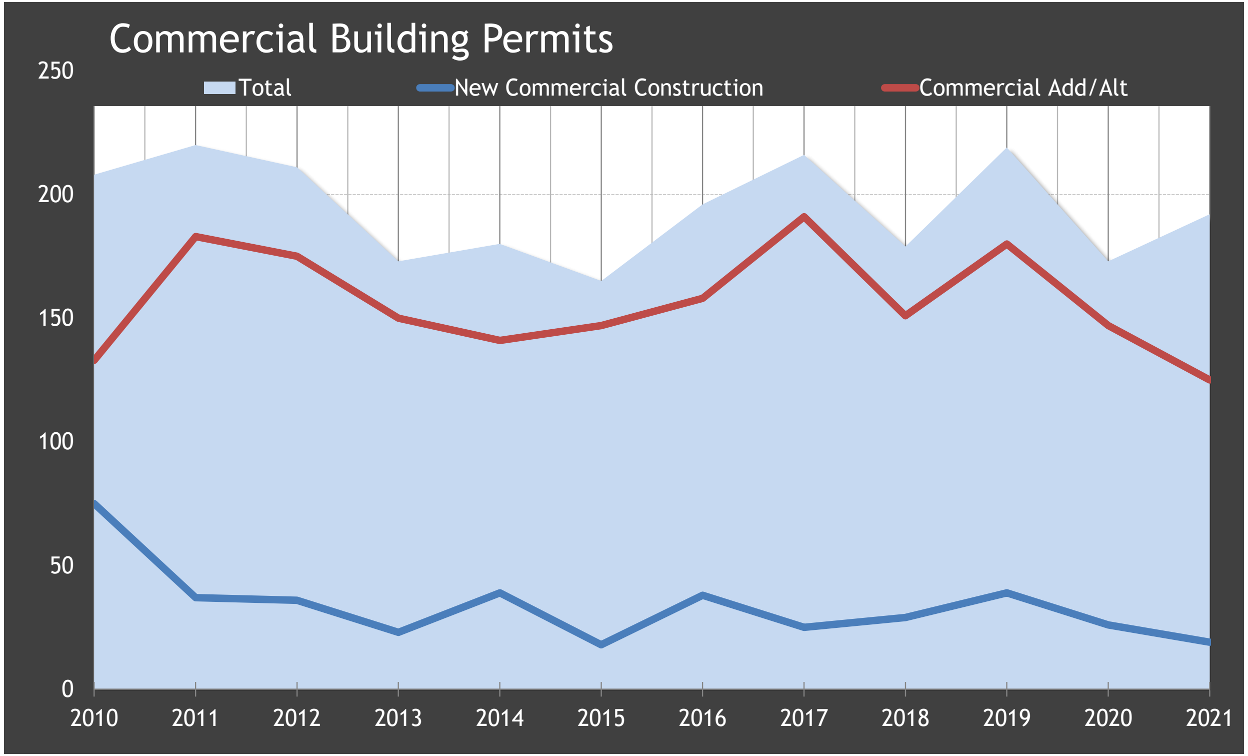
2021 Commercial Permits = 192 (projected)

- Vs. 2020 = 173

11%

- Vs. 5 yr. avg = 196.6

-2.4%



Commercial Growth

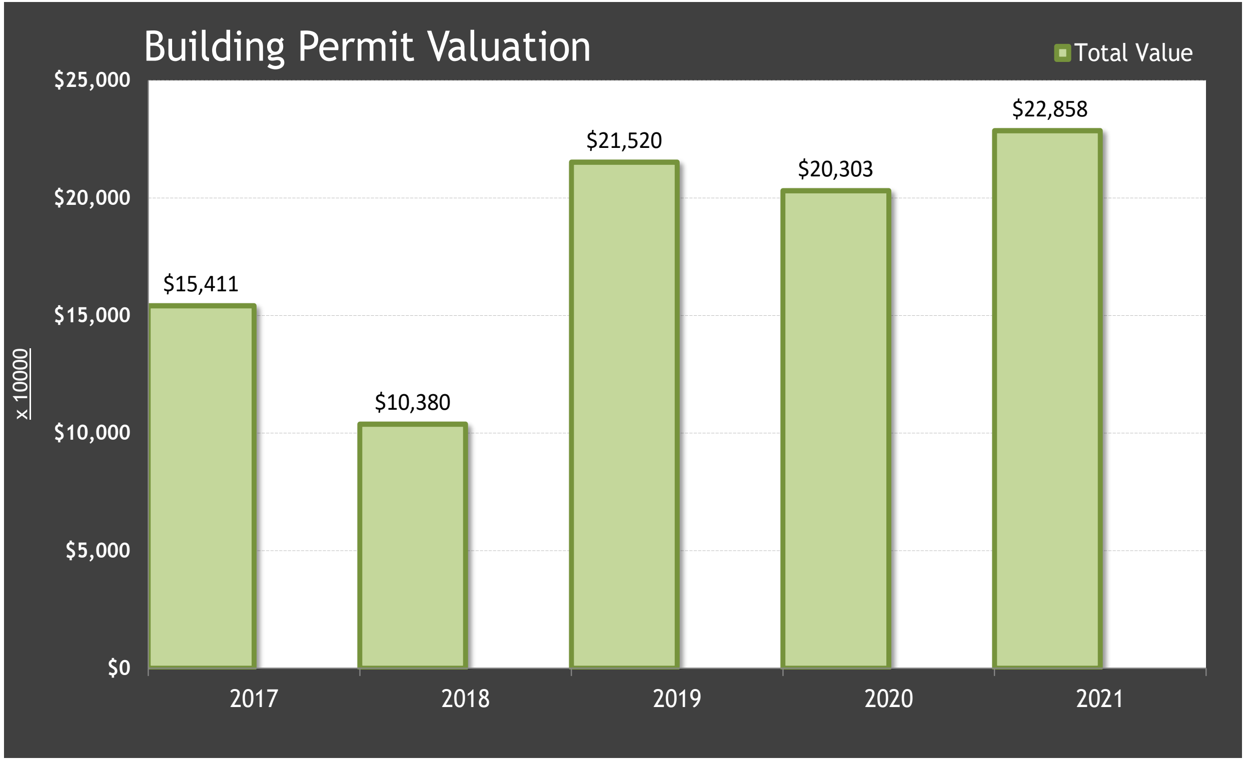
2021 Bldg Permit Value = $228.5M (projected)

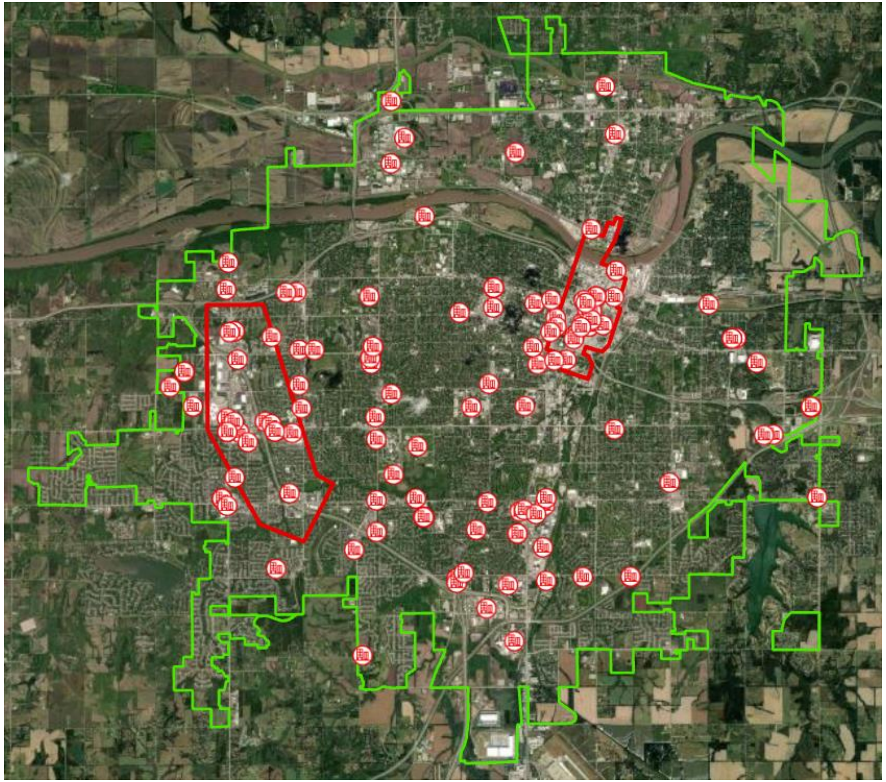
- Vs. 2020 = $203M

12.6%

- Vs. 5 yr. avg = $167.3M

36.6%





Citywide

- Commercial Permits YTD = 142
- Total Value = $111M

Downtown and I-470 Share

- Commercial Permits YTD = 26%
- Total Value = 35%

TOP 10 PERMITS (2021- YTD)

2759 SW FAIRLAWN RD	WHEATFILED VILLAGE APARTMENTS & PARKING GARAGE	$28,022,776
2073 SW WASHBURN TER	WASHBURN UNIVERSITY SCHOOL OF LAW	$25,500,000
1303 SW INNOVATION PKWY	WALMART DISTRIBUTION CENTER	$24,099,758
320 NE CRANE ST	HILLS PET NUTRITION - MIH ADDITION & YARD	$12,000,000
6732 SW 17TH ST	CEDARHURST OF TOPEKA	$8,004,498
635 SW GAGE BLVD	TOPEKA ZOO GIRAFFE HABITAT—GIRAFFE BARN	$5,000,000
4115 SW HUNTOON	ADVISORS EXCEL GAGE CENTER SEVERY & TV-RADIO STUDIO	$3,292,322
3221 SE BLAZING STAR DR	LOT 92, BLOCK B, ROCKFIRE AT THE LAKE SUB	$2,750,000
1700 SW 7TH St	TUKHS ST FRANCIS	$2,521,755
1251 SW ASHWORTH PL	CHARLIES CAR WASH	$2,500,000

Wheatfield Village Apartments

Washburn University School of Law

Hills Pet Nutrition – MIH Addition and Yard

Cedarhurst of Topeka

Public Portal UPDATES

Zoning/Platting Applications is LIVE Visit the Application Portal

Contractor License Renewals is LIVE Visit our Licensing Renewal Portal

- eliminates need for temp staff
- optional first year

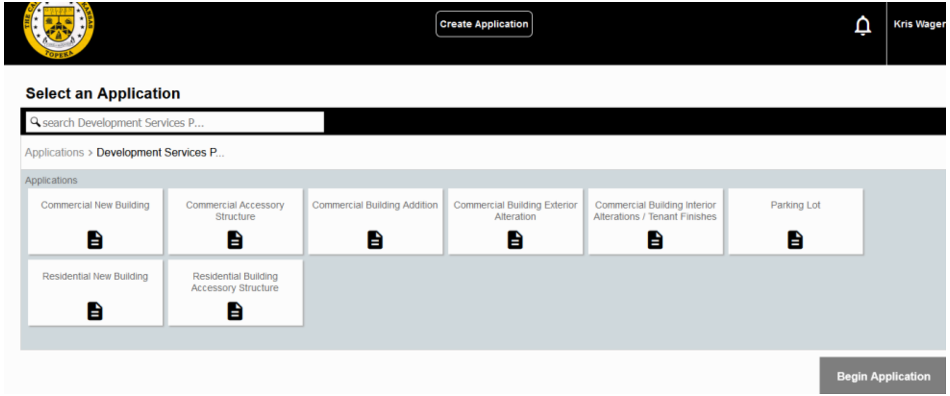
Building Permit is LIVE Visit our Permit Portal

- required starting in 2022
- includes Plan Review Fee at time of submittal (TMC 14.20.060(109.3))

Workflow

1 to 10 of 29 items. Show All

Description	Result	Target End	Completed	M	Comments
Application Review	Approved	10/27/2021 2:46 PM	10/13/2021 2:53 PM	1	
Building Plan Review		10/27/2021 2:53 PM		2	
Land Development Review	NA	10/27/2021 2:53 PM	10/13/2021 3:09 PM	2	
Electrical Trade Review	NA	10/27/2021 2:53 PM	10/13/2021 3:01 PM	2	
Kansas State Agricultural Review		10/27/2021 2:53 PM		2	
Fire Review	NA	10/27/2021 2:53 PM	10/13/2021 3:18 PM	2	
Traffic Review	NA	10/27/2021 2:53 PM	10/13/2021 3:09 PM	2	
Water Review	NA	10/27/2021 2:53 PM	10/13/2021 3:09 PM	2	
Wastewater Review	NA	10/27/2021 2:53 PM	10/13/2021 3:09 PM	2	
Levee Review	NA	10/27/2021 2:53 PM	10/13/2021 3:09 PM	2	



Issue:

- Online portal did not allow customers to submit development applications into Cityworks or make payment directly (only allowed tracking after staff uploads)

Solution:

- Update portal across multiple platforms to allow direct submissions and payment online. Streamlines process to save time and cost for both customer and staff

Topeka Kansas

2021 Quarter 3

topeka.org/planning

Google:
“DGM report Topeka”

City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
October 19, 2021

DATE:	**October 19, 2021**		
CONTACT PERSON:	**Councilmember Michael Padilla**	**DOCUMENT #:**	
SECOND PARTY/SUBJECT:	**Louie Constantino**	**PROJECT #:**	
CATEGORY/SUBCATEGORY	**020 Resolutions / 005 Miscellaneous**		
CIP PROJECT:	**No**		
ACTION OF COUNCIL:		**JOURNAL #:**	
		PAGE #:	

DOCUMENT DESCRIPTION:

RESOLUTION introduced by Councilmember Michael Padilla, granting Louie Constantino an exception to the provisions of City of Topeka Code Section 9.45.150, et seq., concerning noise prohibitions. *(Council District No. 5)*

(Approval would allow for amplified music during the hours of 4:00 p.m. and 10:00 p.m. on October 31, 2021 at 902 SE 43rd Terrace.)

VOTING REQUIREMENTS:

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

POLICY ISSUE:

City of Topeka Code Section 9.45.170, et seq., authorizes the City Council to grant noise exceptions. Approval grants a noise exception to Louie Constantino on October 31, 2021.

STAFF RECOMMENDATION:

Staff recommends the Governing Body move to approve the resolution.

BACKGROUND:

Louie Constantino has requested the noise exception due to amplified music and sound at the event.

BUDGETARY IMPACT:

There is no budgetary impact to the City.

SOURCE OF FUNDING:

Not Applicable.

ATTACHMENTS:

Description

Resolution

RESOLUTION NO.

A RESOLUTION introduced by Councilmember Michael Padilla, granting Louie Constantino an exception to the provisions of City of Topeka Code Section 9.45.150, et seq. concerning noise prohibitions.

WHEREAS, City of Topeka Code Section 9.45.150, et seq. makes it unlawful for any person to make, continue or cause to be made or continued any loud, unnecessary or unusual noise or any noise which either annoys, disturbs, injures or endangers the comfort, repose, health or safety or others within the limits of the city; and

WHEREAS, City of Topeka Code Section 9.45.170, et seq. authorizes the City Council to grant exceptions to the prohibitions of this code section upon request and a showing that the proposed activity does not offend the spirit of the findings of City of Topeka Code Section 9.45.150, et seq.; and

WHEREAS, Louie Constantino has requested that he be granted an exception to the provisions of City of Topeka Code Section 9.45.150, et seq. for the purposes, dates and times described herein, and

WHEREAS, upon review of the application of Louie Constantino the Governing Body of the City of Topeka does hereby find that the requested activity does not offend the spirit of the findings of City of Topeka Code Section 9.45.150, et seq.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the City of Topeka that Louie Constantino is hereby granted an exception from the provisions of City of Topeka Code Section 9.45.150, et seq. for amplified music and sound at 902 SE 43^{rd} Ter during the hours of 4:00 p.m. and 10:00 p.m. on October 31, 2021.

ADOPTED and APPROVED by the Governing Body ___________.

CITY OF TOPEKA, KANSAS

____

Michelle DeLaIsla, Mayor

ATTEST:

____

Brenda Younger, City Clerk

City of Topeka

Council Action Form

Council Chambers

214 SE 8th Street

Topeka, Kansas 66603

www.topeka.org

October 19, 2021

DATE:	**October 19, 2021**		
CONTACT PERSON:	**Mary Feighny, Deputy City Attorney**	**DOCUMENT #:**	
SECOND PARTY/SUBJECT:	**Norsemen Spook Easy - Special Event**	**PROJECT #:**	
CATEGORY/SUBCATEGORY	**020 Resolutions / 001 Special Permits**		
CIP PROJECT:	**No**		
ACTION OF COUNCIL:		**JOURNAL #:**	
		PAGE #:	

DOCUMENT DESCRIPTION:

RESOLUTION introduced by City Manager Brent Trout, approving a special event known as the Norsemen Spook Easy.

(Approval would allow event attendees to possess and consume alcoholic beverages within the designated barricaded area on the sidewalk in front of the Norsemen Brewery located at 830 N. Kansas.)

VOTING REQUIREMENTS:

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

POLICY ISSUE:

Whether to approve the "Norsemen Spook Easy" special event for Norsemen Brewery, allowing possession and consumption of alcoholic liquor on the sidewalk in front of the Norsemen building located at 830 N. Kansas Avenue.

STAFF RECOMMENDATION:

Staff recommends approval of the resolution.

BACKGROUND:

State law authorizes the Governing Body to issue a temporary permit allowing consumption of alcohol on sidewalks for a specific duration at an event approved by the Governing body.

The Norsemen Brewery's event is to be held on October 22, 23, 29 and 30, 2021, from 6:00 p.m. to 11:00 p.m. and October 28, 2021, from 6:00 p.m. to 9:00 p.m., provided Norsemen secures a temporary permit from ABC and complies with all state laws and ordinances regulating alcoholic liquor. The sidewalk in front of the Norseman located at 830 N. Kansas Avenue shall be closed during the times and dates specified, provided pedestrians are allowed passage, and the "Designated Barricaded Area" in which alcoholic liquor is possessed or consumed is clearly marked by signs, a posted map or other means.

BUDGETARY IMPACT:

There is no budgetary impact to the City.

SOURCE OF FUNDING:

Not Applicable

ATTACHMENTS:

Description

Resolution

RESOLUTION NO. ___________

A RESOLUTION introduced by City Manager Brent Trout, approving a special event known as the Norsemen Spook Easy.

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

Section 1. Pursuant to state law, alcoholic liquor may be consumed at a special event to be held on designated public streets, alleys, and sidewalks when a temporary permit has been issued by the Kansas Division of Alcohol Beverage Control (ABC) and the governing body has approved the event as required by K.S.A. 41-719 and 41-1201 and amendments thereto.

Section 2. Having considered the request of Norsemen Brewery to allow the possession and consumption of alcoholic liquor, the governing body hereby approves the event to be held on October 22, 23, 29 and 30, 2021, from 6:00 p.m. to 11:00 p.m. and October 28, 2021, from 6:00 p.m. to 9:00 p.m., provided Norsemen secures a temporary permit from ABC and complies with all state laws and ordinances regulating alcoholic liquor.

Section 3. The sidewalk in front of the Norseman located at 830 N. Kansas Avenue shall be closed during the period identified in Section 2, provided pedestrians are allowed passage. Pursuant to K.S.A. 41-719 and 41-1201, Norsemen shall ensure that the area in which alcoholic liquor is possessed or consumed is clearly marked by signs, a posted map or other means ("Designated Barricaded Area").

Section 4. Event attendees may purchase, possess and consume alcoholic beverages within the Designated Barricaded Area. Pursuant to K.S.A. 41-719, no alcoholic liquor may be removed from Designated Barricaded Area or consumed inside vehicles while on public streets or alleys at the event.

Section 5. This Resolution shall take effect and be in force after its approval by the governing body.

ADOPTED and APPROVED by the Governing Body on ____________________.

CITY OF TOPEKA, KANSAS

____
Michelle De La Isla, Mayor

ATTEST:

____
Brenda Younger, City Clerk

City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
October 19, 2021

DATE:	**October 19, 2021**		
CONTACT PERSON:	**Stephen Wade, Director of Administrative and Financial Services**	**DOCUMENT #:**	
SECOND PARTY/SUBJECT:	**Temporary Notes, Series 2021-B**	**PROJECT #:**	
CATEGORY/SUBCATEGORY	**020 Resolutions / 005 Miscellaneous**		
CIP PROJECT:	**No**		
ACTION OF COUNCIL:		**JOURNAL #:**	
		PAGE #:	

DOCUMENT DESCRIPTION:

RESOLUTION introduced by City Manager Brent Trout, authorizing and directing the issuance, sale and delivery of $6,900,000 of Taxable General Obligation Temporary Notes, Series 2021-B, of the City of Topeka, Kansas; providing for the levy and collection of an annual tax, if necessary, for the purpose of paying the principal of and interest on said notes as they become due; making certain covenants and agreements to provide for the payment and security thereof; and authorizing certain other documents and actions connected therewith.

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

(Approval would authorize issuance of General Obligation Temporary Notes in the amount of $6,900,000 to provide funding for certain Capital Improvement Plan projects.)

VOTING REQUIREMENTS:

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

POLICY ISSUE:

Whether to issue temporary notes, the proceeds of which will provide temporary financing for nine City-at-large projects that have been included in either the 2022 or previous capital improvement plans.

STAFF RECOMMENDATION:

Staff recommends the Governing Body move to approve the resolution.

BACKGROUND:

This temporary notes will fund nine projects that have been included in approved capital improvement plans: fire station #3 improvements, other fire station improvements, 2022 FIRM program, and special assessment street and sewer projects.

BUDGETARY IMPACT:

The notes mature on October 1, 2022, but are subject to optional redemption. There would not be an immediate budgetary impact for the note.

SOURCE OF FUNDING:

The note will ultimately be retired using cash currently on hand in the debt service fund with the exception of the special assessment projects that will be permanently financed by special assessment GO Bonds in 2022.

ATTACHMENTS:

Description

Resolution

Detailed Project List (October 19, 2021)

RESOLUTION NO. [___]

OF

THE CITY OF TOPEKA, KANSAS

ADOPTED

OCTOBER 19, 2021

TAXABLE GENERAL OBLIGATION TEMPORARY NOTES
SERIES 2021-B

RESOLUTION

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DEPOSIT AND APPLICATION OF NOTE PROCEEDS

ARTICLE VI DEFAULT AND REMEDIES

ARTICLE VII DEFEASANCE

ARTICLE VIII MISCELLANEOUS PROVISIONS

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RESOLUTION NO. [___]

A RESOLUTION INTRODUCED BY CITY MANAGER BRENT TROUT AUTHORIZING AND DIRECTING THE ISSUANCE, SALE AND DELIVERY OF TAXABLE GENERAL OBLIGATION TEMPORARY NOTES, SERIES 2021-B, OF THE CITY OF TOPEKA, KANSAS; PROVIDING FOR THE LEVY AND COLLECTION OF AN ANNUAL TAX, IF NECESSARY, FOR THE PURPOSE OF PAYING THE PRINCIPAL OF AND INTEREST ON SAID NOTES AS THEY BECOME DUE; MAKING CERTAIN COVENANTS AND AGREEMENTS TO PROVIDE FOR THE PAYMENT AND SECURITY THEREOF; AND AUTHORIZING CERTAIN OTHER DOCUMENTS AND ACTIONS CONNECTED THEREWITH.

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

WHEREAS, the governing body of the City has heretofore approved the following improvements (the "Improvements") and budgets for such Improvements, and, pursuant to the provisions of the laws of the State of Kansas applicable thereto, the governing body of the Issuer has authorized or hereby authorizes the issuance of general obligation bonds to pay costs of the Improvements:

Project Description	***Project. No.***	***Authority***	***Authorized Amount***	***Amount Included in Notes***
(1) LEC Parking Garage	131041.00	Charter Ordinance No. 89	$15,000	$15,000
(2) Performing Arts Center and City Hall step/entry repair	131042.00/ 131042.01	Charter Ordinance No. 89	475,000	475,000
(3) Fire station #3 renovation	131052.01	Charter Ordinance No. 89	775,000	775,000
(4) Facilities Improve Repair and Maint Program	131079.00	Resolution No. 9226	5,550,000	4,000,000
(5) Fire truck apparatus	801003.00	K.S.A. 12-110c	1,349,500	700,000
(6) Street improvements – Misty Harbor Subdivision No. 5	601123.00	K.S.A. 12-6a01 *et seq.* and Resolution No. 9212	745,000	725,000
(7) Sanitary Sewer--Horseshoe Bend Nos. 6 and 7	401103.00	K.S.A. 12-6a01 *et seq.* and Resolution No. 9268____	100,000	100,000
(8) Streets--Horseshoe Bend Nos. 6 and 7	601130.00	K.S.A. 12-6a01 *et seq.* and Resolution No. 9269____	100,000	100,000

WHEREAS, the governing body of the Issuer is authorized by law to issue general obligation bonds to pay the costs of the Improvements; and

WHEREAS, it is necessary for the Issuer to provide cash funds (from time to time) to meet its obligations incurred in constructing the Improvements prior to the completion thereof and the issuance of the Issuer's general obligation bonds, and it is desirable and in the interest of the Issuer that such funds be raised by the issuance of temporary notes of the Issuer pursuant to the Act; and

WHEREAS, none of such temporary notes heretofore authorized have been issued and the Issuer proposes to issue its temporary notes to pay the costs of the Improvements; and

WHEREAS, the governing body of the Issuer hereby finds and determines that it is necessary for the Issuer to authorize the issuance and delivery of the Notes in the principal amount of $6,890,000 to pay costs of the Improvements; and

WHEREAS, to the extent this Resolution and the authorizations and approvals herein include funding source, expenditure or other information for Improvements that differs from what has been previously authorized and approved by the Issuer, in a Capital Improvement Plan or Plans of the Issuer or otherwise, this Resolution shall amend such prior authorization, approval and Capital Improvement Plan or Plans.

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

ARTICLE I

DEFINITIONS

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

"Act" means the Constitution and statutes of the State including K.S.A. 10-101 to 10-125, inclusive, specifically including K.S.A. 10-123, K.S.A. 10-620 *et seq*., K.S.A. 12-110c, K.S.A. 12-6a01 *et seq.*, Article 12, Section 5 of the Kansas Constitution, K.S.A. 12-101 *et seq.,* and Charter Ordinance No. 89 of the Issuer, all as amended and supplemented from time to time.

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

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

"Bond and Interest Fund" means the Bond and Interest Fund of the Issuer for its general obligation bonds.

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

"Business Day" means a day other than a Saturday, Sunday or holiday on which the Paying Agent is scheduled in the normal course of its operations to be open to the public for conduct of its operations.

"City" means the City of Topeka, Kansas.

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

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

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

"Costs of Issuance" means all costs of issuing the Notes, including but not limited to all publication, printing, signing and mailing expenses in connection therewith, registration fees, financial advisory fees, all legal fees and expenses of Bond Counsel and other legal counsel, and all expenses incurred in connection with receiving ratings on the Notes.

"Dated Date" means November 3, 2021.

"Debt Service Account" means the Debt Service Account for Taxable General Obligation Temporary Notes, Series 2021-B (within the Bond and Interest Fund) created pursuant to ***Section 501*** hereof.

"Debt Service Requirements" means the aggregate principal payments and interest payments on the Notes for the period of time for which calculated; provided, however, that for purposes of calculating such amount, principal and interest shall be excluded from the determination of Debt Service Requirements to the extent that such principal or interest is payable from amounts deposited in trust, escrowed or otherwise set aside for the payment thereof with the Paying Agent or other commercial bank or trust company located in the State and having full trust powers.

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

"Defeasance Obligations" means any of the following obligations:

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

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

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

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

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

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

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

(6) such obligations are rated in a rating category by Moody's or Standard & Poor's that is no lower than the rating category then assigned by that Rating Agency to United States Government Obligations.

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

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

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

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

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

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

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

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

"Governing Body" means the City Council of the Issuer.

"Improvement Fund" means the Improvement Fund for Taxable General Obligation Temporary Notes, Series 2021-B created pursuant to ***Section 501*** hereof.

"Improvements" means the improvements referred to in the preamble to this Note Resolution and any Substitute Improvements.

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

"Interest Payment Date(s)" means the Maturity of any Note.

“Issue Date” means the date when the Issuer delivers the Notes to the Purchaser in exchange for the Purchase Price.

“Issuer” means the City and any successors or assigns.

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

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

“Moody's” means Moody's Investors Service, a corporation organized and existing under the laws of the State of Delaware, and its successors and assigns, and, if such corporation shall be dissolved or liquidated or shall no longer perform the functions of a securities rating agency, “Moody's” shall be deemed to refer to any other nationally recognized securities rating agency designated by the Issuer.

“Note Payment Date” means any date on which principal of or interest on any Note is payable.

“Note Register” means the books for the registration, transfer and exchange of Notes kept at the office of the Note Registrar.

“Note Registrar” means the Treasurer of the City of Topeka, Kansas and its successors and assigns.

“Note Resolution” means this Resolution relating to the Notes.

“Notes” means the Taxable General Obligation Temporary Notes, Series 2021-B, authorized and issued by the Issuer pursuant to this Note Resolution.

“Notice Address” means with respect to the following entities:

(a) To the Issuer at:

Department of Finance
215 SE 7th Street
Topeka, Kansas 66603-3914
Fax: (785) 368-3943

(b) To the Paying Agent at:

City Treasurer
215 SE 7th Street
Topeka, Kansas 66603-3914
Fax: (785) 368-3943

(c) To the Purchaser:

City Treasurer
215 SE 7th Street
Topeka, Kansas 66603-3914
Fax: (785) 368-3943

"Notice Representative" means:

(a) With respect to the Issuer, the Clerk.

(b) With respect to the Note Registrar and Paying Agent, the Treasurer of the Issuer.

(c) With respect to any Purchaser, the Clerk.

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

(a) Notes theretofore canceled by the Paying Agent or delivered to the Paying Agent for cancellation;

(b) Notes deemed to be paid in accordance with the provisions of ***Article VII*** hereof; and

(c) Notes in exchange for or in lieu of which other Notes have been authenticated and delivered hereunder.

"Owner" when used with respect to any Note means the Person in whose name such Note is registered on the Note Register.

"Paying Agent" means the Treasurer of the City of Topeka, Kansas, and any successors and assigns.

"Permitted Investments" shall mean the investments hereinafter described, provided, however, no moneys or funds shall be invested in a Derivative: (a) investments authorized by K.S.A. 12-1675 and amendments thereto; (b) the municipal investment pool established pursuant to K.S.A. 12-1677a, and amendments thereto; (c) direct obligations of the United States Government or any agency thereof; (d) the Issuer's temporary notes issued pursuant to K.S.A. 10-123 and amendments thereto; (e) interest-bearing time deposits in commercial banks or trust companies located in the Issuer which are insured by the Federal Deposit Insurance Corporation or collateralized by securities described in (c); (f) obligations of the federal national mortgage association, federal home loan banks, federal home loan mortgage corporation or government national mortgage association; (g) repurchase agreements for securities described in (c) or (f); (h) investment agreements or other obligations of a financial institution the obligations of which at the time of investment are rated in either of the three highest rating categories by Moody's or Standard & Poor's; (i) investments and shares or units of a money market fund or trust, the portfolio of which is comprised entirely of securities described in (c) or (f); (j) receipts evidencing ownership interests in securities or portions thereof described in (c) or (f); (k) municipal bonds or other obligations issued by any municipality of the State as defined in K.S.A. 10-1101 which are general obligations of the municipality issuing the same; or (l) bonds of any municipality of the State as defined in K.S.A. 10-1101 which have been refunded in advance of their maturity and are fully secured as to payment of principal and interest thereon by deposit in trust, under escrow agreement with a bank, of securities described in (c) or (f), all as may be further restricted or modified by amendments to applicable State law.

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

“Purchase Price” means the principal amount of the Notes plus accrued interest to the date of delivery.

“Purchaser” means Treasurer of the City of Topeka, Kansas, the original purchaser of the Notes, from idle funds in the Capital Projects Fund.

“Rating Agency” means any company, agency or entity that provides financial ratings for the Notes.

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

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

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

“Special Record Date” means the date fixed by the Paying Agent pursuant to ***Article II*** hereof for the payment of Defaulted Interest.

“Standard & Poor's” or “S&P” means S&P Global Ratings, a division of S&P Global Inc., a corporation organized and existing under the laws of the State of New York, and its successors and assigns, and, if such corporation shall be dissolved or liquidated or shall no longer perform the functions of a securities rating agency, Standard & Poor's shall be deemed to refer to any other nationally recognized securities rating agency designated by the Issuer.

“State” means the state of Kansas.

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

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

“Substitute Improvements” means the substitute or additional improvements of the Issuer described in ***Article V*** hereof.

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

“United States Government Obligations” means bonds, notes, certificates of indebtedness, treasury bills or other securities constituting direct obligations of, or obligations the principal of and interest on which are fully and unconditionally guaranteed as to full and timely payment by, the United

States of America, including evidences of a direct ownership interest in future interest or principal payment on obligations issued by the United States of America (including the interest component of obligations of the Resolution Funding Corporation), or securities which represent an undivided interest in such obligations, which obligations are rated in the highest rating category by a nationally recognized rating service and such obligations are held in a custodial account for the benefit of the Issuer.

ARTICLE II

AUTHORIZATION AND DETAILS OF THE NOTES

Section 201. Authorization of the Notes. There shall be issued and hereby are authorized and directed to be issued the Taxable General Obligation Temporary Notes, Series 2021-B, of the Issuer in the principal amount of $6,890,000, for the purpose of providing funds to: (a) pay a portion of the costs of the Improvements; and (b) pay Costs of Issuance.

Section 202. Description of the Notes. The Notes shall consist of fully registered notes in Authorized Denominations, and shall be numbered in such manner as the Note Registrar shall determine. All of the Notes shall be dated as of the Dated Date, shall become due in the amounts on the Stated Maturity, subject to redemption and payment prior to the Stated Maturity as provided in ***Article III*** hereof, and shall bear interest at the rates per annum as follows:

Stated Maturity October 1	Principal Amount	Annual Rate of Interest
2022	$6,890,000	0.200%

The Notes shall bear interest at the above specified rates (computed on the basis of a 360-day year of twelve 30-day months) from the later of the Dated Date or the most recent Interest Payment Date to which interest has been paid on the Interest Payment Dates in the manner set forth in ***Section 204*** hereof.

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

Section 203. Designation of Paying Agent and Note Registrar. The Treasurer of the City of Topeka, Kansas, is hereby designated as the Paying Agent for the payment of principal of and interest on the Note and Note Registrar with respect to the registration, transfer and exchange of Notes. The Mayor of the Issuer is hereby authorized and empowered to execute on behalf of the Issuer an agreement with the Note Registrar and Paying Agent for the Notes.

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

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

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

The principal or Redemption Price of and interest on each Note shall be paid at Maturity to the Person in whose name such Note is registered on the Note Register at the Maturity thereof, upon presentation and surrender of such Note at the principal office of the Paying Agent. Such amounts shall be paid to the Owner of such Note as shown on the Note Register at the close of business on the Record Date for such interest (a) by check or draft mailed by the Paying Agent to the address of such Owner shown on the Note Register or at such other address as is furnished to the Paying Agent in writing by such Owner; or (b) in the case of a payment to or any Owner of $500,000 or more in aggregate principal amount of Notes, by electronic transfer to such Owner upon written notice given to the Note Registrar by such Owner, not less than 15 days prior to the Record Date for such interest, containing the electronic transfer instructions including the bank, ABA routing number and account number to which such Owner wishes to have such transfer directed.

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

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

Section 205. Payments Due on Saturdays, Sundays and Holidays. In any case where a Note Payment Date is not a Business Day, then payment of principal, Redemption Price or interest need not be made on such Note Payment Date but may be made on the next succeeding Business Day with the same force and effect as if made on such Note Payment Date, and no interest shall accrue for the period after such Note Payment Date.

Section 206. Registration, Transfer and Exchange of Notes. The Issuer covenants that, as long as any of the Notes remain Outstanding, it will cause the Note Register to be kept at the office of the Note Registrar as herein provided. Each Note when issued shall be registered in the name of the Owner thereof on the Note Register.

Notes may be transferred and exchanged only on the Note Register as provided in this Section. An Owner shall only have the authority to transfer and exchange Notes in an aggregate principal amount of $100,000 or more. Upon surrender of any Note at the principal office of the Note Registrar, the Note Registrar shall transfer or exchange such Note for a new Note or Notes in any Authorized Denomination of the same Stated Maturity and in the same aggregate principal amount as the Note that was presented for transfer or exchange.

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

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

The Issuer and the Note Registrar shall not be required to register the transfer or exchange of any Note during a period beginning at the opening of business on the day after receiving written notice from the Issuer of its intent to pay Defaulted Interest and ending at the close of business on the date fixed for the payment of Defaulted Interest pursuant to this ***Article II***.

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

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

Section 207. Execution, Registration, Authentication and Delivery of Notes. Each of the Notes, including any Notes issued in exchange or as substitutions for the Notes initially delivered, shall be executed for and on behalf of the Issuer by the manual or facsimile signature of the Mayor, attested by the manual or facsimile signature of the Clerk and the seal of the Issuer shall be affixed thereto or imprinted thereon. The Mayor and Clerk are hereby authorized and directed to prepare and execute the Notes in the manner herein specified, and to cause the Notes to be registered in the office of the Clerk, which registration shall be evidenced by the manual or facsimile signature of the Clerk with the seal of the Issuer affixed thereto or imprinted thereon. The Notes shall also be registered in the office of the State Treasurer, which registration shall be evidenced by the manual or facsimile signature of the State Treasurer with the seal of the State Treasurer affixed thereto or imprinted thereon. The Notes shall be countersigned by the manual or facsimile signature of the Clerk and the seal of the Issuer shall be affixed or imprinted adjacent thereto following registration of the Notes by the Treasurer of the State of Kansas. In case any officer whose signature appears on any Notes ceases to be such officer before the delivery of such Notes, such signature shall nevertheless be valid and sufficient for all purposes, as if such person had remained in office until delivery. Any Note may be signed by such persons who at the actual time of the execution of such Note are the proper officers to sign such Note although at the date of such Note such persons may not have been such officers.

The Mayor and Clerk are hereby authorized and directed to prepare and execute the Notes as herein specified, and when duly executed, to deliver the Notes to the Note Registrar for authentication.

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

Section 208. Mutilated, Lost, Stolen or Destroyed Notes. If (a) any mutilated Note is surrendered to the Note Registrar or the Note Registrar receives evidence to its satisfaction of the destruction, loss or theft of any Note, and (b) there is delivered to the Issuer and the Note Registrar such security or indemnity as may be required by each of them, then, in the absence of notice to the Issuer or the Note Registrar that such Note has been acquired by a bona fide purchaser, the Issuer shall execute and, upon the Issuer's request, the Note Registrar shall authenticate and deliver, in exchange for or in lieu of any such mutilated, destroyed, lost or stolen Note, a new Note of the same Stated Maturity and of like tenor and principal amount.

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

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

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

Section 209. Cancellation and Destruction of Notes Upon Payment. All Notes that have been paid or redeemed or that otherwise have been surrendered to the Paying Agent, either at or before Maturity, shall be cancelled by the Paying Agent immediately upon the payment, redemption and surrender thereof to the Paying Agent and subsequently destroyed in accordance with the customary practices of the Paying Agent. The Paying Agent shall execute a certificate in duplicate describing the Notes so cancelled and destroyed and shall file an executed counterpart of such certificate with the Issuer.

Section 210. Nonpresentment of Notes. If any Note is not presented for payment when the principal thereof becomes due at Maturity, if funds sufficient to pay such Note have been made available to the Paying Agent all liability of the Issuer to the Owner thereof for the payment of such Note shall forthwith cease, determine and be completely discharged, and thereupon it shall be the duty of the Paying Agent to hold such funds, without liability for interest thereon, for the benefit of the Owner of such Note, who shall thereafter be restricted exclusively to such funds for any claim of whatever nature on his part under this Note Resolution or on, or with respect to, said Note. If any Note is not presented for payment within four (4) years following the date when such Note becomes due at Maturity, the Paying Agent shall repay, without liability for interest thereon, to the Issuer the funds theretofore held by it for payment of such Note, and such Note shall, subject to the defense of any applicable statute of limitation, thereafter be an unsecured obligation of the Issuer, and the Owner thereof shall be entitled to look only to the Issuer for payment, and then only to the extent of the amount so repaid to it by the Paying Agent, and the Issuer shall not be liable for any interest thereon and shall not be regarded as a trustee of such money.

Section 211. Sale of the Notes. The sale of the Notes to the Purchaser is hereby ratified and confirmed. Delivery of the Notes shall be made to the Purchaser on the Issue Date (which shall be as soon as practicable after the adoption of this Note Resolution), upon payment of the Purchase Price.

ARTICLE III

REDEMPTION OF NOTES

Section 301. Redemption by Issuer.

Optional Redemption. At the option of the Issuer, the Notes or portions thereof may be called for redemption and payment prior to their Stated Maturity as a whole or in part (selection of the amount of Notes to be redeemed to be determined by the Issuer in such equitable manner as it may determine) at any time, at the Redemption Price of 100% (expressed as a percentage of the principal amount), plus accrued interest thereon to the Redemption Date.

Section 302. Selection of Notes to be Redeemed. Notes shall be redeemed only in an Authorized Denomination. When less than all of the Notes are to be redeemed and paid prior to their Stated Maturity, such Notes shall be redeemed in such manner as the Issuer shall determine. Notes of less than a full Stated Maturity shall be selected by the Note Registrar in a minimum Authorized Denomination of principal amount in such equitable manner as the Note Registrar may determine.

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

Section 303. Notice and Effect of Call for Redemption. In the event the Issuer desires to call the Notes for redemption prior to maturity, written notice of such intent shall be provided to the State Treasurer and Note Registrar in accordance with K.S.A. 10-129, as amended, not less than 15 days prior to the Redemption Date. The Note Registrar shall call Notes for redemption and payment and shall give notice of such redemption as herein provided upon receipt by the Note Registrar at least 15 days prior to the Redemption Date of written instructions of the Issuer specifying the principal amount, Stated Maturities, Redemption Date and Redemption Prices of the Notes to be called for redemption. The Paying Agent may in its discretion waive such notice period so long as the notice requirements set forth in this Section are met.

Unless waived by any Owner of Notes to be redeemed, if the Issuer shall call any Notes for redemption and payment prior to the Stated Maturity thereof, the Issuer shall give written notice of its intention to call and pay said Notes to the Note Registrar and the Purchaser. In addition, the Issuer shall cause the Note Registrar to give written notice of redemption to the Owners of said Notes. Each of said written notices shall be deposited in the United States first class mail not less than 5 days prior to the Redemption Date.

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

(a) the Redemption Date;

(b) the Redemption Price;

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

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

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

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

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

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

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

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

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

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

ARTICLE IV

SECURITY FOR NOTES

Section 401. Security for the Notes. The Notes shall be general obligations of the Issuer payable as to both principal and interest from general obligation bonds of the Issuer, and if not so paid, from ad valorem taxes which may be levied without limitation as to rate or amount upon all the taxable tangible property, real and personal, within the territorial limits of the Issuer. The full faith, credit and resources of the Issuer are hereby irrevocably pledged for the prompt payment of the principal of and interest on the Notes as the same become due.

Section 402. Levy and Collection of Annual Tax. The governing body of the Issuer shall annually make provision for the payment of principal of, premium, if any, and interest on the Notes as the same become due, if necessary, by levying and collecting the necessary taxes upon all of the taxable tangible property within the Issuer in the manner provided by law.

The taxes referred to above shall be extended upon the tax rolls and shall be levied and collected at the same time and in the same manner as the other ad valorem taxes of the Issuer are levied and collected. The proceeds derived from said taxes shall be deposited in the Bond and Interest Fund, shall be kept separate and apart from all other funds of the Issuer shall thereafter be deposited in the Debt Service Account and shall be used solely for the payment of the principal of and interest on the Notes as and when the same become due, and the fees and expenses of the Paying Agent.

If at any time said taxes are not collected in time to pay the principal of or interest on the Notes when due, the Treasurer is hereby authorized and directed to pay said principal or interest out of the general funds of the Issuer and to reimburse said general funds for money so expended when said taxes are collected.

ARTICLE V

ESTABLISHMENT OF FUNDS AND ACCOUNTS
DEPOSIT AND APPLICATION OF NOTE PROCEEDS

Section 501. Creation of Funds and Accounts. Simultaneously with the issuance of the Notes, there shall be created within the Treasury of the Issuer the following funds and accounts:

(a) Improvement Fund for Taxable General Obligation Temporary Notes, Series 2021-B.

(b) Debt Service Account for Taxable General Obligation Temporary Notes, Series 2021-B.

The Funds and Accounts established herein shall be administered in accordance with the provisions of this Note Resolution so long as the Notes are Outstanding.

Section 502. Deposit of Note Proceeds. The net proceeds received from the sale of the Notes shall be deposited simultaneously with the delivery of the Notes as follows:

(a) All accrued interest received from the sale of the Notes shall be deposited in the Debt Service Account.

(b) The remaining balance of the proceeds derived from the sale of the Notes ($6,890,000) shall be deposited in the Improvement Fund.

Section 503. Application of Moneys in the Improvement Fund. Moneys in the Improvement Fund shall be used for the sole purpose of: (a) paying the costs of the Improvements, in accordance with the plans and specifications therefor prepared by the Consulting Engineer heretofore approved by the governing body of the Issuer and on file in the office of the Clerk, including any alterations in or amendments to said plans and specifications deemed advisable by the Consulting Engineer and approved by the governing body of the Issuer; and (b) paying Costs of Issuance.

Withdrawals from the Improvement Fund shall be made only when authorized by the governing body of the Issuer and only on duly authorized and executed warrants therefor accompanied by a certificate executed by the Mayor (or designate) that such payment is being made for a purpose within the scope of this Note Resolution and that the amount of such payment represents only the contract price of the property, equipment, labor, materials or service being paid for or, if such payment is not being made pursuant to an express contract, that such payment is not in excess of the reasonable value thereof. Authorizations for withdrawals for other authorized purposes shall be supported by a certificate executed by the Mayor (or designate) stating that such payment is being made for a purpose within the scope of this Note Resolution. Upon completion of payment of costs of the Improvements and Costs of Issuance, any surplus remaining in the Improvement Fund shall be deposited in the Debt Service Account.

Section 504. Substitution of Improvements; Reallocation of Proceeds.

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

(b) The Issuer may reallocate expenditure of Note proceeds among all Improvements financed by the Notes; provided the following conditions are met: (1) the reallocation is approved by the governing body of the Issuer; (2) the reallocation shall not cause the proceeds of the Notes allocated to any Improvement to exceed the Financeable Costs of the Improvement; and (3) the reallocation will not adversely affect the tax-exempt status of the Notes under State law.

Section 505. Application of Moneys in Debt Service Account. All amounts paid and credited to the Debt Service Account shall be expended and used by the Issuer for the sole purpose of paying the principal or Redemption Price of and interest on the Notes as and when the same become due and the usual and customary fees and expenses of the Note Registrar and Paying Agent. The Treasurer is authorized and directed to withdraw from the Debt Service Account sums sufficient to pay both principal or Redemption Price of and interest on the Notes and the fees and expenses of the Note Registrar and Paying Agent as and when the same become due, and to forward such sums to the Paying Agent, if other than the Issuer, in a manner which ensures that the Paying Agent will receive immediately available funds in such amounts on or before the Business Day immediately preceding the dates when such principal, interest and fees of the Note Registrar and Paying Agent will become due. If, through the lapse of time or otherwise, the Owners of Notes are no longer entitled to enforce payment of the Notes or the interest thereon, the Paying Agent shall return said funds to the Issuer. All moneys deposited with the Paying Agent shall be deemed to be deposited in accordance with and subject to all of the provisions contained in this Note Resolution and shall be held by the Paying Agent for the benefit of the Owners of the Notes entitled to payment from such moneys.

Any moneys or investments remaining in the Debt Service Account after the retirement of the indebtedness for which the Notes were issued shall be transferred and paid into the Bond and Interest Fund.

Section 506. Deposits and Investment of Moneys. Moneys in each of the Funds and Accounts shall be deposited in accordance with laws of the State, in a bank, savings and loan association or savings bank organized under the laws of the State, any other state or the United States which has a main or branch office located in the Issuer. All such depositaries shall be members of the Federal Deposit Insurance Corporation, or otherwise as permitted by State law. All such deposits shall be invested in Permitted Investments as set forth in this Article or shall be adequately secured as provided by the laws of the State. All moneys held in the Funds and Accounts shall be kept separate and apart from all other funds of the Issuer so that there shall be no commingling with any other funds of the Issuer.

Moneys held in any Fund or Account may be invested in accordance with this Note Resolution and the Arbitrage Instructions in Permitted Investments; provided, however, that no such investment shall be made for a period extending longer than to the date when the moneys invested may be needed for the purpose for which such fund was created. All earnings on any investments held in any Fund or Account shall accrue to and become a part of such Fund or Account.

ARTICLE VI

DEFAULT AND REMEDIES

Section 601. Remedies. The provisions of the Note Resolution, including the covenants and agreements herein contained, shall constitute a contract between the Issuer and the Owners of the Notes. If an Event of Default occurs and shall be continuing, the Owner or Owners of not less than 10% in principal amount of the Notes at the time Outstanding shall have the right for the equal benefit and protection of all Owners of Notes similarly situated:

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

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

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

Section 602. Limitation on Rights of Owners. The covenants and agreements of the Issuer contained herein and in the Notes shall be for the equal benefit, protection, and security of the Owners of any or all of the Notes, all of which Notes shall be of equal rank and without preference or priority of one Note over any other Note in the application of the funds herein pledged to the payment of the principal of and the interest on the Notes, or otherwise, except as to rate of interest, date of maturity and right of prior redemption as provided in this Note Resolution. No one or more Owners secured hereby shall have any right in any manner whatever by his or their action to affect, disturb or prejudice the security granted and provided for herein, or to enforce any right hereunder, except in the manner herein provided, and all proceedings at law or in equity shall be instituted, had and maintained for the equal benefit of all Outstanding Notes.

Section 603. Remedies Cumulative. No remedy conferred herein upon the Owners is intended to be exclusive of any other remedy, but each such remedy shall be cumulative and in addition to every other remedy and may be exercised without exhausting and without regard to any other remedy conferred herein. No waiver of any default or breach of duty or contract by the Owner of any Note shall extend to or affect any subsequent default or breach of duty or contract or shall impair any rights or remedies thereon. No delay or omission of any Owner to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver of any such default or acquiescence therein. Every substantive right and every remedy conferred upon the Owners of the Notes by this Note Resolution may be enforced and exercised from time to time and as often as may be deemed expedient. If action or proceedings taken by any Owner on account of any default or to enforce any right or exercise any remedy has been discontinued or abandoned for any reason, or shall have been determined adversely to such Owner, then, and in every such case, the Issuer and the Owners of the Notes shall be restored to their former positions and rights hereunder, respectively, and all rights, remedies, powers and duties of the Owners shall continue as if no such suit, action or other proceedings had been brought or taken.

ARTICLE VII

DEFEASANCE

Section 701. Defeasance. When any or all of the Notes, redemption premium, if any, or scheduled interest payments thereon have been paid and discharged, then the requirements contained in this Note Resolution and the pledge of the Issuer's faith and credit hereunder and all other rights granted hereby shall terminate with respect to the Notes or scheduled interest payments thereon so paid and discharged. Notes, redemption premium, if any, or scheduled interest payments thereon shall be deemed to have been paid and discharged within the meaning of this Note Resolution if there has been deposited with the Paying Agent, or other commercial bank or trust company located in the State and having full trust powers, at or prior to the Stated Maturity or Redemption Date of said Notes or the interest payments thereon, in trust for and irrevocably appropriated thereto, moneys and/or Defeasance Obligations which, together with the interest to be earned on any such Defeasance Obligations, will be sufficient for the payment of the principal of or Redemption Price of said Notes and/or interest accrued to the Stated Maturity or Redemption Date, or if default in such payment has occurred on such date, then to the date of the tender of such payments. If the amount to be so deposited is based on the Redemption Price of any Notes, no such satisfaction shall occur until (a) the Issuer has elected to redeem such Notes, and (b) either notice of such redemption has been given, or the Issuer has given irrevocable instructions, or shall have provided for an escrow agent to give irrevocable instructions, to the Note Registrar to give such notice of redemption in compliance with ***Article III***. Any money and Defeasance Obligations that at any time shall be deposited with the Paying Agent or other commercial bank or trust company by or on behalf of the Issuer, for the purpose of paying and discharging any of the Notes, shall be and are hereby assigned, transferred and set over to the Paying Agent or other bank or trust company in trust for the respective Owners of the Notes, and such moneys shall be and are hereby irrevocably appropriated to the payment and discharge thereof. All money and Defeasance Obligations deposited with the Paying Agent or such bank or trust company shall be deemed to be deposited in accordance with and subject to all of the provisions of this Note Resolution.

ARTICLE VIII

MISCELLANEOUS PROVISIONS

Section 801. Annual Audit. Annually, promptly after the end of the Fiscal Year, the Issuer will cause an audit to be made of the financial statements of the Issuer for the preceding Fiscal Year by an Independent Accountant. The audit report shall contain a statement regarding the Issuer's compliance with the arbitrage rebate covenants contained in ***Section 902*** hereof. Within 30 days after the completion of each such audit, a copy thereof shall be filed in the office of the Clerk, and a duplicate copy of the audit shall be mailed to the Purchaser. Such audit shall at all times during the usual business hours be open to the examination and inspection by any taxpayer, any Owner of any of the Notes, or by anyone acting for or on behalf of such taxpayer or Owner. Upon payment of the reasonable cost of preparing and mailing the same, a copy of any annual audit will, upon request, be sent to any Owner or prospective Owner. As soon as possible after the completion of the annual audit, the governing body of the Issuer shall review such audit, and if the audit discloses that proper provision has not been made for all of the requirements of this Note Resolution, the Issuer shall promptly cure such deficiency.

Section 802. Amendments. The rights and duties of the Issuer and the Owners, and the terms and provisions of the Notes or of this Note Resolution, may be amended or modified at any time in any respect by resolution or ordinance of the Issuer with the written consent of the Owners of not less than a majority in principal amount of the Notes then Outstanding, such consent to be evidenced by an instrument or instruments executed by such Owners and duly acknowledged or proved in the manner of a deed to be recorded, and such instrument or instruments shall be filed with the Clerk, but no such modification or alteration shall:

(a) Extend the maturity of any payment of principal or interest due upon any Note;

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

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

(d) reduce the percentage in principal amount of Notes required for the written consent to any modification or alteration of the provisions of this Note Resolution.

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

Without notice to or the consent of any Owners, the Issuer may amend or supplement this Note Resolution for the purpose of curing any formal defect, omission, inconsistency or ambiguity herein, to grant to or confer upon the Owners any additional rights, remedies, powers or authority that may lawfully be granted to or conferred upon the Owners, to more precisely identify the Improvements, to reallocate proceeds of the Notes among Improvements, to provide for Substitute Improvements, or in connection with any other change therein which is not materially adverse to the interests of the Owners.

Every amendment or modification of the provisions of the Notes or of this Note Resolution, to which the written consent of the Owners is given, as above provided, shall be expressed in a resolution or ordinance adopted by the governing body of the Issuer amending or supplementing the provisions of this Note Resolution and shall be deemed to be a part of this Note Resolution. A certified copy of every such amendatory or supplemental resolution or ordinance, if any, and a certified copy of this Note Resolution shall always be kept on file in the office of the Clerk, and shall be made available for inspection by the Owner of any Note or a prospective purchaser or owner of any Note authorized by this Note Resolution, and upon payment of the reasonable cost of preparing the same, a certified copy of any such amendatory or supplemental resolution or ordinance or of this Note Resolution will be sent by the Clerk to any such Owner or prospective Owner.

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

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

Section 803. Notices, Consents and Other Instruments by Owners. Any notice, consent, request, direction, approval or other instrument to be signed and executed by the Owners may be in any number of concurrent writings of similar tenor and may be signed or executed by such Owners in person or by agent appointed in writing. Proof of the execution of any such instrument or of the writing appointing any such agent and of the ownership of Notes, if made in the following manner, shall be sufficient for any of the purposes of this Note Resolution, and shall be conclusive in favor of the Issuer and the Paying Agent with regard to any action taken, suffered or omitted under any such instrument, namely:

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

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

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

Section 804. Notices. Any notice, request, complaint, demand or other communication required or desired to be given or filed under this Note Resolution shall be in writing, given to the Notice Representative at the Notice Address and shall be deemed duly given or filed if the same shall be: (a) duly mailed by registered or certified mail, postage prepaid; or (b) communicated via fax, with electronic or telephonic confirmation of receipt. Copies of such notices shall also be given to the Paying Agent. The Issuer, the Paying Agent and the Purchaser may from time to time designate, by notice given hereunder to the others of such parties, such other address to which subsequent notices, certificates or other communications shall be sent.

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

Section 805. Electronic Transactions. The issuance of the Notes and the transactions related thereto and described herein may be conducted and documents may be stored by electronic means.

Section 806. Further Authority. The officers and officials of the Issuer, including the Mayor and Clerk, are hereby authorized and directed to execute all documents and take such actions as they may deem necessary or advisable in order to carry out and perform the purposes of this Note Resolution and to make ministerial alterations, changes or additions in the foregoing agreements, statements, instruments and other documents herein approved, authorized and confirmed which they may approve, and the execution or taking of such action shall be conclusive evidence of such necessity or advisability.

Section 807. Severability. If any section or other part of this Note Resolution, whether large or small, is for any reason held invalid, the invalidity thereof shall not affect the validity of the other provisions of this Note Resolution.

Section 808. Governing Law. This Note Resolution shall be governed exclusively by and construed in accordance with the applicable laws of the State.

Section 809. **Effective Date.** This Note Resolution shall take effect and be in full force from and after its adoption by the governing body of the Issuer.

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ADOPTED by the Governing Body on October 19, 2021.

(SEAL)

____

Mayor

ATTEST:

____

Clerk

CERTIFICATE

I hereby certify that the above and foregoing is a true and correct copy of the Note Resolution of the Issuer adopted by the governing body on October 19, 2021, as the same appears of record in my office.

DATED: October 19, 2021.

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EXHIBIT A
(FORM OF NOTES)

REGISTERED	**REGISTERED**
NUMBER ____	**$**

UNITED STATES OF AMERICA
STATE OF KANSAS
THE CITY OF TOPEKA
GENERAL OBLIGATION TEMPORARY NOTE
SERIES 2021-B

Interest Rate:	**Maturity Date: October 1, 2022**	**Dated Date: November 3, 2021**	**CUSIP: N/A**

REGISTERED OWNER:

PRINCIPAL AMOUNT:

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

Method and Place of Payment. The principal or redemption price and interest thereon of this Note shall be paid at maturity or upon earlier redemption to the person in whose name this Note is registered at the maturity or redemption date thereof, upon presentation and surrender of this Note at the principal office of the Treasurer of the City of Topeka, Topeka, Kansas (the "Paying Agent" and "Note Registrar"). Such amounts shall be payable (a) by check or draft mailed by the Paying Agent to the address of such Registered Owner shown on the Note Register or at such other address as is furnished to the Paying Agent in writing by such Registered Owner, or (b) by electronic transfer to a Registered Owner, upon written notice given to the Note Registrar by such Registered Owner, not less than 15 days prior to the Record Date for such interest, containing the electronic transfer instructions including the bank, ABA routing number and account number to which such Registered Owner wishes to have such transfer directed. The principal or redemption price of and interest on the Notes shall be payable in any coin or currency that, on the respective dates of payment thereof, is legal tender for the payment of public and private debts. Interest not punctually paid will be paid in the manner established in the within defined Note Resolution.

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

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

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

IT IS HEREBY DECLARED AND CERTIFIED that all acts, conditions, and things required to be done and to exist precedent to and in the issuance of this Note have been properly done and performed and do exist in due and regular form and manner as required by the Constitution and laws of the State of Kansas, and that the total indebtedness of the Issuer, including this series of notes, does not exceed any constitutional or statutory limitation.

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

THE CITY OF TOPEKA, KANSAS

(Facsimile Seal)

By: (manual or facsimile)
Mayor

ATTEST:

By: (manual or facsimile)
Clerk

This General Obligation Temporary Note shall not be negotiable unless and until countersigned below following registration by the Treasurer of the State of Kansas.

(Facsimile Seal)

(manual or facsimile)
Clerk

CERTIFICATE OF AUTHENTICATION AND REGISTRATION

This Note is one of a series of Taxable General Obligation Temporary Notes, Series 2021-B, of the City of Topeka, Kansas, described in the within-mentioned Note Resolution.

Registration Date: ________________________

Office of the City Treasurer,
Topeka, Kansas,
as Note Registrar and Paying Agent

By ______________________________

Registration Number: _____________________

(FORM OF REVERSE SIDE OF NOTE)

ADDITIONAL PROVISIONS

Authorization of Notes. This Note is one of an authorized series of Notes of the Issuer designated "General Obligation Temporary Notes, Series 2021-B," aggregating the principal amount of $6,890,000 (the "Notes") issued for the purposes set forth in the Resolution of the Issuer authorizing the issuance of the Notes (the "Note Resolution"). The Notes are issued by the authority of and in full compliance with the provisions, restrictions and limitations of the Constitution and laws of the State of Kansas, including K.S.A. 10-123, K.S.A. 10-620 *et seq*., K.S.A. 12-110c, K.S.A. 12-6a01 *et seq.*, Article 12, Section 5 of the Kansas Constitution, K.S.A. 12-101 *et seq.,* and Charter Ordinance No. 89 of the Issuer, as amended, and all other provisions of the laws of the State of Kansas applicable thereto.

General Obligations. The Notes constitute general obligations of the Issuer payable as to both principal and interest from the proceeds of general obligation bonds of the Issuer, and if not so paid, from ad valorem taxes which may be levied without limitation as to rate or amount upon all the taxable tangible property, real and personal, within the territorial limits of the Issuer. The full faith, credit and resources of the Issuer are hereby pledged for the payment of the principal of and interest on this Note and the issue of which it is a part as the same respectively become due.

Redemption Prior to Maturity. The Notes are subject to redemption prior to maturity as set forth in the Note Resolution.

Transfer and Exchange. This Note may be transferred or exchanged, as provided in the Note Resolution, only on the Note Register kept for that purpose at the principal office of the Note Registrar, upon surrender of this Note together with a written instrument of transfer or authorization for exchange satisfactory to the Note Registrar duly executed by the Registered Owner or the Registered Owner's duly authorized agent, and thereupon a new Note or Notes in any Authorized Denomination of the same maturity and in the same aggregate principal amount shall be issued to the transferee in exchange therefor as provided in the Note Resolution and upon payment of the charges therein prescribed. The Issuer shall pay all costs incurred in connection with the issuance, payment and initial registration of the Notes and the cost of a reasonable supply of note blanks. The Issuer and the Paying Agent may deem and treat the person in whose name this Note is registered on the Note Register as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal or redemption price hereof and interest due hereon and for all other purposes. The Notes are issued in fully registered form in Authorized Denominations.

LEGAL OPINION

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

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

(PRINTED LEGAL OPINION)

NOTE ASSIGNMENT

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

____
(Name and Address)

____
(Social Security or Taxpayer Identification No.)

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

Dated ______________________

____
Name

____
Social Security or
Taxpayer Identification No.

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

Signature guarantee:

By ____________________________________

CERTIFICATE OF CLERK

STATE OF KANSAS)
) SS.
COUNTY OF SHAWNEE)

The undersigned, Clerk of the City of Topeka, Kansas, does hereby certify that the within Note has been duly registered in my office according to law as of November 3, 2021.

WITNESS my hand and official seal.

(Facsimile Seal) (facsimile)
Clerk

CERTIFICATE OF STATE TREASURER

OFFICE OF THE TREASURER, STATE OF KANSAS

LYNN W. ROGERS, Treasurer of the State of Kansas, does hereby certify that a transcript of the proceedings leading up to the issuance of this Note has been filed in the office of the State Treasurer, and that this Note was registered in such office according to law on November 3, 2021.

WITNESS my hand and official seal.

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

City of Topeka Temp Note Project List (October 19, 2021)

Project Number	Description	Internal Temp Note
PIMS #	Location Special Assessment Projects	Temp Note
Special Assessments		
601123.00	STREET IMPROVE MISTY HARBOR #5	$ 725,000.00
401103.00	Horseshoe Bend #6&7 San Sewer	$ 100,000.00
601130.00	Horseshoe Bend #6&7 Street	$ 100,000.00
Buildings		
131079.00	Facilities Improve Repair and Maint Program (2022)	$ 4,000,000
Neighborhoods		
Traffic		
Public Safety		
801003.00	Truck Apparatus #10	$ 700,000.00
131052.01	Fire Station #3	$ 775,000.00
131041.00	LEC Parking Garage	$ 15,000.00
131042.00	TPAC/City Hall Steps and Entry	$ 207,000.00
131042.01	City Hall Entry Stone and Step	$ 268,000.00
Streets		
Quality of Life		
Utilities		
	Total Projects	$ 6,890,000

City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
October 19, 2021

DATE:	**October 19, 2021**		
CONTACT PERSON:	**Dan Warner, Planning Division Director**	**DOCUMENT #:**	
SECOND PARTY/SUBJECT:	**Valley Park Neighborhood Plan CPA 21-01**	**PROJECT #:**	
CATEGORY/SUBCATEGORY	**013 Ordinances - Codified / 110 Planning**		
CIP PROJECT:	**No**		
ACTION OF COUNCIL:		**JOURNAL #:**	
		PAGE #:	

DOCUMENT DESCRIPTION:

DISCUSSION related to the Valley Park Neighborhood Plan as an element of the Comprehensive Plan. *(CPA21/01)*

(Discuss recommendations of the Valley Park Neighborhood Plan and SORT target area priorities.)

VOTING REQUIREMENTS:

Discussion only. No action is required by the Governing Body.

POLICY ISSUE:

Key policy issues from the Plan include:

Major revitalization theme to "build on current assets". The strongest points of the community such as Stout Elementary, the church, and strong housing conditions anchor revitalization efforts. These establishments have served as a foundation of the neighborhood, and their continued role as a central node in the area – connecting people and providing support to residents – is key for the neighborhood to achieve success in the future.

The majority of investment will take place in the primary target area consisting of the 2500 blocks of 22nd Street, 22nd Park, 23rd Street, 24th Street, the 2200 and 2300 blocks of 22nd Street and 22nd Park, and the secondary target area consisting of 2100 and 2200 blocks of Plass Avenue, SW Jewell Avenue and the eastern side of Macvicar Avenue. These blocks exhibit sound to intermediate housing conditions, intermediate infrastructure conditions and low rates of crime. These areas are connected to SW Macvicar Avenue and SW 21st Street, and projects in and around these boundaries are estimated to have the greatest impact within the neighborhood.

STAFF RECOMMENDATION:

Discussion item only.

BACKGROUND:

Planning Process – Valley Park was awarded a Stages of Resource Targeting (SORT) grant in 2020 to improve infrastructure and housing in designated target areas. As part of this process, a new neighborhood plan was set to fully address land use, housing, safety, infrastructure, green space, and neighborhood character, as well as provide an overarching vision and goals of the community. A kickoff meeting was held in March of 2021, followed by multiple steering committee and sub-committee meetings. The planning process wrapped up in September 2021 with a final neighborhood meeting.

The Plan - The updated plan includes six chapters and four appendices. Each chapter is summarized below.

Chapter 1 – Introduction and Purpose

The background information for the Plan is contained in this chapter: location and character, history, socioeconomic trends, and a needs & opportunities profile summary.

History:

In the mid 1940's, following World War II, a large swath of land that was known as "Romig's Dairy Farm" was sold to a developer. The area from SW Randolph Avenue to SW Washburn Avenue would become known as Valley Park. The other half of the land was sold to the federal government, where the areas first Veteran's hospital and barracks were built. When the barracks were sold to be used for housing elsewhere, it made room for KNI or the Kansas Neurological Institute.

Much of the neighborhood was developed in the 1950's, some of which was built by Sargent's Home Builders. During this period of development, much of the surrounding area was still agricultural, with SW Washburn Ave and SW 21st Street still being gravel roads. The new homes were sold for $8,000 to $9,000 to middle class working families. Much of the neighborhood was home to young families with many homes having several children. Stout Elementary School was also built in this timeframe to accommodate the growing number of children in the area.

During this same period the commercial and multi-family developments along SW 21st Street were also built. The Mount Vernon apartments were considered "upper scale" at the time and designed with southern influences. The Sargent built homes were considered unique to Topeka at this time and inspired by California homes, with flat roofs and bathrooms that were built along the interior of the home.

Following the flood of 1951, a dam was built at 37th and Gage. This dam was intended to prevent any future flooding to the newly developed neighborhoods. Then in 1966, a Tornado struck Topeka. Starting at Burnett's Mound, the tornado tore across the neighboring veteran's hospital campus before jumping much of Valley Park, and landing on Washburn University's Campus. Tragedy struck the area again in 2007, when the Shunga Creek again left its banks and flooded homes in the neighborhood.

Chapter 2 – Neighborhood Profile

1. The neighborhood is bounded by SW 21st Street to the north, SW Randolph Avenue to the west, SW Shunga Drive to the south, and SW Washburn Avenue to the east. The neighborhood comprises approximately 195 acres.
2. The neighborhood is predominantly residential, with 98 percent of all parcels devoted to residential land uses.
3. The highest concentration of blocks with minor or intermediate housing deterioration can be found west of SW Macvicar. With no blocks being found to have major deterioration.
4. Nearly 54 percent of units in the neighborhood are occupied by homeowners. Since 2003, the neighborhood has experienced a decrease of 21 percent in owner-occupancy.
5. Due to the lack of sidewalk infrastructure and new pavement projects, much of the infrastructure within the neighborhood was identified as needing intermediate repairs.

Chapter 3 – Vision and Goals

This chapter looks to define what the Valley Park 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:

- Preserve the predominately residential nature of the neighborhood, while maintaining the commercial and civic uses.
- Maintain the quantity of the housing stock, while focusing on improving the quality in small segments of the neighborhood.
- Provide infrastructure improvements that continue to demonstrate vitality and commitment to continued improvements in the quality of life of the neighborhood's residents.
- Create a safe and clean environment for everyone in Valley Park to live, learn, work and play.
- Market Valley Park as the quiet charming neighborhood it is.
- Ensure the neighborhood does not experience an increase in crime and remains a neighborhood that households of all ages feel safe to live in.

Chapter 4 – Future Land Use Plan

The Valley Park Neighborhood planning area currently contains a diverse mix of land uses, including residential, commercial, institutional, and office space. Valley Park's future land use plan calls for only a few changes from the current development. The neighborhood will remain predominantly single-family residential use, with the addition of a transition zone along SW 21st Street. Additionally, the block on the NE corner of SW 22nd Street and SW Randolph Avenue is identified as medium density residential, encouraging more of a transition to the single-family uses.

Chapter 5 – Revitalization Strategy

The key revitalization strategies for Valley Park are to provide residential rehabilitation efforts, increase the quality of life for residents by strengthening current assets, and to strategically focus on improving infrastructure north of SW 24th Street. Rehabilitation efforts will be employed in all three target areas, with a focus on the areas outside of the floodway and floodplain.

SORT infrastructure projects will include four new roadways, three mill and overlay projects, three seal projects, sidewalk installation and one pedestrian table project.

- The first new roadway project, is located on SW Wayne Avenue between SW 22nd Street and SW 24th Street.
- The second new roadway project, is located on SW Macvicar Avenue between SW 22nd Street and SW 24th Street.
- The Third new roadway project, is located on SW 24th Street between SW Macvicar Avenue and SW Jewell Avenue.
- The final new roadway project, is located on SW 24th Street between SW Boswell Ct and SW College Avenue.

Additional mill and overlay projects include segments of:

- SW 24th Street from SW Randolph Avenue and SW High Avenue
- SW Plass Avenue from SW 21st Street to SW 22nd Park; and
- SW Jewell Avenue between SW 21st Street and SW 22nd Park

Three sidewalk/pedestrian projects within the neighborhood will increase access to Stout Elementary School with new sidewalks along the west side of SW College Avenue between SW 21st Street to SW 22nd Park and between SW 24th Street and SW Shunga Drive. Additionally a pedestrian table is to be installed on Shunga drive providing access to the sidewalks from Shunga trail.

Additional revitalization strategies included in the plan address housing; character and image; circulation and infrastructure; community building Initiatives; and parks and open space.

Chapter 6 – Implementation

The 13 projects outlined above were agreed upon by the neighborhood to be the best investment of SORT funding:

SORT Infrastructure Projects ($1.7 Million):

- Four new roadway projects
- Three mill and overlay projects
- Three seal projects
- Three sidewalk projects

SORT Unfunded Projects:

- One island removal and street treatment
- One mill and overlay project
- Three seal projects
- Sidewalk projects
- Curb and gutter projects
- Inlet replacement projects

SORT Housing:

- Homeowner and renter rehabilitation has been identified as a top priority for this neighborhood

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

Presentation

Ordinance

Valley Park Neighborhood Plan

City of Topeka Valley Park Neighborhood Plan Memo - September 20, 2021

Planning Commission Public Hearing Minutes - September 20, 2021

Planning Commission Presentation Minutes - August 16, 2021

VALLEY PARK NEIGHBORHOOD PLAN

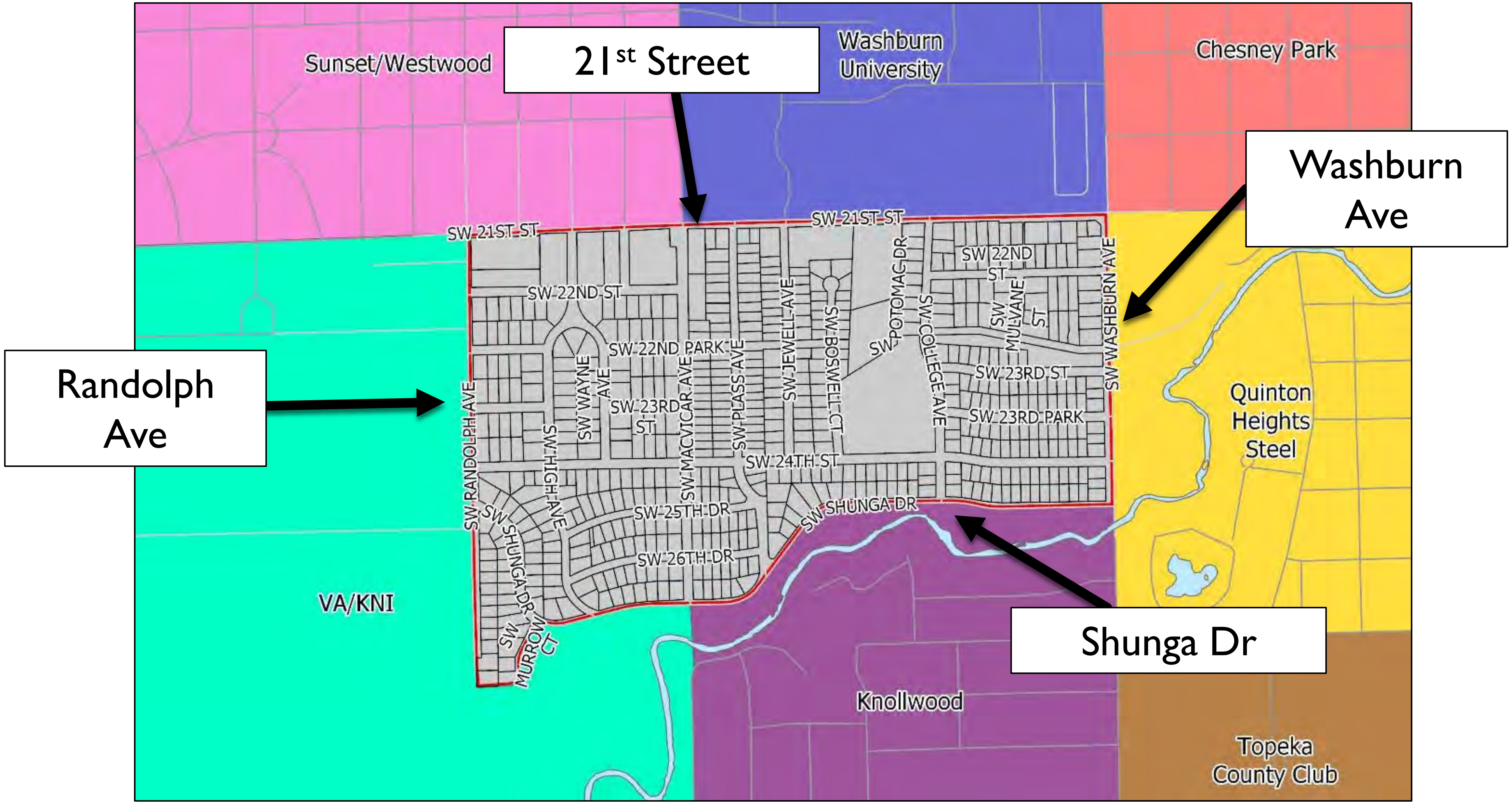
VALLEY PARK NIA & CITY OF TOPEKA PLANNING DIVISION

CITY OF TOPEKA GOVERNING BODY – OCTOBER 19, 2021

WHAT IS SORT?

- 3 year process to provide targeted infrastructure and housing improvements
- Year 1 – 2021: Planning Process
  - Assess current conditions
  - Create Neighborhood Plan
  - Identify infrastructure projects
- Year 2/3 – 2022 and 2023: Project Design and Implementation
  - $1.7M in SORT infrastructure projects
  - $330,000 HUD funds

VALLEY PARK PLANNING AREA



PROCESS AND BACKGROUND

MARCH

KICKOFF MEETING

SPRING-SUMMER

COMMITTEE MEETINGS

SEPTEMBER

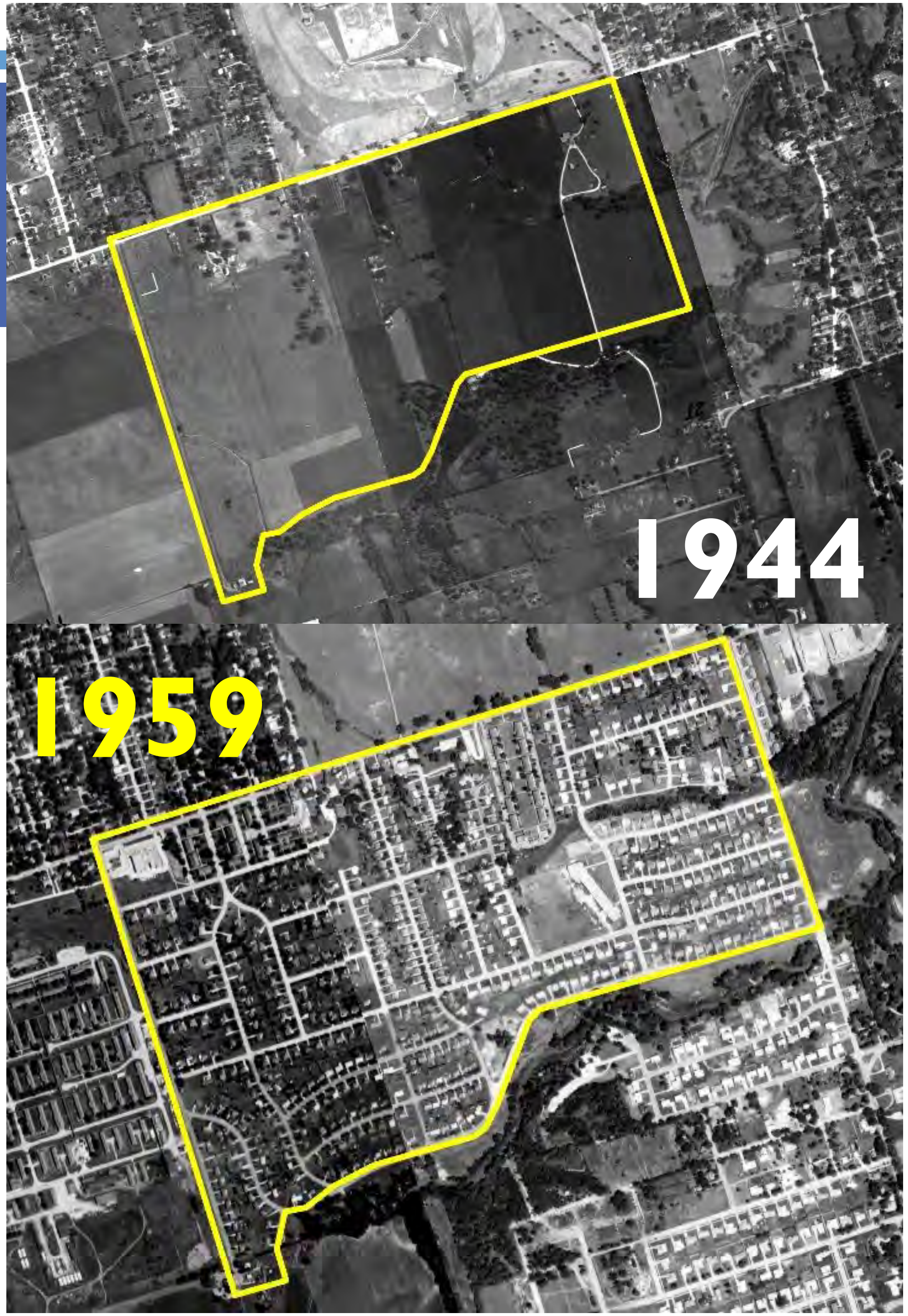
FINAL MEETING

SEPTEMBER-OCTOBER

PLANNING COMMISSION/ GOVERNING BODY

HISTORY

- Prior to 1940’s was known as Romig’s dairy farm.
- 1945-1950’s - Following WWII areas saw substantial growth.
- 1945-1950’s - SW 21st Street and SW Washburn Ave were paved at this time.
- 1951 – Dam built at 37th and Gage to prevent future flooding events.
- 1966 Tornado jumps the neighborhood, leaving it unscathed for the most part.
- 2007 – Shunga Creek again floods the neighborhood.



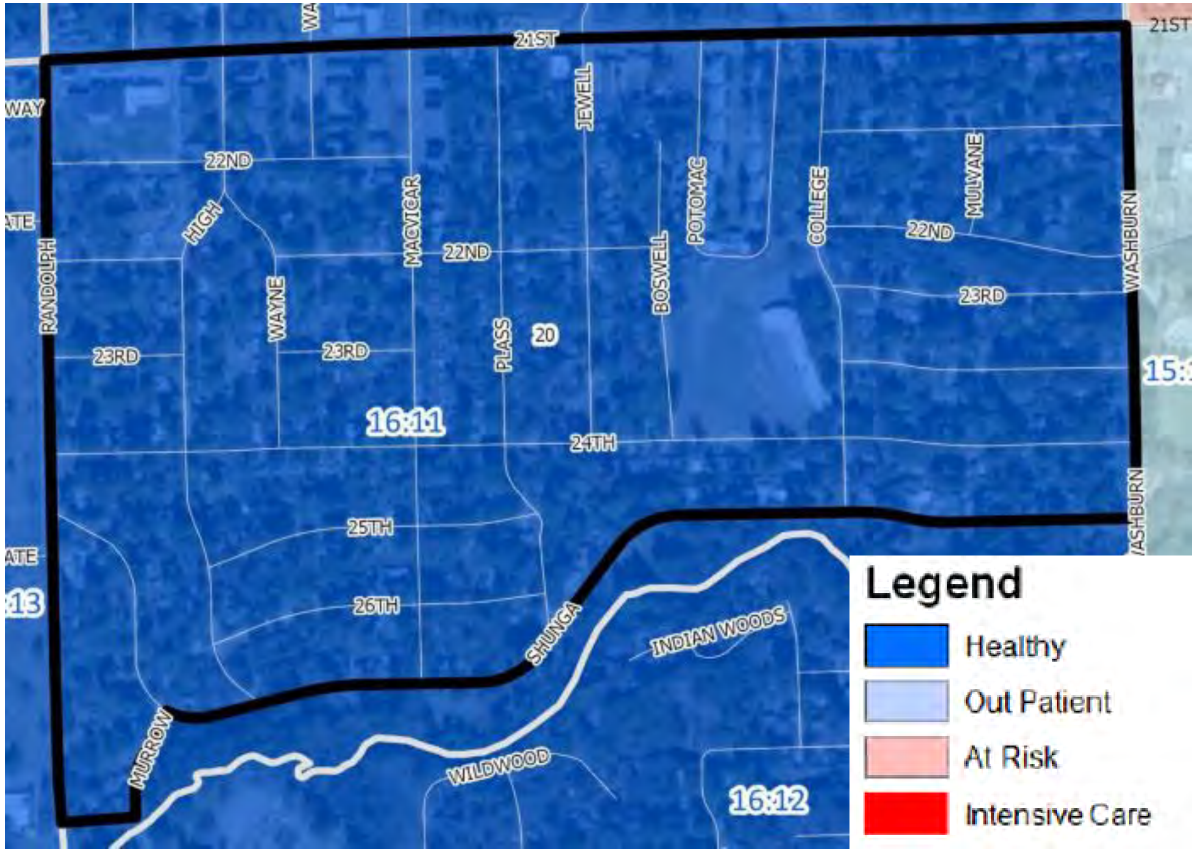
2021 PLAN HIGHLIGHTS

- Return to "Healthy" health rating
- Sound housing conditions found for much of the neighborhood.
- Push for homeownership and investment in single-family housing.
- Target housing rehabilitation funds and infrastructure projects into areas outside of the floodplain.
- Include a transitional Land Use area along SW 21st Street.
- Floodplain resources

HEALTH MAP

VALLEY PARK

Vital Signs	Block Group (Pop. 2019)	2000	2003	2007	2011	2014	2017	2020
1) % Persons Below Poverty	16:11 (1,613)	7%	13%	13%	20%	29%	13%	8%
2) Public Safety (Part 1 Crimes per 100 People)	16:11	(At Risk)	10	10	11	8	10	8
3) Average Residential Property Values	16:11	$55,430	$61,060	$79,620	$81,705	$79,032	$78,501	$80,689
4) Single Family Home Ownership	16:11	64%	75%	70%	64%	60%	56%	54%
5) Boarded Houses/Unsafe Structures	16:11	0	0	0	0	0	0.49	0.34
6) Neighborhood Health Composite (Rating)	16:11	3.2	3.6	3.6	3.2	3.2	3.2	3.4



"Out Patient / Healthy" 2000 - 2017

"Healthy" 2020

- Vital Signs are recorded by Census Tract Block Groups and do not conform to recognized neighborhood boundaries

HOUSING CONDITIONS

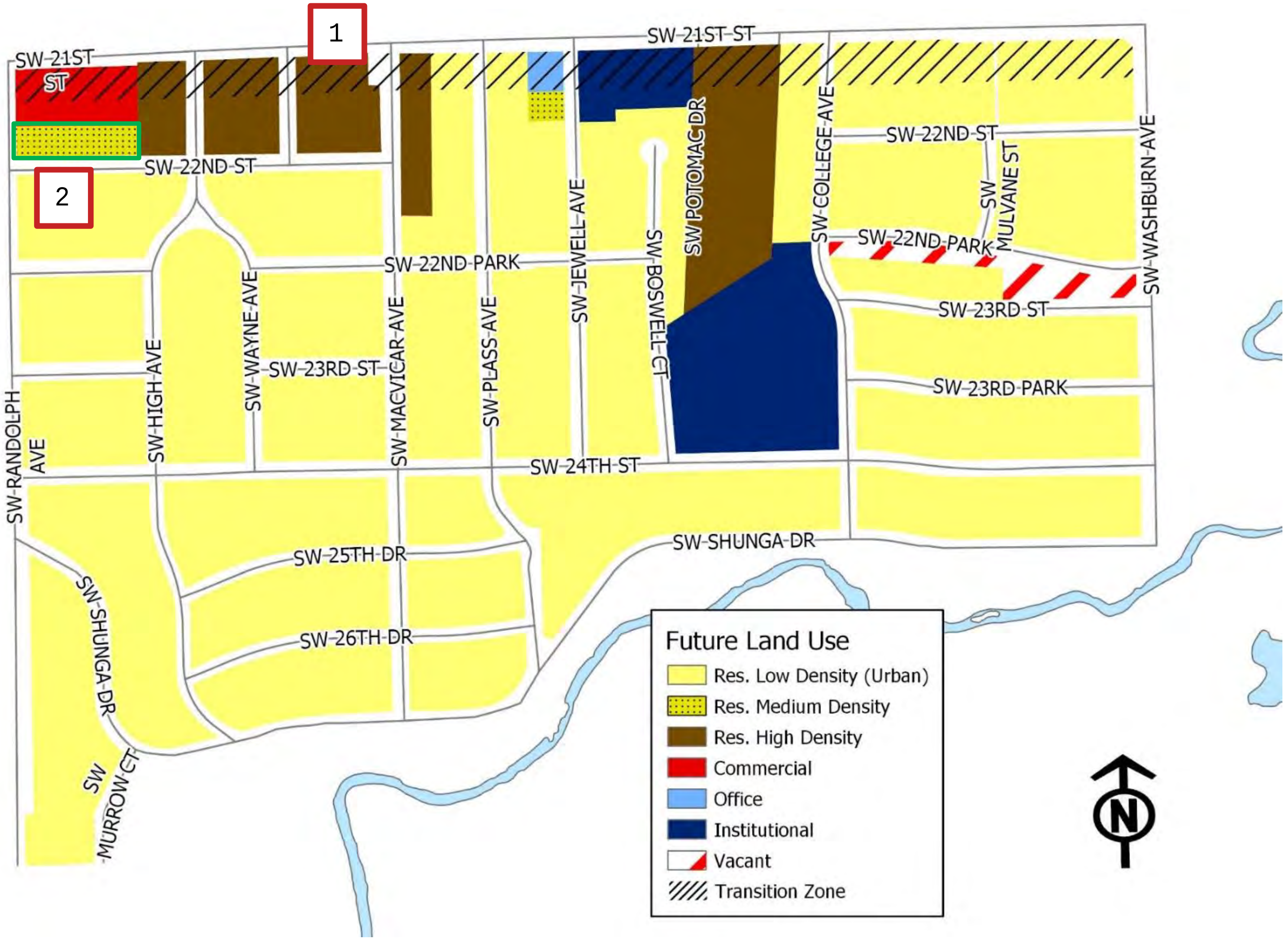
- $67,500 average single-family home value
- 68% of units are single family
- Nearly 1,300 housing deficiencies
- 54% Owner occupancy in single-family homes

INFRASTRUCTURE CONDITIONS

- Pavement improvements viewed as priority.
- Neighborhood lacks sidewalk infrastructure.

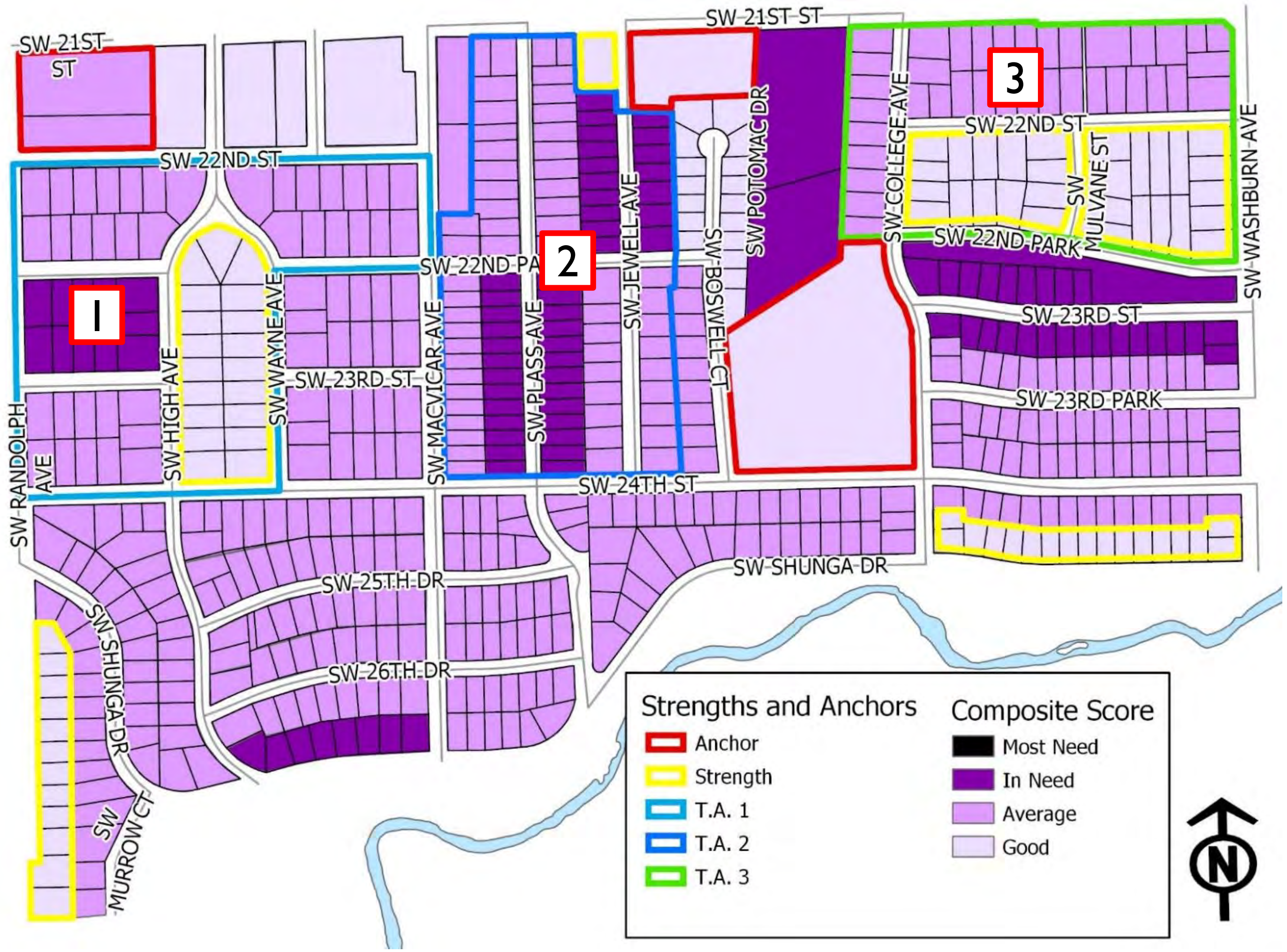
FUTURE LAND USE

1. Incorporate a transition zone along 21st Street.
2. Possible medium density residential.



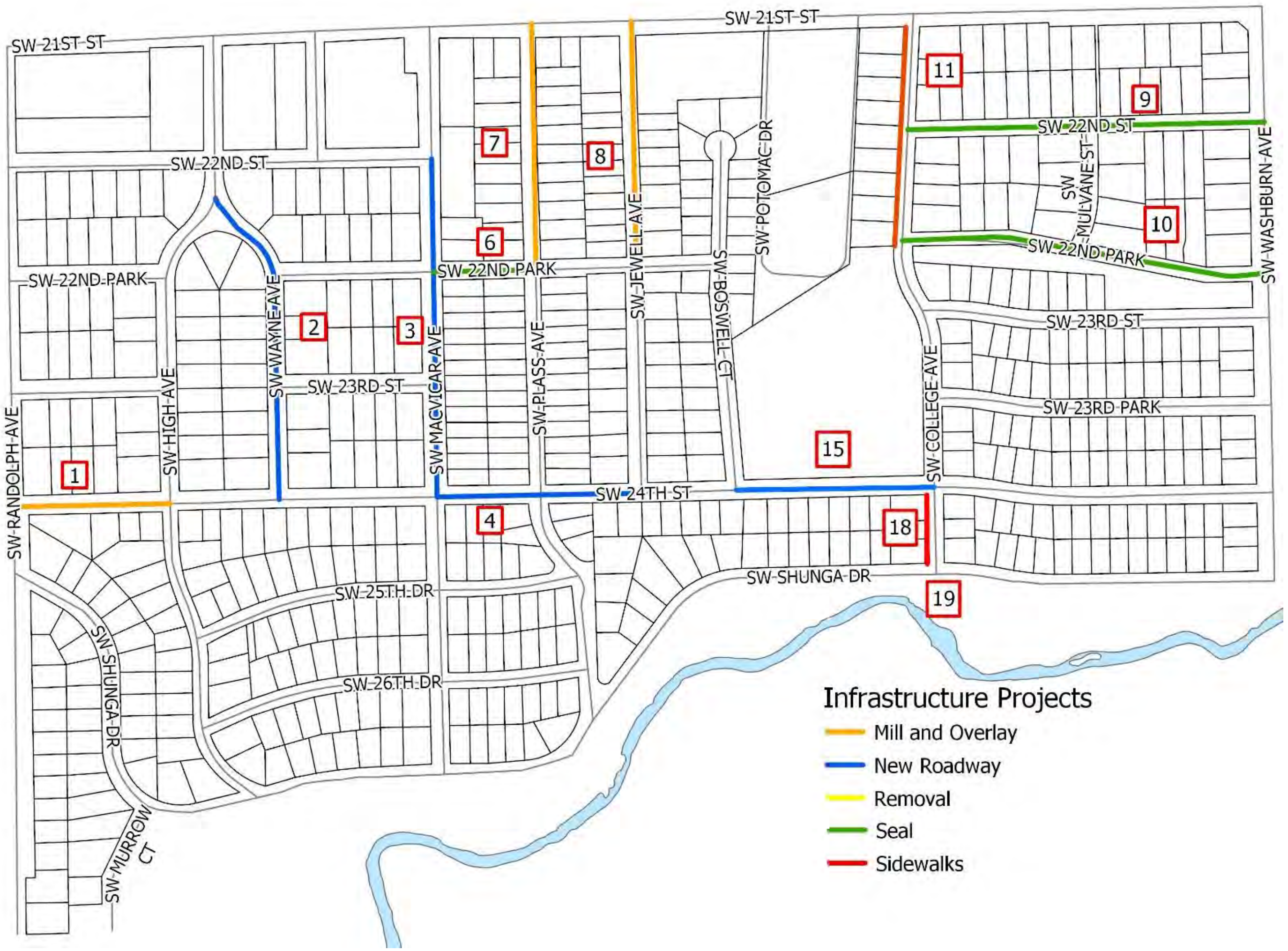
TARGET AREAS

- Primary Target Area: 2500 blocks of 22nd Street, 22nd Park, 23rd Street, 24th Street, the 2200 and 2300 blocks of 22nd Street and 22nd Park.
- Secondary Target Area: 2100 and 2200 blocks of Plass Avenue, SW Jewell Avenue and the eastern side of Macvicar Avenue.
- Tertiary Target Area: 1500 and 1600 blocks of 21st Street, 22nd Street, and 22nd Park and 2200 block of College Avenue.



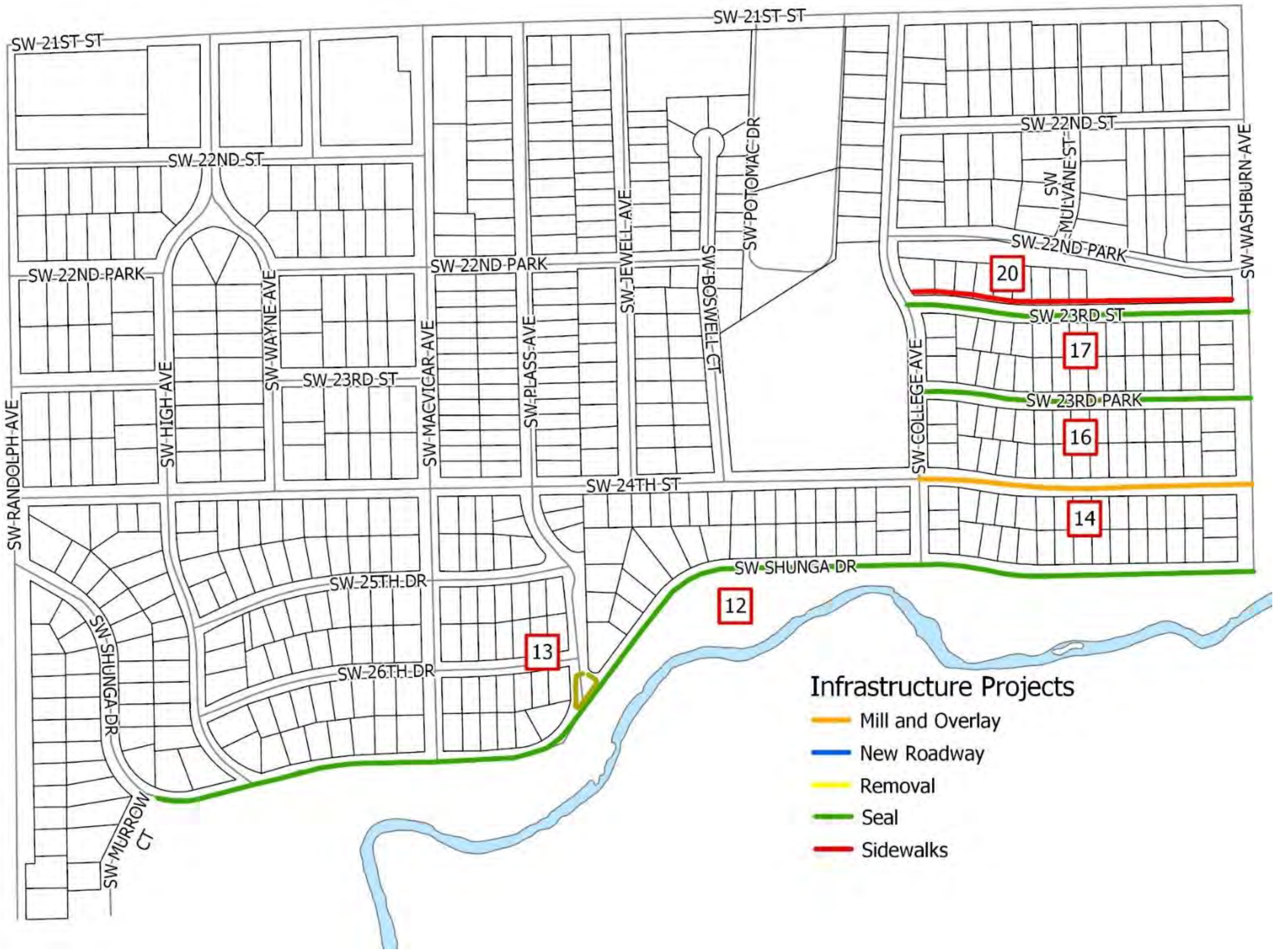
SORT PROJECTS

Table 8 SORT Infrastructure Projects						
Project #	Street	From	To	Improvement	Cost + Contingency	Target Area
1	24th	SW Randolph	SW High	Mill and Overlay	$ 26,042	West
2	Wayne	22nd St	24th St	New Roadway	$ 361,931	West
3	Macvicar	22nd St	24th	New Roadway	$ 412,467	West & Central
4	24th	SW Jewell	SW Macvicar	Bad Pavement Conditions	$ 311,458	West & Central
6	22nd Park	SW MacVicar	SW Plass	Seal &	$ 5,642	Central
6	22nd Park	SW MacVicar	SW Plass	Full Depth Patch	$ 62,500	Central
7	Plass	21st	22nd Park	Mill & Overlay	$ 38,594	Central
7	Plass	21st	22nd Park	Full Depth Patch	$ 62,500	Central
8	Jewell	21st	22nd Park	Mill & Overlay	$ 36,000	Cenral
9	22nd Park	SW Washburn	SW College	Seal (Microsurfacing)	$ 19,097	East
10	22nd St	SW Washburn	SW College	Seal (Microsurfacing)	$ 19,097	East
11	College	22nd Park	21st St	Sidewalk West	$ 35,000	East
18	College	Shunga	24th St	Sidewalk West	$ 11,000	N/A
19	Shunga and College			Pedestrian Table	$ 20,000	N/A
15	24th	Boswell	College	Bad Pavement Conditions	$ 277,917	N/A
				Project Total	**$ 1,699,244**	



UNFUNDED PROJECTS

Table 9 Unfunded Neighborhoodwide Projects						
Project #	Street	From	To	Improvement	Cost + Contingency	Target Area
12	Shunga Dr	Shunga Dr	SW High	Seal (Microsurfacing)	$ 6,250	N/A
12	Shunga Dr	SW High	SW MacVicar	Seal (Microsurfacing)	$ 10,434	N/A
12	Shunga Dr	SW MacVicar	SW Plass	Seal (Microsurfacing)	$ 9,340	N/A
12	Shunga Dr	SW Plass	SW College	Seal (Microsurfacing)	$ 27,083	N/A
12	Shunga Dr	SW Plass	SW College	Potential Full Depth Patch	$ 50,000	N/A
12	Shunga Dr	SW College	SW Washburn	Seal (Microsurfacing)	$ 22,500	N/A
13	Shunga Dr	Pork Chop Island @SW Plass		Removal	$ 12,083	N/A
13	Shunga Dr	Pork Chop Island @SW Plass		Needed Street treatment	$ 12,083	N/A
14	24th	SW Washburn	SW College	Mill and Overlay	$ 64,063	N/A
16	23rd park	SW Washburn	SW College	Seal and	$ 17,188	N/A
16				Roadway Damage	$ 50,000	N/A
17	23rd St	SW Washburn	SW College	Seal (Microsurfacing)	$ 17,708	N/A
20	23rd St	Washburn	College	Sidewalk South	$ 51,750	N/A
21	Inlet Replacement throughout Neighborhood				$ 200,000	N/A
22	Curb and Gutter Replacement throughout Neighborhood				$ 100,000	N/A
23	Sidewalk Installation throughout Neighborhood				500,000	N/A
				Project Costs	**$ 1,150,483**	



NEXT STEPS

- City Council Review – November 2021
- 2022 to 2023: SORT Project Design and Implementation

(Published in the Topeka Metro News ________________)

ORDINANCE NO. _______________________

AN ORDINANCE introduced by Brent Trout, City Manager, pertaining to an amendment to the text and map of the Topeka Comprehensive Plan for the Valley Park Neighborhood Plan. (CPA 21/01)

BE IT ORDAINED BY THE COUNCIL 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 Valley Park Neighborhood Plan, a copy of which is attached hereto as Attachment A and incorporated by reference as if fully set forth herein, provides long-range guidance for the future growth and development of the area generally bounded by SW 21st Street to the north, SW Randolph Avenue to the west, SW Shunga Drive to the south, and SW Washburn Avenue to the east. The Neighborhood Plan sets forth a ten (10) year vision with goals and strategies relating to land use, housing, parks, infrastructure, public safety, and community organization in a comprehensive manner that recognizes the desire to increase the livability of the Valley Park Neighborhood.

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

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

PASSED AND APPROVED by the Governing Body of the City of Topeka, ________________________, 2021.

____
Michelle De La Isla, Mayor

ATTEST:

____
Brenda Younger, City Clerk

To Be Codified ________
Not To Be Codified ___X___

Valley Park

Topeka, Kansas

Neighborhood Plan

An Element of the
Topeka Comprehensive Plan
A Cooperative Effort By:
The Valley Park Neighborhood Improvement Association
&
Topeka Planning Division

ADOPTED:
Topeka Planning Commission: September 20, 2021
Topeka Governing Body: (Hold for Date)

ACKNOWLEDGEMENTS

Valley Park Neighborhood Improvement Association

President – Vacant
Vice President – Susan McClacherty
Secretary/Treasurer – Pam Garrison

City of Topeka Mayor

Michelle De La Isla

Topeka City Council

Karen Hiller	Christina Validivia-Alcala	Sylvia Ortiz
Tony Emerson	Michael Padilla (Deputy Mayor)	Hannah Naeger
Neil Dobler	Spencer Duncan	Michael Lesser

Topeka Planning Commission

Brian Armstrong	Corey Dehn	Marc Fried
Wiley Kannarr	James Kaup	Corliss Lawson
Ariane Messina	Katrina Ringler	Matthew Werner

Topeka Planning Division

Bill Fiander, AICP, Planning and Development Services Director

Dan Warner, AICP, Planning Division Director

Bryson Risley, Planner I

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Maps and Tables

CHAPTER 1

Introduction and Purpose

Background

In 2017, the Health Rating for Valley Park neighborhood remained “Out Patient”. In fall of 2020, the Valley Park Neighborhood Improvement Association (NIA), applied for and was awarded the 2021 Stages of Resource Targeting (SORT) program. Through the 2021 SORT process, the 2021 Valley Park Neighborhood Plan was created to identify strengths and weaknesses of the neighborhood, current and future land uses, target areas, and action steps to stabilize and improve blocks within the neighborhood. The 2021 Valley Park Neighborhood Plan intends to outline those steps to keep the neighborhood in the “Healthy” Neighborhood Health Rating.

Purpose

The City of Topeka SORT funding will provide planning assistance and targeted implementation funding.

Beginning in March of 2021, the Valley Park NIA, SORT Planning Committee, and City Planning Staff began collaborating to develop a neighborhood plan that comprehensively addresses land use, housing, safety, infrastructure, neighborhood character, and provide an overarching vision and goals for the Valley Park neighborhood. The Valley Park Neighborhood Plan analyzes neighborhood trends and provides long-range guidance and direction to City agencies, residents, and other organization for future revitalization and investment in the neighborhood. The Plan is intended to be comprehensive, cohesive, and a coordinated approach to address issues found in Valley Park. The intent of this document is to develop a neighborhood plan that provides the stepping stones needed for NIA leadership to build a strong neighborhood fabric.

Recommendations for infrastructure, housing, and park improvements all involve major City and County expenditures that are constrained by the amount of tax revenues that are collected. Other neighborhood plans compete for such allocations. Reliance on non-City and County funding sources will also determine the pace of implementation. Another purpose of this plan is to provide guidance and prioritization of projects, given the limited resources.

Relation to Other Plans

The Valley Park Neighborhood Plan constitutes an amendment to the Comprehensive Plan. 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 trail elements. This plan also aligns with other City of Topeka plans, such as the Bikeways Plan, Pedestrian Plan Futures 2040, and the Land Use and Growth Management Plan.

Process

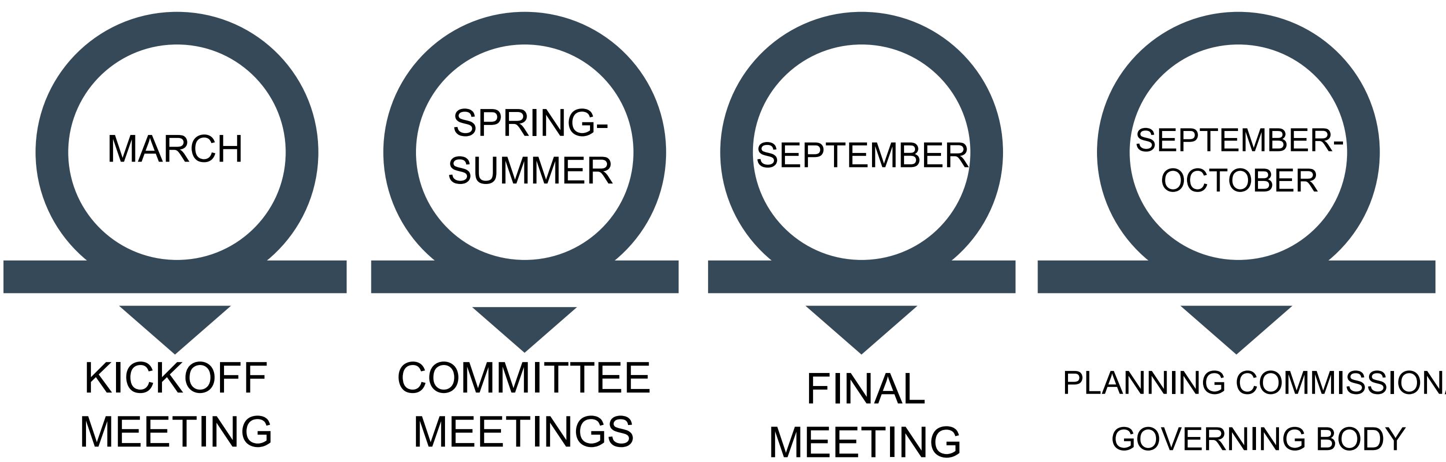
In fall of 2020, the Valley Park NIA applied for and was awarded as the 2021 SORT recipient. Following the selection, planning staff conducted a property-by-property evaluation of land use, housing, infrastructure, and crime survey of the neighborhood. During this same period of time, pertinent demographic data was gathered from the 2010 Census and 2019 American Community Survey (ACS).

A kickoff meeting was held on March 25th, 2021 to present the existing conditions of the neighborhood and allow residents to voice their thoughts and concerns regarding the neighborhood. The Valley Park SORT Planning Committee, comprised of neighborhood volunteers, met five times between April and July. These meetings covered issues related to land use, zoning, circulation, parks, infrastructure, and flood plain. Along with these topics, the SORT Planning Committee helped to develop goals and guiding principles, SORT target areas and develop infrastructure projects.

Due to the ongoing COVID-19 Pandemic, in-person meetings were not held until July. To counter the lack of in person meeting opportunities, a Storymap and survey were developed to capture more input from residents of the neighborhood.

A summary of the final plan was presented to the community at the final neighborhood-wide meeting on September 8th, 2021. A work session was held with the City of Topeka Planning Commission on August 16, 2021 to provide an introduction and update to the neighborhood planning process.

Planning Process – Timeline



Planning Process – Steps

Step 1

Where is the neighborhood at?

Housing Conditions, Demographics, Homeownership, Crime, History, Infrastructure, and More

Products: Neighborhood Profile

Step 2

Where do you want the neighborhood to be?

Stakeholder Interview, Survey, and Guiding Principles

Products: Vision and Goals

Step 3

How do we get there?

Strategies to Achieve Vision, Goals, and Guiding Principles

Products: Land Use Plan and Revitalization Strategy

Step 4

What do we do first and when?

Priorities, Actions, Programs, Costs, etc. to Implement the Plan

Products: Implementation Plan

Step 5

How are we doing?

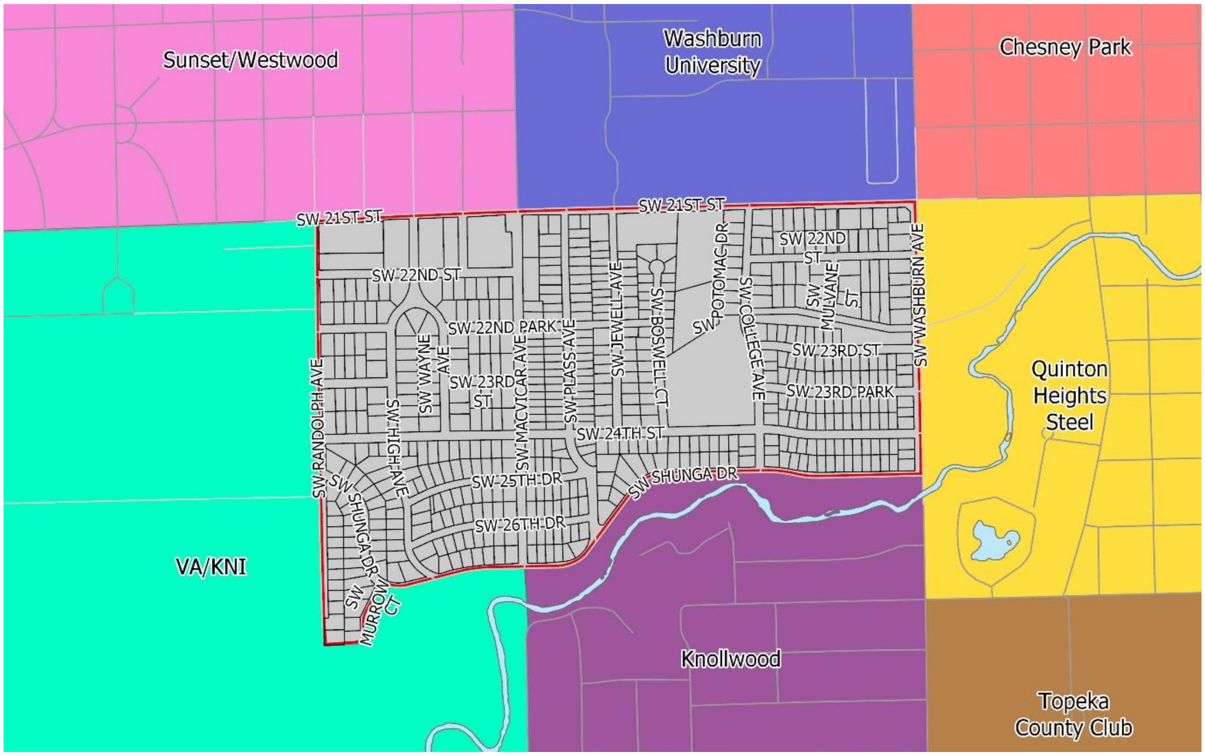
Implement Plan, Review Accomplishments, Reaffirm Goals, and Adjust Bi-Annually

Ongoing

CHAPTER 2

Neighborhood Profile

Location and Character



The Valley Park Neighborhood is located in west central Topeka, Kansas. The neighborhood is just south of Washburn University and west of the Quinton Heights-Steele Neighborhood. The neighborhood is bounded by arterial streets, SW 21st Street to the north, SW Washburn Avenue to the east and local collectors SW Randolph Avenue to the west and SW Shunga Drive to the south.

The neighborhood is primarily single-family, with some higher intensity uses found along SW 21st Street. The land uses surrounding the neighborhood vary with institutional, commercial, residential, and park space within walking distance.

History

In the mid 1940’s, following World War II, a large swath of land that was known as “Romig’s Dairy Farm” was sold to a developer. The area from SW Randolph Avenue to SW Washburn Avenue would become known as Valley Park. The other half of the land was sold to the federal government, where the areas first Veteran’s hospital and

Valley Park Planning Area -1944

Valley Park Planning Area -1959

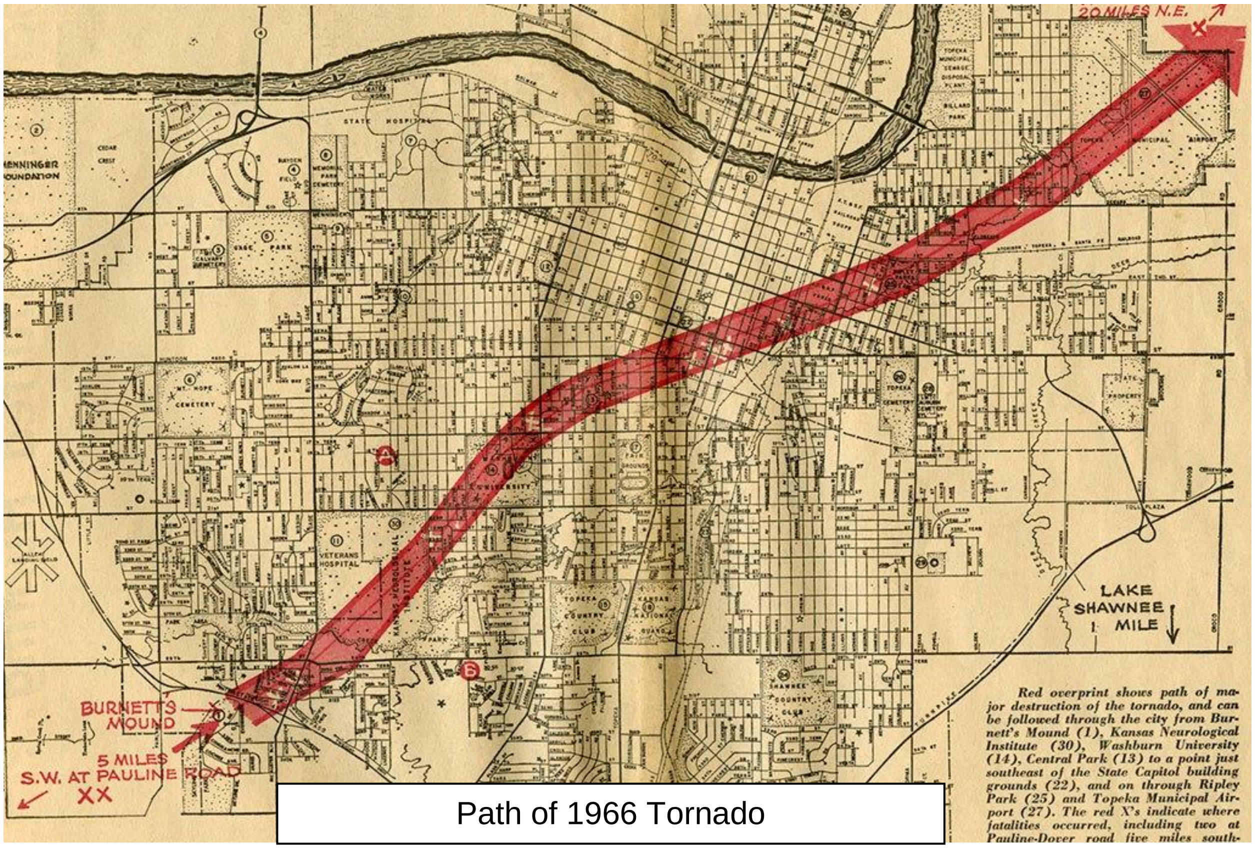
barracks were built. When the barracks were sold to be used for housing elsewhere, it made room for KNI or the Kansas Neurological Institute.

Much of the neighborhood was developed in the 1950's, some of which was built by Sargent's Home Builders. During this period of development, much of the surrounding area was still agricultural, with SW Washburn Ave and SW 21st Street still being gravel roads. The new homes were sold for $8,000 to $9,000 to middle class working families. Much of the neighborhood was home to young families with many homes having several children. Stout Elementary School was also built in this timeframe to accommodate the growing number of children in the area.

During this same period the commercial and multi-family developments along SW 21st Street were also built. The Mount Vernon apartments were considered "upper scale" at the time and designed with southern influences. The Sargent built homes were considered unique to Topeka at this time and inspired by California homes, with flat roofs and bathrooms that were built along the interior of the home.

Following the flood of 1951, a dam was built at 37th and Gage. This dam was intended to prevent any future flooding to the newly developed neighborhoods. Then in 1966, a Tornado struck Topeka. Starting at Burnett's Mound, the tornado tore across the neighboring veteran's hospital campus before jumping much of Valley Park, and landing on Washburn University's Campus. Tragedy struck the area again in 2007, when the Shunga Creek again left its banks and flooded homes in the neighborhood.

*History Section Context provided by Alice Tice, a resident of the Valley Park Neighborhood and her full History can be found at [History - Valley Park NIA (google.com)](#) .



Path of 1966 Tornado

Character

Much of the original single-family character of the neighborhood remains intact. Following the initial development in the 1940's and 50's, the Valley Park neighborhood has changed very little in regards to new development and land use. Due to the timing of the development, many of the homes have a mid-century modern design and are modest in size. Due to the neighborhood being platted roughly 70 years ago, the neighborhood exhibits a modern feel, with a relatively low development density. The age of the homes and the lack of vacant parcels means new infill will likely be dictated by the existing floodplain and floodway. Any new substantial development or rehabilitation will need to be built above the existing floodplain.

Existing Conditions

Neighborhood Health

The Neighborhood Health Element of the Comprehensive Plan establishes a health rating for all neighborhoods in Topeka in order to prioritize planning assistance and resource allocation. The health ratings are based upon the existing conditions of the neighborhood in regard to property values, crimes per capita, homeownership levels, the number of boarded homes, and the percent of people living below the poverty level.

According to the 2020 Neighborhood Health Element, the Valley Park area is designated as a “Healthy” neighborhood. This is the first time the neighborhood has returned to this health status since 2007.

Land Use

Valley Park consists primarily of housing, with 98 percent of parcels dedicated to residential land uses. Single-family housing makes up 97 percent of all parcels and 81 percent of the land area. Multi-family residential is the second most prevalent land use, consisting of 9 parcels and 9 percent of the total land area. The multi-family housing is typically found along SW 21st Street, with two developments providing 268 housing units. Commercial and office uses are limited along SW 21st Street. Institutional uses make up the remaining footprint of Valley Park, with Stout Middle School taking a prominent location in the middle of the neighborhood.

Table 1 Land Use

Category	Parcels	Total Parcels	Parcel %		Total Acre	
Residential - Single-Family	568	587	97%	117.7	144.8	81%
Residential - Two-Family	1	587	0%	0.2	144.8	0.1%
Residential - Multi-Family	8	587	1%	12.9	144.8	9%
Commercial	1	587	0.17%	2	144.8	1%
Office	1	587	0.17%	0.5	144.8	0.3%
Institutional	4	587	0.68%	10.7	144.8	7%
Vacant	4	587	1%	0.8	144.8	1%
Total with ROW	587	587	100%	-	195	-

Zoning

The Plan does not propose any zoning changes to the Valley Park Neighborhood. Currently the neighborhood is primarily zoned R-1 (Single-family) with smaller pockets of R-2 (Single-family), C-2 (Commercial), M-2 (Multiple-family), M-3 (Multiple-family), and O&I-2 (Office and institutional). The non-single-family zonings are primarily found along SW 21st Street.

Housing Diversity

Valley Park averages 6.4 residential units per acre. The predominantly single-family nature of the neighborhood produces an average of 4.8 units per acre while providing 568 units. Multi-family housing provides 268 units, and averages 20.3 units per acre. Single-family property values vary, but average residential property values have remained relatively stagnant since 2007. The multi-family housing has an average property value of just over $1,000,000 and incorporates a variety of multi-family housing types and unit counts.

Table 2 Housing Density				
Category	Units	Percent	Acres	Units/Acre
Single-Family	568	68%	117.7	4.8
Two-Family	2	0.2%	0.2	10
Multi-Family	266	32%	12.9	20.6
Net Density - Residential	836	100%	130.8	6.4
Net Density All	836	100%	144.8	5.8
Gross Density with ROW	836	100%	195	4.3

Table 3 Property Values				
Residential	Average	Median	Minimum	Maximum
Single-family	$67,497	$64,660	$29,200.00	$131,970
Two-family	$82,670	$82,670	$82,670	$82,670
Multi-family	$1,012,125	$860,060	$311,540	$2,060,870
Vacant	$3,575	$3,575	$450	$6,700

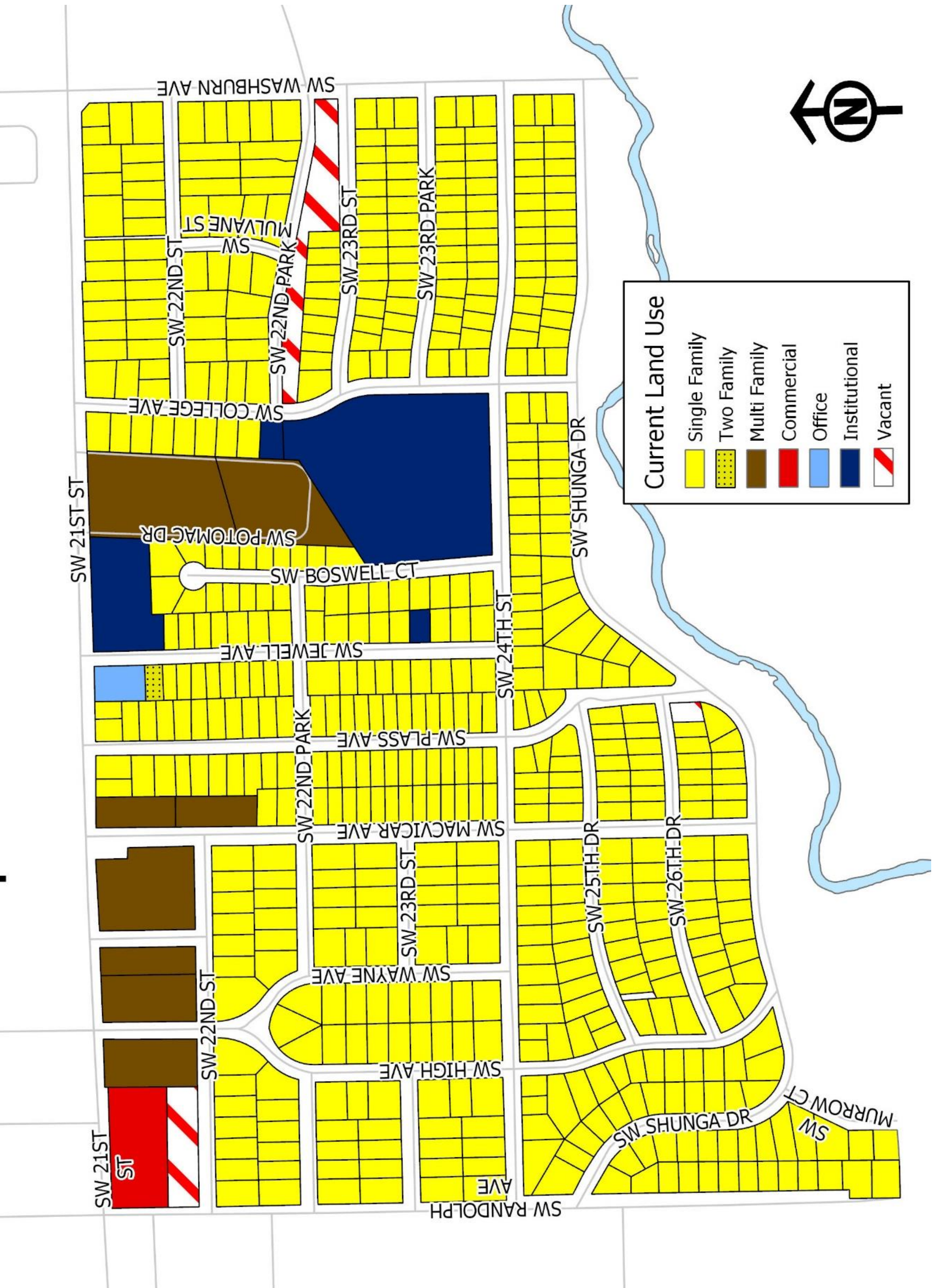
Housing Conditions

A housing assessment was conducted in Valley Park to evaluate individual housing conditions, as well as create a housing conditions map (Map 3). Housing conditions are evaluated by compiling the total number of deficiencies within a block and creating an average score. As Table 4 shows, there were just under 1,300 deficiencies found within Valley Park, of which 79 percent were considered minor. Even with this quantity of deficiencies, 88 percent of single family homes were found to be in sound condition.

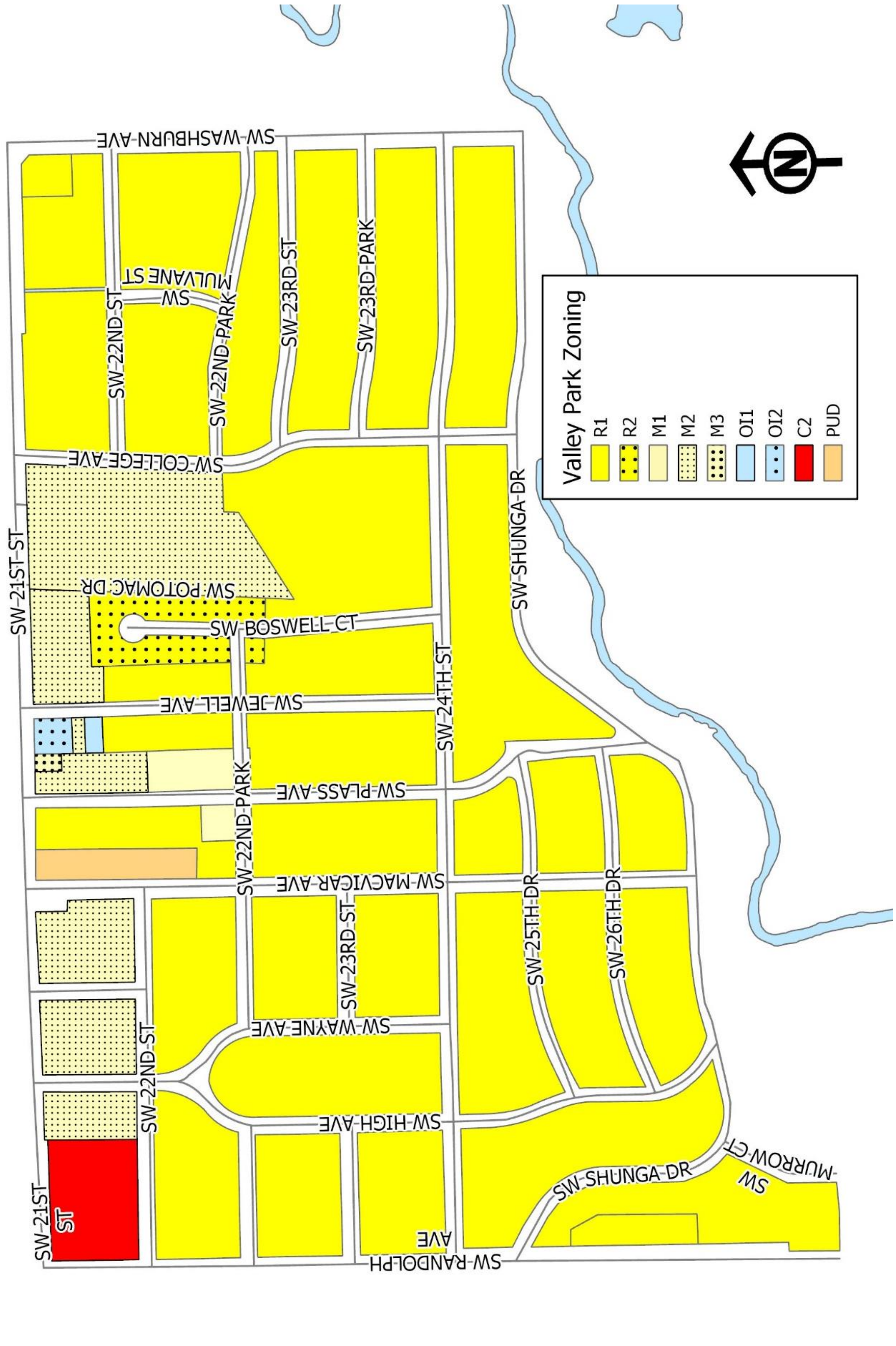
Blocks that exhibited the worst housing conditions are generally located South of SW 24th Street and between SW High Avenue and SW Macvicar. Additionally, Two Blocks along the west side of the neighborhood between SW 23rd Street and SW 22nd Street showed signs of minor or intermediate deterioration. Overall, no blocks showed major deterioration, but home maintenance should continue to be a focal point of the neighborhood to prevent any additional deficiencies.

Table 4 Housing Conditions		
Deficiency Type	Count	Percent
Minor	1,011	79%
Intermediate	263	21%
Major	5	0%
Total	1,279	100%
Housing Rating	Count	Percent
Sound	501	88%
Fair	40	7%
Deteriorating	26	5%
Dilapidated	1	0%

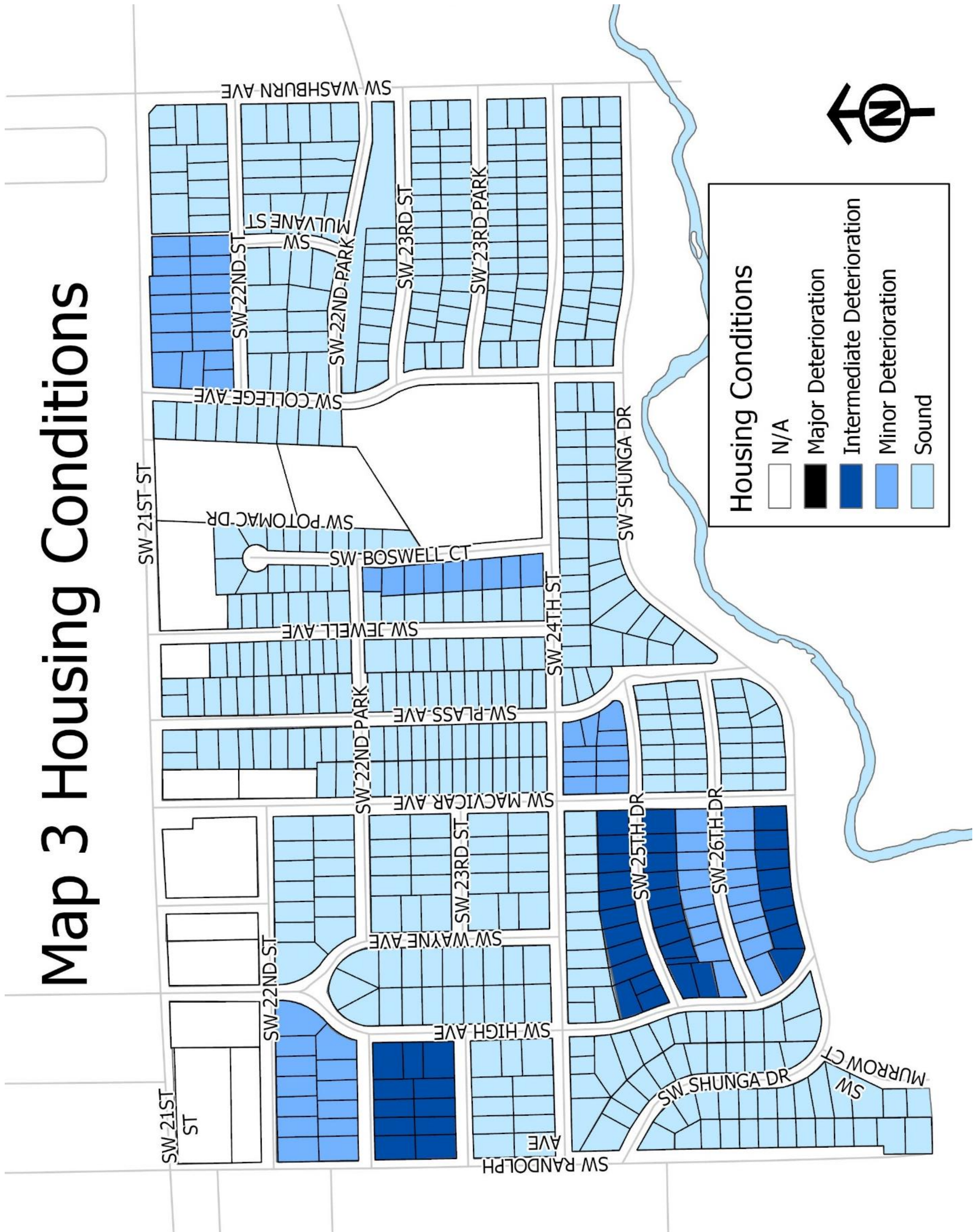
Map 1 Current Land Use



Map 2 Zoning


Valley Park Zoning
R1
R2
M1
M2
M3
OI1
OI2
C2
PUD
N
SW-WASHBURN-AVE
SW MULVANE ST
SW-22ND-ST
SW-22ND-PARK
SW-23RD-ST
SW-23RD-PARK
SW-COLLEGE-AVE
SW-21ST-ST
SW POTOMAC DR
SW-BOSWELL-CT
SW-24TH-ST
SW-SHUNGA-DR
SW-JEWELL-AVE
SW-PLASS-AVE
SW-MACVICAR-AVE
SW-25TH-DR
SW-26TH-DR
SW-WAYNE-AVE
SW-HIGH-AVE
SW-SHUNGA-DR
SW MURROW CT
SW-RANDOLPH AVE
SW-21ST ST

Map 3 Housing Conditions



Tenure (Owner/Renter)

Of single-family homes, nearly 54% are owner-occupied. This number has been in decline since 2003, when the neighborhood reached a high of 75%. Reduced levels of owner-occupancy in single-family structures can lead to disinvestment in Valley Park and lead to increased housing deficiencies.

As illustrated on Map 4, blocks with low number of owner-occupied homes can be found throughout the neighborhood, with little to no discernable pattern of blocks with higher rates of ownership. It should be noted, the overall downward trend in owner-occupancy may be due to the encroaching floodplain. Residents of the neighborhood believe people are moving out of the neighborhood or converting their properties to rentals to avoid this issue. Furthermore, there is some overlap between block groups with the lower housing scores and those that are below 50% owner occupancy.

Infrastructure

Infrastructure includes pavement, sidewalks, and curb and gutter conditions. Currently, much of the neighborhood lacks sidewalk infrastructure with more than 90% of the parcels having poor or no sidewalks. Many of the existing sidewalks are located along SW 21st Street, SW Washburn Avenue, and around Stout Elementary School. The neighborhood has a nearly complete curb and gutter system with the exception of a portion along SW 22nd Park, which is associated with a City owned drainage easement.

Large segments of the neighborhoods pavement have been identified as “poor” or “very poor” by a 2019 city-wide pavement conditions survey. Due to these conditions, there are numerous project types including patching and mill and overlay to return these roads to a “good” condition.

Public Safety

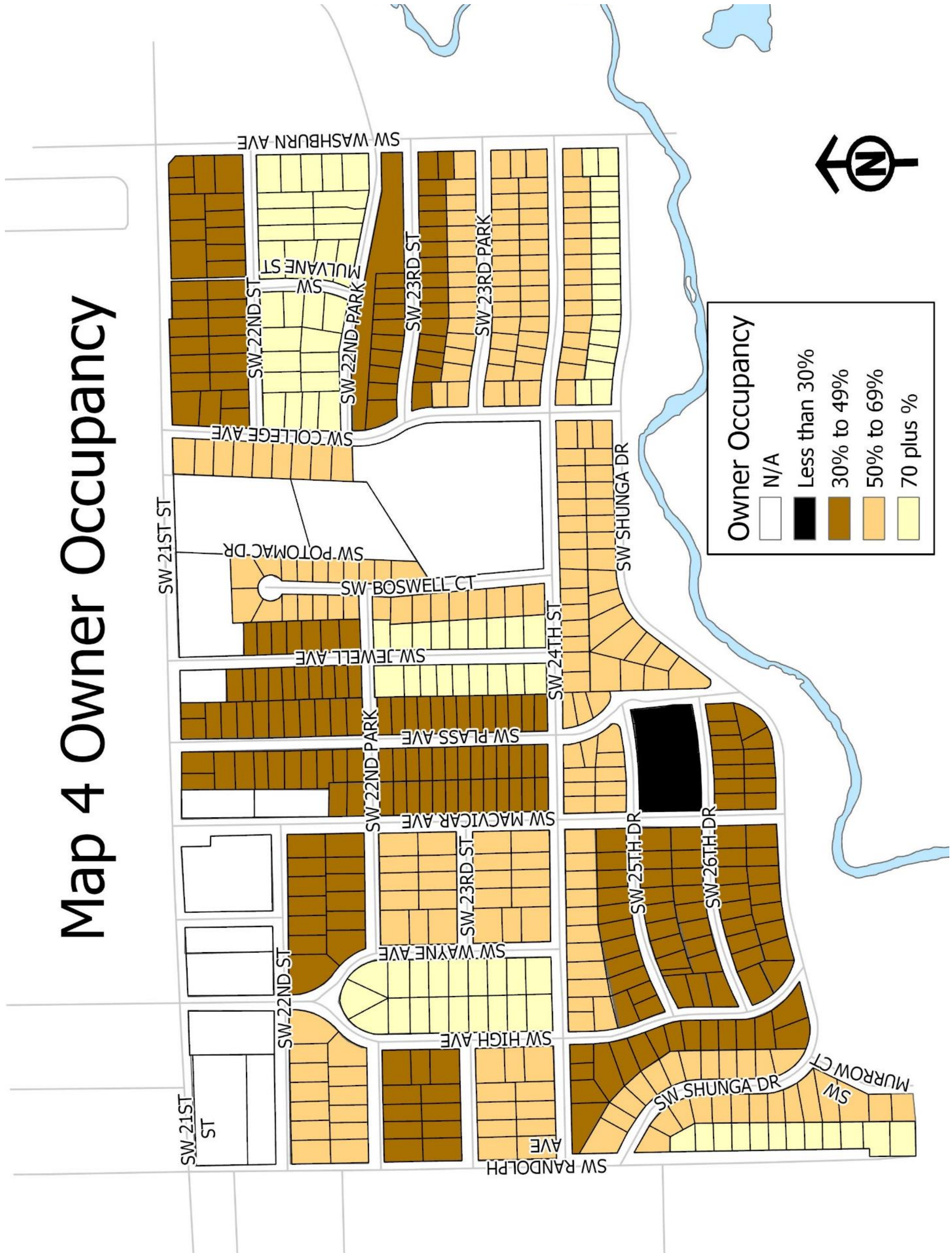
Map 6 illustrates the number of reported major crimes committed, by block, during the year 2020, according to crime statistics provided by the Topeka Police Department. The blocks with the highest crime totals are generally located in blocks with multi-family housing or commercial uses along SW 21st Street.

Criminal activity is only a symptom of a neighborhood’s overall health and livability. Total, Valley Park experienced 63 Part 1 Crimes in 2020. Part 1 crimes are major crimes which include, murder, rape, robbery, aggravated assault, burglary, and theft. While this number may seem high, it means there per 0.1 crimes committed per capita within the neighborhood, with no block experiencing more than 9 part 1 crimes.

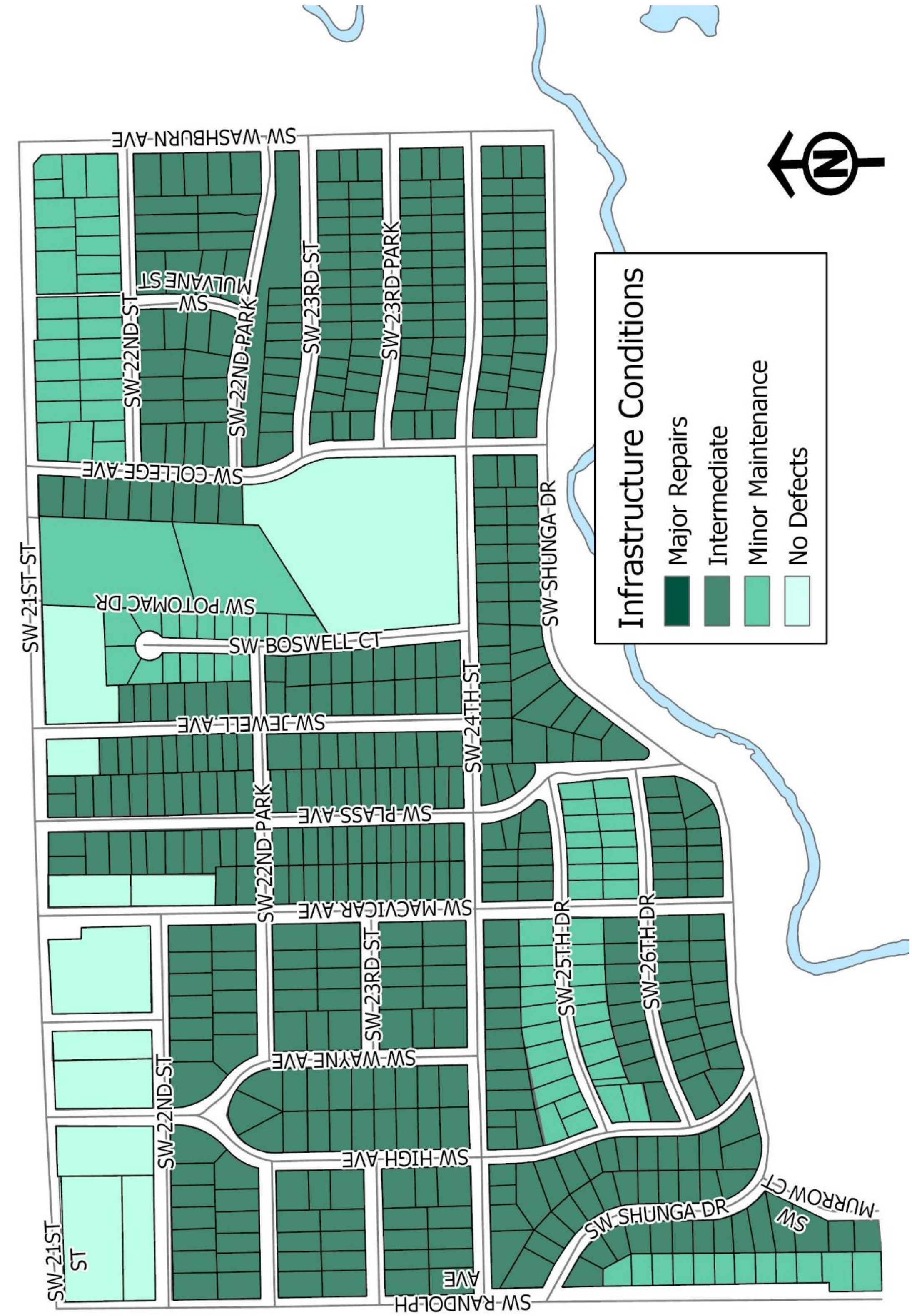
Further communication between neighborhood leaders and the City of Topeka Police Department could help address these concerns of the community.

[Citizen Reporting | Police Department (topeka.org)]

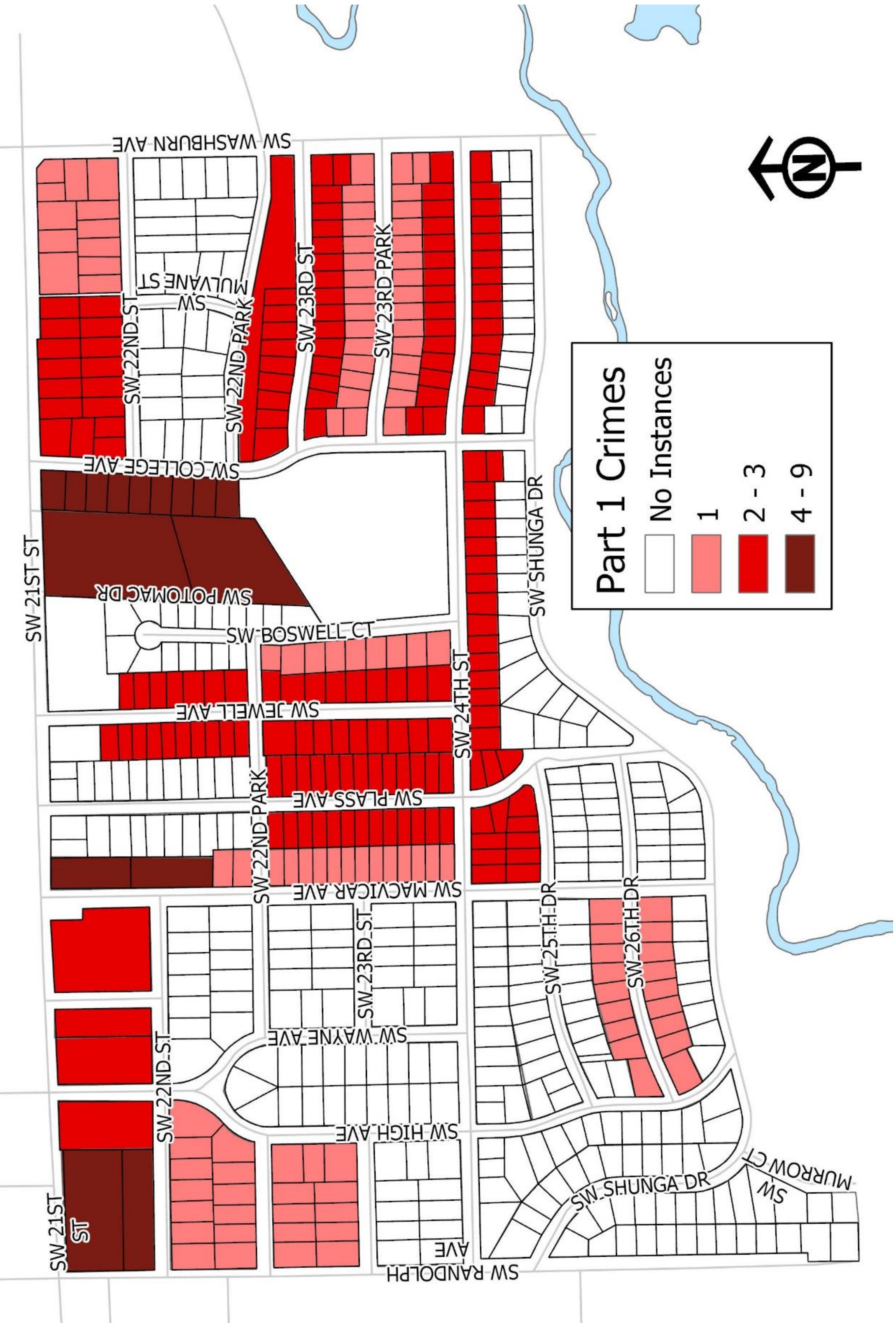
Map 4 Owner Occupancy



Map 5 Infrastructure Conditions



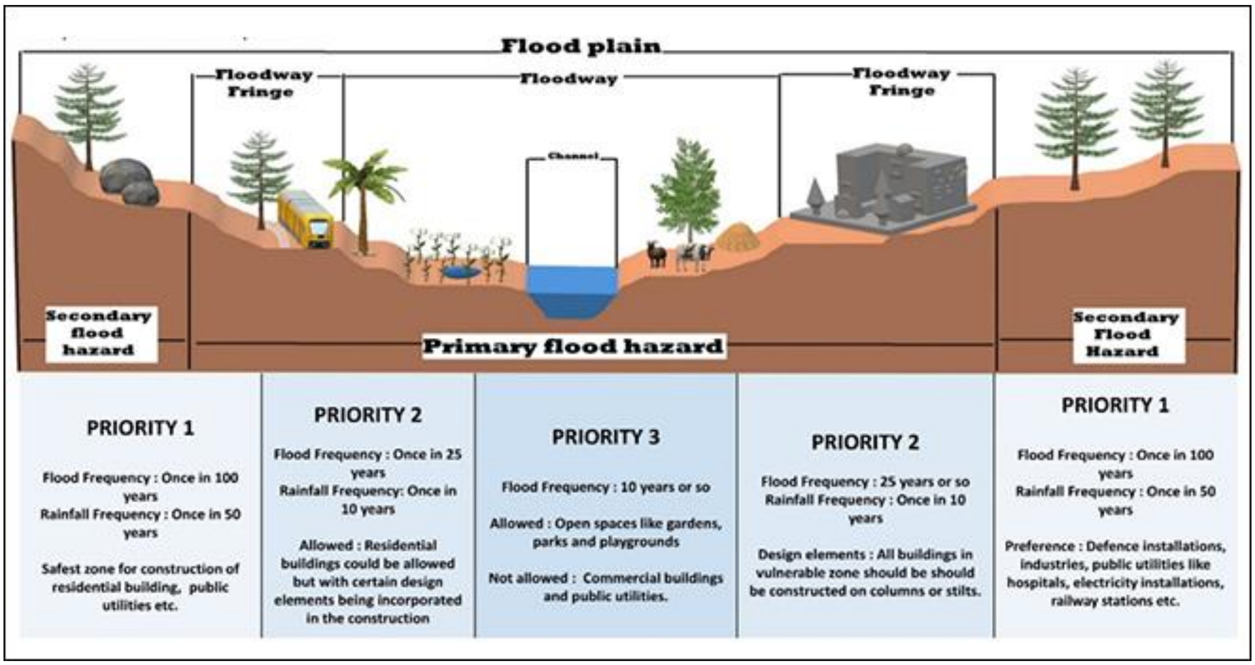
Map 6 Part 1 Crime



Flood Hazard Area

The Shunganunga Creek is located just to the south of Valley Park, and is responsible for flood events dating back to the 1950's. Much of the neighborhood falls within the 100 year floodplain or the regulatory floodway, as defined by the Federal Emergency Management Agency (FEMA). Structures within the 100 year flood boundary have a 1 percent chance to flood in any given year, and therefore are considered high-risk and subject to additional development restrictions set forth by the City of Topeka and the Federal government. Due to the 100 year floodplain, roughly 74% of parcels within Valley Park are ineligible to receive federal housing rehabilitation funding. The Valley Park floodplain impacts are illustrated on Map 7.

Additionally, the City of Topeka and the Army Corps of Engineers have identified a potential levee improvement project, which would guard against 25 year flooding events. These improvements will not adjust the 100 year floodplain, but will help prevent flooding events, like those of 2007.



Using the image above, priority area three can be viewed as the regulatory floodway and while new development is possible would require multiple engineering surveys to ensure the property does not increase the floodplain. Priority area two is located within the 100 year floodplain, and while new developments can happen in this area, they will be required to meet additional building standards. Specifically, any new development or substantial rehabilitation will be required to be raised to one foot above the base flood elevation.

*Additional Information related to the floodplain can be found in Appendix D: Flood Resources

Building Activity

Map 8 reflects that from 2010-2020 there has been little development activity within the neighborhood. During that time, 11 building permits have been issued and no demolition permits. This is likely due to the neighborhood being built-out with very little room for new development in the neighborhood.

Circulation

As identified by the Futures 2040 Topeka Regional Transportation Plan, the neighborhood is bound to the west and south by Major Collectors SW Randolph Avenue and SW Shunga Drive and to the north and east by Minor Arterials SW 21st Street and SW Washburn Avenue. While the majority of these roads only run throughout the neighborhood and do not connect to other neighborhoods, there have been complaints about roads like Shunga Drive being used to bypass the lights along SW 21st Street. This leads to speeding along Shunga drive and traffic calming measures should be considered.

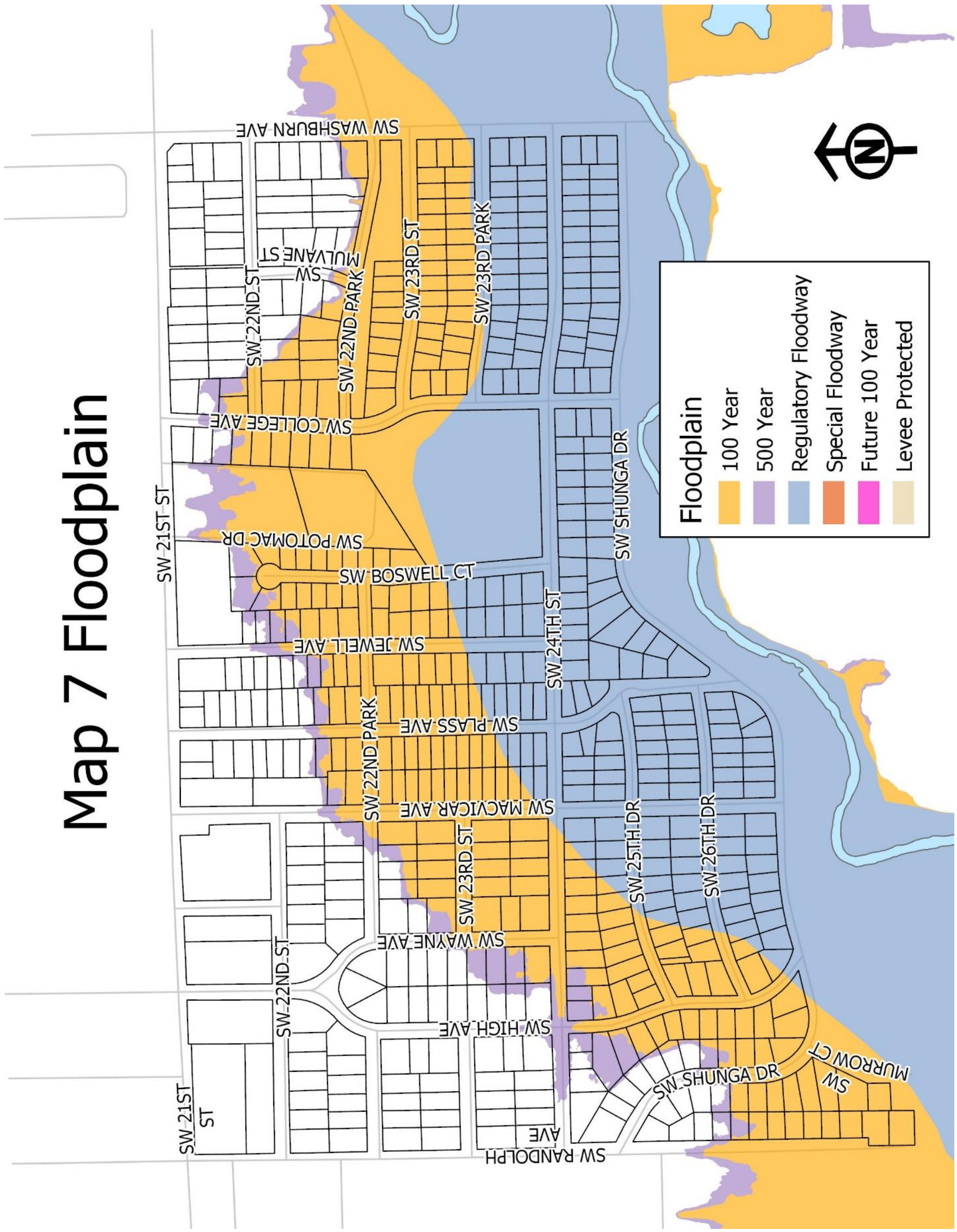
The Pedestrian Master Plan shows a moderate demand for walkability in Valley Park. While the neighborhood is not listed as a priority project area, addressing the lack of sidewalks within the neighborhood may address this currently unfunded demand.

Public Facilities

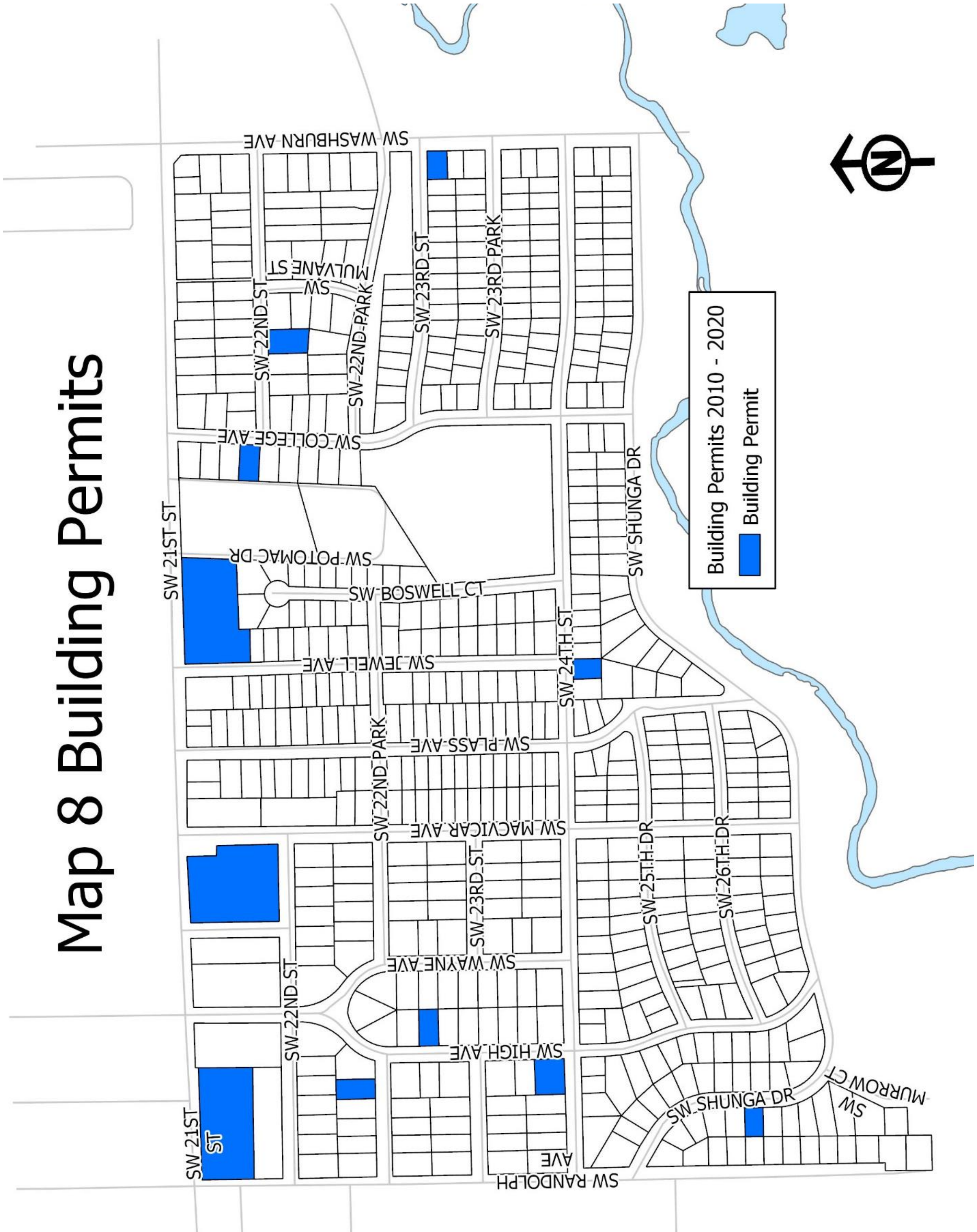
Shunga Glen Park, and the corresponding trail system, stretch across the southern edge of the neighborhood. The park and trail is currently owned and maintained by Shawnee County. In addition to these recreational amenities, McDonald Field is located just to the southwest of the neighborhood, with the trail and park system passing by. Stout Elementary School is also located within the neighborhood and owned and operated by USD 501.

*For more information on Shunga Glen Park, see Chapter 5

Map 7 Floodplain



Map 8 Building Permits



Socio-Economic Trends

Valley Park is located in Census Tract Block Group 16:11. Table 5 shows that the population grew 6.6 percent from 2000 to 2010, but then shrank three percent from 2010 to the 2020 estimate. Since 2010, the median age of 29.6 has had a slight uptick and age cohorts have experienced very little change as well. Two groups that have seen significant growth, since 2000, are the Black and Hispanic origin populations. These groups have experienced an 85.5% growth and a 166% growth over this period. When comparing Valley Park with the City as a whole, the neighborhood has a larger percentage of individuals in the 20-24 year age cohort and 25-34 year age cohort. Some of this may be due to the large quantity of multi-family units adjacent to Washburn University's campus. This is also reflected when comparing median age, where Valley Park is five years younger than the City's median age.

Table 5 Population Demographic

	Valley Park						Topeka	
	2000		2010		2020 (estimate)		2010	
Population	1,436	100%	1,531	100%	1,480	100%	127,473	100%
Male	671	47%	774	51%	747	50%	66,532	52%
Female	764	53%	757	49%	733	50%	60,941	48%
Race & Ethnicity								
Black	107	7%	143	9%	134	9%	17,918	14%
White	1,246	87%	1,256	82%	1,190	80%	102,698	81%
Other	83	6%	131	9%	154	10%	13,732	11%
Hispanic Origin	51	4%	112	7%	136	9%	17,023	13%
Age								
Under 5 years	92	6%	110	7%	96	6%	9,505	7%
5 to 9 years	95	7%	80	5%	71	5%	8,948	7%
10 to 14 years	50	3%	50	3%	45	3%	7,877	6%
15 to 19 years	75	5%	82	5%	70	5%	8,050	6%
20 to 24 years	176	12%	255	17%	234	16%	9,200	7%
25 to 34 years	230	16%	326	21%	330	22%	18,601	15%
35 to 44 years	189	13%	137	9%	125	8%	14,714	12%
45 to 54 years	168	12%	200	13%	165	11%	17,080	13%
55 to 64 years	104	7%	133	9%	142	10%	15,312	12%
65 and older	256	18%	158	10%	202	14%	18,183	14%
Median age	-	-	29.6	-	30.7	-	36	-

*estimate provided from 2020 ESRI Population Estimate tool.

Since 2000, Valley Park experienced a slight decrease in the number of families. During that same period the total number of households grew by 7.9 percent. The number of households that have a female head of household with a child under the age of 18 has grown six percent since 2000.

Table 6 Households

	Valley Park						Topeka	
	2000		2010		2020		2010	
Households	722	100%	806	100%	779	100%	53,943	100%
Families	292	40%	310	38%	288	37%	30,707	57%
Female head of household	60	8%	95	12%	-		7,661	14%
with children < 18	35	5%	71	9%	86*	11%	4,760	9%
Persons per household	1.99	N/A	1.9	N/A	1.9	N/A	2.0	N/A
Persons per family	4.92	N/A	2.68	N/A	2.7	N/A	4.6	N/A

Table 7 shows the household median income in Valley Park is estimated to be $37,324, which is nearly $3,000 less than Topeka's household median in 2010. Additionally, family median income has dropped since 2000 and is lagging behind the City's family median income. Estimates for 2020 showed that 12 percent of families within the neighborhood fell below the poverty level. While this may indicate a negative trend, it should be noted that the 2020 Neighborhood Health Map indicates only eight percent of the total neighborhood population fell below the poverty level, amounting to a five percent drop from 2017.

Table 7 Income

	Valley Park			Topeka
	2000	2010	2020	2010
Household Median Income	$33,113	$25,370	$37,324	$40,342
Family Median Income	$49,275	$40,157	$44,260	$52,483
Poverty				
Percent of Family Below Poverty Level	9%	9%	12%	23%
Female Head of Household with child under 18 below poverty level	57%	*	3%	41%

Profile Summary

Many of the indicators show Valley Park to be a relatively stable neighborhood, there are underlying issues that are pushing the neighborhood to a teetering point. While the single-family dwellings are over 50 percent owner-occupied, this has experienced a downward trajectory since 2003, when the neighborhood was 75 percent owner-occupied. The secondary effects of lower rates of owner-occupancy contribute to lower housing scores and lack of maintenance/investment in the single-family homes.

The neighborhood encompasses an assortment of land uses with Stout Elementary acting as an anchor for the neighborhood. The northern end of the neighborhood contains the more intensive commercial, multi-family, and office uses. The reduction of the floodplain over the long-term will be crucial to the preservation of Valley Park as a viable neighborhood and its welcoming and park like atmosphere.

Conditions throughout the neighborhood have presented the neighborhood with a number of unique opportunities and constraints, as summarized by the following:

NEEDS AND CONTRAINTS

- Floodway/Floodway limits substantial rehabilitation/development
- High occurrence of individual property maintenance violations and concerns
- Lack of sidewalk infrastructure
- Declining homeownership rates

STRENGTHS AND OPPORTUNITIES

- Stout Elementary acts as an anchor for the community
- Access to trails along Shunga Creek
- Low instances of part 1 crime
- Proximity to Washburn University and commercial uses exemplifies traditional neighborhood living

CHAPTER 3

Vision and Goals

Vision Statement

The Valley Park Neighborhood bustles with activity and exemplifies healthy lifestyles. The neighborhood's access to recreational trails and healthy foods allow for a healthy physical state, while improvements to the Shunga Creek levee system allows for a healthier mental state. The low crime rate and stable surrounding businesses encourage culturally and financially diverse households of all ages to call Valley Park home. Through strong NIA leadership, the residents of the neighborhood, and the larger community, intentionally influence its development and character to reflect the past, embrace the present, and improve the future. Good times and lasting memories occur as neighbors celebrate accomplishments at events like National Night Out, share their talents and passions with one another at NIA sponsored events, and help each other through a community-based volunteer support. The recently rehabilitated Mt. Vernon Apartments are a great place for students from Washburn University to learn how to interact with neighbors in a thriving neighborhood. The mature trees that make up the landscape of the neighborhood provide a park like atmosphere to a surging neighborhood that acts as a model for other neighborhoods.

Goals and Guiding Principles

Land Use:

Goal – Preserve the predominately residential nature of the neighborhood, while maintaining the commercial and civic uses.

Guiding Principles:

- Limit commercial development to the parcel along SW 21st Street; encourage small businesses within the shopping center.
- Maintain the higher density residential land uses along SW 21st Street, while allowing potential expansion south of the commercially developed site.
- Encourage a neighborhood public space that functions as a neighborhood civic space south of the commercially developed property.

Housing:

Goal – Maintain the quantity of the housing stock, while focusing on improving the quality in small segments of the neighborhood.

Guiding Principles:

- Increase homeownership levels in all blocks by placing a priority on assisting blocks to achieve greater than 50% owner-occupancy.

- Ensure any new housing be affordable while maintaining high quality standards that compliments the existing housing stock.
- Advocate for Topeka to become a member of the National Flood Insurance Program's Community Rating System. A Federal program designed to reduce the cost of flood insurance.
- Develop strategies to ensure a high level of property owner compliance with minimum housing/nuisance standards.
- Create volunteer "neighbor to neighbor" programs that can address smaller housing maintenance issues like painting, porches, gutters, etc. Environmental programs like this prolong the life of the existing housing stock and prevent the "broken window" cycle.
- Encourage relationships between NIA leadership and landlords within the neighborhood to limit code compliance issues that tenants may overlook.

Public Facilities, Infrastructure, and Pedestrian Safety:

Goal – Provide infrastructure improvements that continue to demonstrate vitality and commitment to continued improvements in the quality of life of the neighborhood's residents.

Guiding Principles:

- Upgrade and maintain infrastructure (sidewalks, curbs and gutters, and pavement) to present standards.
- Ensure sidewalk infrastructure is in place to allow for safe pedestrian mobility throughout the neighborhood. Enhanced sidewalk infrastructure will make movement throughout the neighborhood more ADA accessible for individuals with physical impairments.
- Advocate for levee improvements along Shunganunga Creek to reduce impact of 100 year flooding event.
- Improve pedestrian linkages, with a focus on areas where children must walk or ride bicycles. Additionally, intentional design of connections to SW 21st Street and the Shunganunga trail and other nodes surrounding the neighborhood.
- Encourage the implementation of traffic calming measures along SW Shunga Drive to reduce incidents of speeding and improve safety.
- Work with Shawnee County Parks and Recreation to ensure playground equipment in Shunga Park is accessible to all members of the community, to include ADA Compliant playground equipment or physical exercise equipment.

Youth and Education:

Goal: Create a safe and clean environment for everyone in Valley Park to live, learn, work, and play.

Guiding Principles:

- Work with local institutions to develop after-school mentoring and work programs that enable youth to enhance their academic and leadership skills.
- Work with USD 501 to encourage additional improvements around Stout Elementary and better understand their long-term plan.
- Increase access to recreational amenities for the youth.

Image:

Goal: Market Valley Park as the quiet charming neighborhood it is.

Guiding Principles:

- Work to maintain the existing tree canopy and park like feel.
- Add additional signage in and around the neighborhood to develop a neighborhood brand and exhibit the existing sense of pride.

Safety and Environment:

Goal: Ensure the Valley Park Neighborhood does not experience an increase in crime and remains a neighborhood that households of all ages feel safe to live in

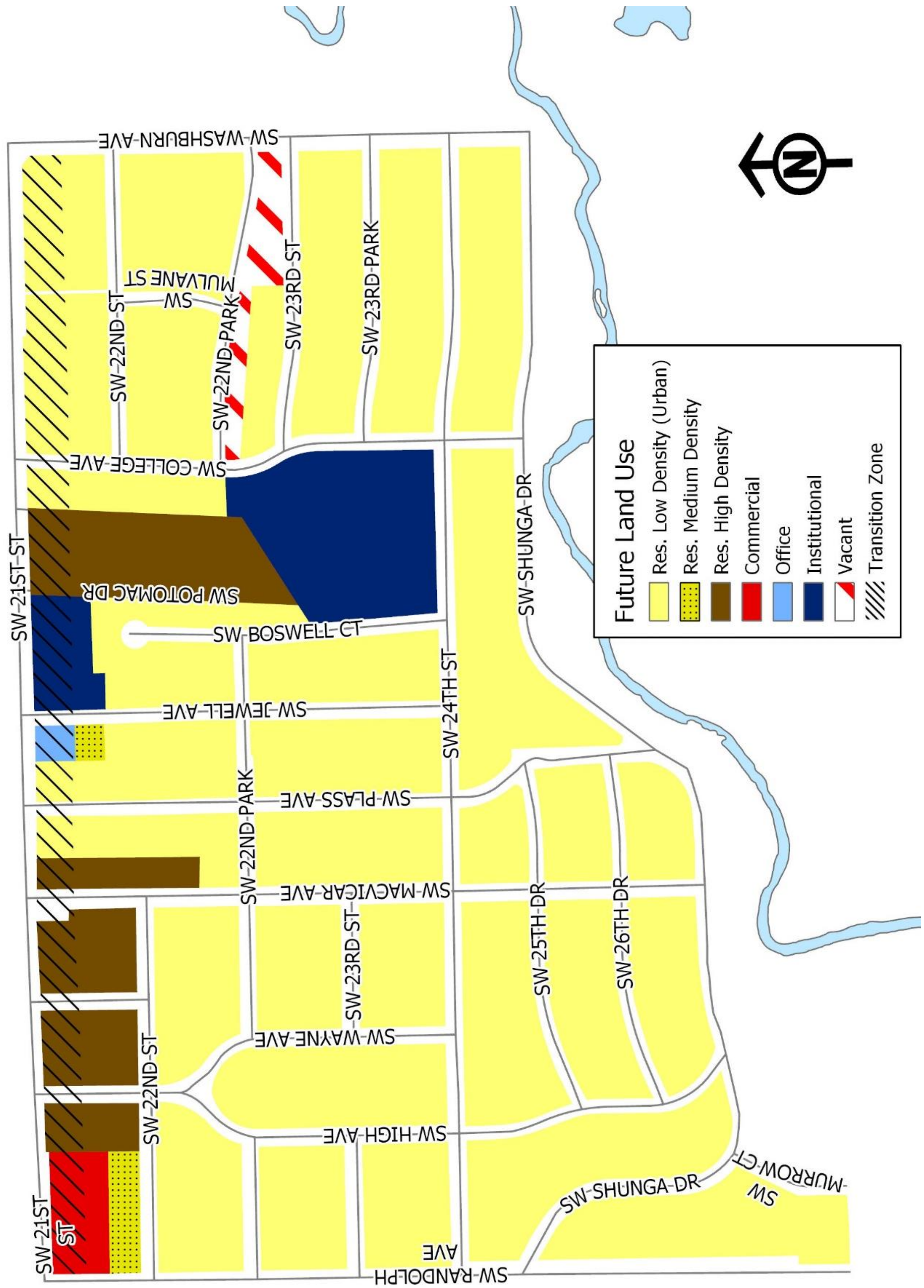
Guiding Principles:

- Work with the Topeka Police Department to educate the community about the “do’s and don’ts” to reduce crime within the neighborhood.
- Follow CPTED Recommendations outlined in Chapter five of the plan to reduce crime within the neighborhood.

CHAPTER 4

Future Land Use

Map 9 Future Land Use



Future Land Use

The Valley Park planning area contains a diverse mix of land uses, including single-family, multi-family, commercial, institutional, and adjacent open space. The Valley Park Future Land Use Map (Map 9) graphically illustrates a conceptual guide for land use development for the neighborhood that embodies the vision and goals presented in **Chapter 3.** The map is conceptual and should not be used to determine precise zoning boundaries.

Land Use Plan Categories

The following recommended land uses, zoning districts, and densities are proposed as the "maximum allowed" and does not preclude lower intensity land uses, zoning districts, or densities from being appropriate. The recommended densities are defined for "gross areas" and not on a per lot basis.

Residential – Low Density

This category preserves the already urbanized areas of Valley Park that make up the majority of the neighborhood. These areas are typically found south of SW 22nd Street, but also includes areas that front SW 21st Street and have the highest concentrations of single-family uses. These are areas whose original development was single-family and where a realistic potential exists to sustain this as the predominant character. New development in this area should be compatible with the existing single-family character.

Primary Uses: Single-Family Dwellings

Zoning Districts: R-1 (Single-family residential)

Density: 5-7dwelling units/acre (net)

Residential – Medium Density

This category is applied exclusively to residential blocks that are either transitioning from vacant land or to a lower density single-family area or where viable two to four-unit complexes could exist. This category is applied to the existing duplex along SW Jewell Avenue and along the vacant space along SW 22nd Street. The purpose of this category is to allow medium density residential uses while protecting against the spread of higher intensity development into the neighborhood.

Primary uses: Two to four unit dwellings

Zoning Districts: M-1 (Two-family residential) or M-1A (Limited multi-family residential

Density: 6-10 dwelling units/acre (net)

Residential – High Density

This category is applied to exclusive multi-family residential blocks that are comprised of existing apartment complex developments. These sites are best suited for high density residential due to their proximity to activity zones such as major thoroughfares with public transportation, employment areas, and shopping areas. The future land use map recommends retention of the residential high-density blocks where the Washburn South, Sargent Apartments, and Mount Vernon Apartments are currently located.

Primary uses: Multi-family dwellings (5+ units)

Zoning Districts: M-2 (Multiple-Family)

Density: 15-29 dwelling units/acre (net)

Commercial

The purpose of this category is to define concentrated commercial districts, or nodes, that will support commercial retail or entertainment development. The existing Plaza 21development, located at the corner of SW 21st Street and SW Randolph Avenue is currently the only commercial uses within the neighborhood. This area should be preserved, and is the only appropriate space to support higher intensity shopping within the neighborhood. Any significant rehabilitation of the site should follow Non-residential design guidelines, since this site fronts a major image corridor.

Primary uses: Commercial retail and entertainment

Zoning Districts: C-2 (Commercial)

Density: Medium to high

Office

This designation applies to the property at the corner of SW Jewell Ave and SW 21st Street. The purpose of this category is to encourage the retention of the legal uses found at this location. This site should continue to preserve and respect the surrounding residential character of the neighborhood. New commercial and retail uses should not be supported within this designation. Medium density multi-family residential uses that are compatible with surrounding land uses would be appropriate within this designation.

Primary uses: Professional services

Zoning Districts: O&I-2 and M-2

Density: Medium

Institutional

Institutional uses and public facilities such as churches and schools are recognized by this designation. While there are currently no plans for expansion or contraction of Stout Elementary School, future land use for this site is dependent on the long-term health and viability of the school. In the event this changes, the future land use of the USD 501 owned property and surrounding areas should be reevaluated.

Primary uses: Schools and churches

Zoning Districts: R-1 and M-2

Density: Medium

21st Street Recommendation

Blocks covered by the hatched pattern indicate potential transitional areas. Due to the intensity of uses along SW 21st Street, the identified properties have potential to redevelop into higher intensity uses. Large segments of the area identified have underlying zoning designations that would accommodate multi-family developments (duplex, triplex, quadplex). Smaller segments of this area may develop in an incremental way, but generally these blocks should be considered as larger cohesive developments that respect the character of the neighborhood. Specifically, development within the 21st Street corridor should apply design consistent with the existing context where possible. Techniques include materials, access, building orientation, scale, architecture, etc. to ensure incompatible uses such as parking lots do not become prominent features of 21st Street. New commercial or higher intensity multi-family uses should only be considered if it incorporates transitional buffering into its design.

CHAPTER 5

Revitalization Strategy

Themes

Make Homeownership the Choice

Valley Park is just above 50 percent single family homeownership rate. While diversity of renters and owners is welcomed, an increase in homeownership rates can help reduce the number of property violations and increase the sense of pride throughout the neighborhood. Returning more units to homeownership and marketing the neighborhood to families and households of all age groups will be essential to the continued success of Valley Park.

Community and Neighborhood Building

A strong neighborhood is built through the strong ties between neighbors. Valley Park needs to continue to cultivate these ties within the neighborhood, so residents can help support one another as they work to improve their neighborhood. The Valley Park NIA needs to continue to take an active role in fostering these relationships. The door-to-door, grass roots approach, allows residents to build these relationships on a personal level and build strong ties.

Build on Current Assets

The Shunga Glen Park and trail system, Stout Elementary, and stable housing conditions make Valley Park an ideal park like atmosphere. Additionally, the church, multi-family housing, and commercial uses along SW 21st are well established and can serve as a foundation for the neighborhood.

The Spillover Effect

Valley Park's location within the regulatory floodway and 100 year floodplain presents challenges for City funding. The inability to spend federal housing dollars within these floodplains means housing rehabilitation will need to take place outside of the flood zone, while still being impactful to the surrounding blocks. The traditional SORT model of concentrated investment in the "worst" blocks is not an effective option. In order to have a "spillover effect" in surrounding blocks, a given project will need to be spatially impactful. Improving the housing stock in Valley Park will need to be done more strategically and in an incremental fashion.

Think Outside the City's Box

The NIA, businesses, and surrounding stakeholders should not rely solely on the City for the neighborhoods successful revitalization. Resources are simply too scarce to achieve all necessary improvements. Rather, the NIA should find ways to make these changes on its own. This may come through collaboration and development of pilot housing programs. The neighboring institutions like Washburn University, KNI, TARC, and USD 501 provide ample opportunity to partner on various projects that can strengthen the neighborhood and energize revitalization efforts.

Target Area Strategies

Target Concepts and Principles

Neighborhoods make up the fabric of a city, but blocks make up the fabric of a neighborhood. When the fabric is strong, the city or the neighborhood is strong. If the fabric becomes frayed, wears down, or tears, the city or neighborhood becomes weak and susceptible to accelerated decay. The most successful strategies in neighborhood revitalization involve the repair and reweaving of this fabric. To do this, a neighborhood revitalization strategy must protect key assets and anchors. The Target Area Concept Map (Map 11) depicts these current features in Valley Park as identified below.

Anchor

Anchors are the 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 desirous for continued residential investment (e.g. schools, churches, parks, community centers, etc.).

Strength/Potential

These are areas comprised of relatively strong blocks of a neighborhood that exhibit staying power and/or recent investment. These can also be underachieving areas that have potential to become strengths or anchors provided appropriate investment.

Weakness

These are areas that have the highest concentrations of negative conditions (e.g. low homeownership, vacant and boarded houses, poverty, substandard infrastructure and high crime). The higher the concentration of these conditions, 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. If spread too thin, anchors or areas of strength will fail to influence beyond their immediate reach, leaving the poorly performing areas to turn on their own. One analogy to consider with the neighborhood is thinking about it like a shopping mall. Smaller stores, or in this case weaker blocks, benefit from their connection to larger stores or stronger blocks. Through spatial connections, they are “attaching” themselves to something more stable and desirable. Using this thought, new investment through “public dollars” should be centered on strengths and anchors to maximize the “spillover effect” within the neighborhood.

Traditionally, the SORT Program targets a few select blocks, the most “in need” blocks, with the theory that intensive investment in this small geographic area will act as a catalyst and create a blooming effect on the surrounding area. 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 the area. While this cannot be fully adopted due to the impacts of the floodplain, blocks that are next to “strengths” or “anchors” should be considered first for housing and infrastructure monies. The following four strategies are consistent with how this has been implemented in the past and explain the intent behind them. These strategies should be implemented where possible:

- Attached to an anchor and/or area of strength (protects existing assets)
- Address a significant need or weakness (transform)
- Provide a benefit to the greatest number of people possible
- Leverage private investment to the greatest extent possible (sustainable)

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

Target Area Selection

From housing rehabilitation to full levee improvements, it was determined that all of the needs of Valley Park could not be met with SORT funds. However, the finite amount of funding allocated to each neighborhood required the SORT Plan Review Committee to step back and objectively look at the entire neighborhood to see which blocks and which infrastructure projects should be selected for project implementation. Four rating factors were used to evaluate each block to see which area was most in need.

- Housing Conditions
- Home Ownership (Tenure)
- Major Part 1 Crimes
- Infrastructure Conditions

These rating factors were each mapped at the beginning of the planning process with the results averaged per block. These variables were then overlaid to see which blocks consistently scored low (Map 10). This method allows a pattern to emerge for areas that can act as strengths or areas of highest need and, based on their proximity to Anchors and Strength/Potential areas, had the highest potential for revitalization with public investment (Map 11).

When looking at Valley Park and comparing the four health maps (housing conditions, owner occupancy, crime and infrastructure) a few areas begin to stand out. Specifically, the single family blocks east of Stout Elementary, blocks between SW Macvicar Avenue and SW Jewell Avenue, and blocks in the southwest area of the neighborhood.

The overall goal is to ensure a quality, impactful finished project within the target areas (see Chapter 6: Implementation for potential projects). Due to impacts of the floodplain, these areas are located in the northern portion of Valley Park, to ensure housing dollars are available to as many properties as possible. Additionally, these projects look to address the four 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

Using the Target Area Concept Map (Map 11), a discussion was held with the SORT Plan Review Committee. At this time, committee members were asked to select which target area they believed would produce the best ripple effect throughout the neighborhood. Target Area 1 (west), was the highest priority, with the remaining funds transitioning to the east, into Target Area 2 (secondary Target Area) and Target Area 3 (tertiary Target Area). Housing conditions in these areas range from “minor deterioration” to “intermediate deterioration”. The target areas are generally surrounded by local streets, with Target Areas 2 and 3 having greater visibility along SW 21st Street and SW Washburn Avenue. Blocks within these target areas are primarily out of the floodplain and could easily respond to housing investment and improved infrastructure conditions, creating new strengths for the entire neighborhood.

Housing rehabilitation funds will be initially offered in the order of target area prioritization. Property owners in these areas will be the first to be notified of available funding assistance. If housing rehab funds remain, additional property owners in surrounding blocks, outside of the floodplain, will be notified until either all housing funds have been spent or all property owners have had the opportunity to apply. If funds remain new infill projects should be considered.

Primary Target Area: West

This five block area that consists of the 2500 blocks of SW 22nd Street, SW 22nd Park, SW 23rd Street, SW 24th Street, the 2200 and 2300 blocks of SW High Avenue and SW Wayne Avenue, and the 2400 blocks of SW 22nd Street and SW 22nd Park has been identified as the Primary Target Area. These five blocks exhibit, minor and intermediate levels of housing deterioration, varying levels of homeownership, minor and intermediate infrastructure conditions, and low levels of crime. This area is not highly visible from SW 21st Street, but is adjacent to the commercial anchor at SW 21st Street and SW Randolph Avenue and includes a block identified as a strength.

As the Primary Target Area, projects in and around these boundaries are estimated to have the greatest impact within the neighborhood.

Infrastructure projects include but are not limited to:

- SW 24th Street Mill and Overlay (SW Randolph Avenue to SW High Avenue)
- SW Wayne Avenue New Roadway (SW 22nd Street to SW 24th Street)
- SW Macvicar Avenue New Roadway (SW 22nd Street to SW 24th Street)

Housing improvement strategies should include a combination of the following:

- Interior and exterior rehabilitation of existing owner-occupied homes
- Exterior rehabilitation of some renter-occupied homes

Secondary Target Area: Central

This five block area consists of the single family homes located in the 2100 and 2200 blocks of SW Plass Avenue, SW Jewell Avenue, and the eastern side of SW Macvicar Avenue. This area features sound housing blocks, primarily 30%-49% owner-occupancy, need minor and immediate infrastructure repairs, and higher rates of crime for single-family homes. This Target Area does not feature any strength blocks, but is adjacent to the long standing office use, and Community Church anchor. This Target Area is primarily out of the 100 year flood plain making it a candidate for housing rehabilitation funds.

Infrastructure projects include but are not limited to:

- SW 24th Street New Roadway (SW Macvicar Avenue to SW Jewell Avenue)
- SW 22nd Park Seal (SW Macvicar Avenue to SW Plass Avenue)
- SW Plass Avenue Mill and Overlay (SW 21st Street to SW 22nd Park)
- SW Jewell Avenue Mill and Overlay (SW 21st Street to SW 22nd Park)

Housing improvement strategies should include a combination of the following:

- Interior and exterior rehabilitation of existing owner-occupied homes
- Exterior rehabilitation of some renter-occupied homes

Tertiary Target Area: East

This four block area consists of the 1500 and 1600 blocks of SW 21st Street, SW 22nd Street, and SW 22nd Park as well as the 2200 block of SW College Avenue. This area was identified because it is out of the 100 year floodplain and its prominence along SW 21st Street and SW Washburn Avenue. This area features blocks with minor housing deterioration, mixed levels of owner occupancy, minor and intermediate infrastructure needs, and higher levels of crime. This Target Area features two strength blocks and is adjacent to Stout Elementary School.

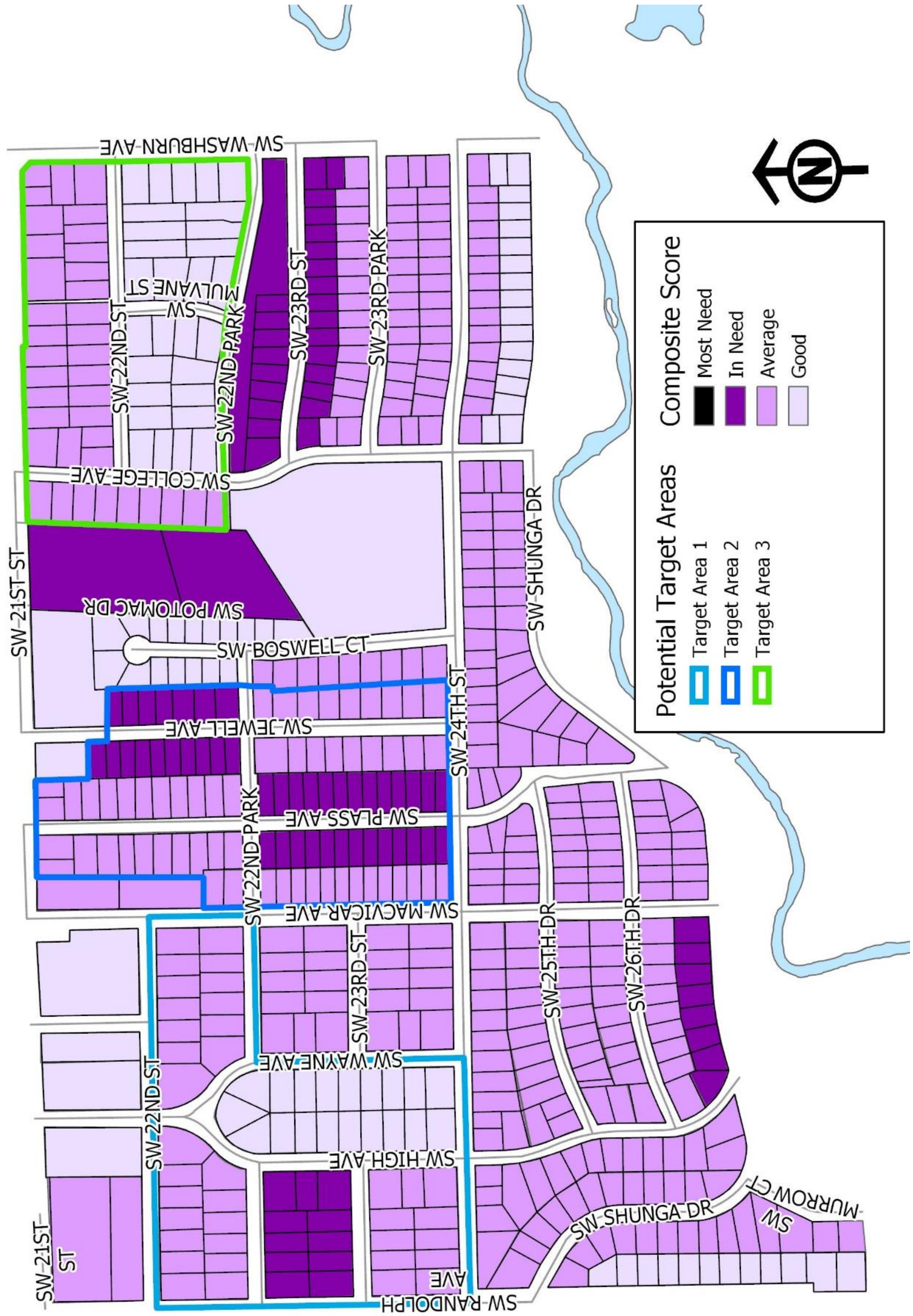
Infrastructure projects include but are not limited to:

- SW 22nd Park Seal (SW Washburn Avenue to SW College)
- SW 22nd Street Seal (SW Washburn Avenue to SW College)
- SW College Avenue sidewalk installation on west side.

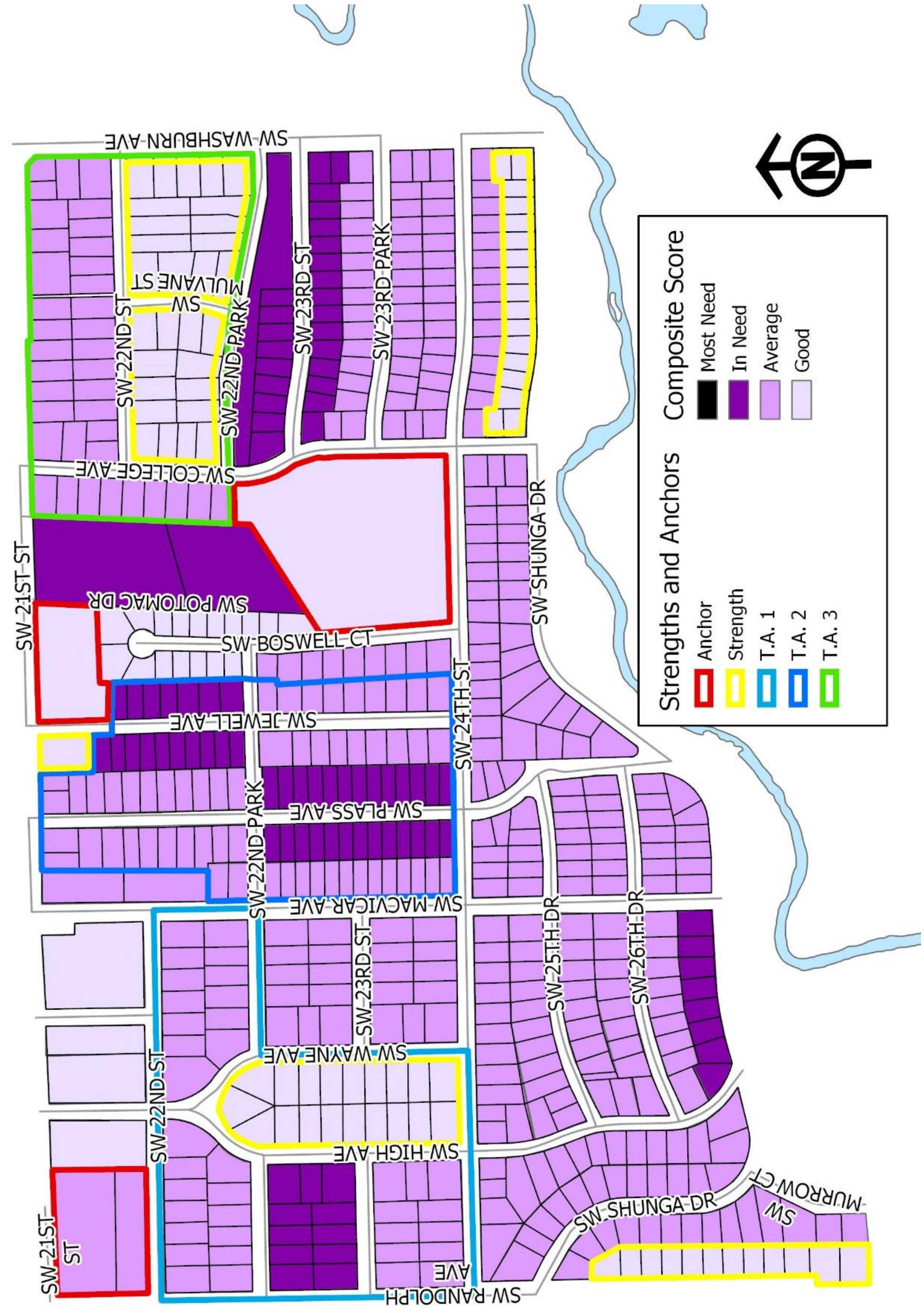
Housing improvement strategies should include a combination of the following:

- Interior and exterior rehabilitation of existing owner-occupied homes
- Exterior rehabilitation of some renter-occupied homes

Map 10 Target Area Selection



Map 11 Target Area Concept Map



Neighborhood-Wide Strategies

Improving livability within Valley Park will increase the desire for residents to stay in the community and promote greater levels of homeownership. To improve livability the Valley Park NIA, with continued help from the City of Topeka's Community Engagement Division, can develop asset maps and partnerships to support the following strategies:

- Creating a safe community;
- Support families and children;
- Foster broad community participation;
- Reducing the vacant and neglected properties;
- increased home ownership;
- Forge partnerships through collaboration (USD 501, KNI, Washburn University, and TARC).

The following sections look to build upon these goals by identifying actions, programs, and opportunities to address and improve livability within Valley Park.

Community Building and Initiatives

Community building is a key part of a neighborhood revitalization strategy because of its focus on making the neighborhood a stronger advocate for itself. Empowering the residents and institutions within a neighborhood with the notion that they can be the catalyst needed for change. These grassroots programs allow this knowledge to become organized so that action can be taken to address problems. By seeing the change they can accomplish within their own community, residents can become empowered in knowing that they can shape the future of their neighborhood.

Collaboration will be essential for success. For these programs to succeed, the residents and community partners must be fully engaged. Many groups have interest in maintaining and improving the community. While one person or group does not have the ability to achieve these improvements, a collaborative effort can make these programs more manageable.

Public Safety

Crime is a multifaceted issue. There is no single solution that will erase the occurrence or perception of crime within the community. Acting on the initiatives described below will go a long way towards making Valley Park safer for residents. The following programs and activities that neighborhoods can undertake can help to reverse the perception of crime within their neighborhood.

Community Policing

This vital program must be continued by the Topeka Police Department to combat crime in the neighborhood. 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 member of the community by promoting safe habits.

Neighborhood Patrols

While the neighborhood does have a formal neighborhood watch program, neighbors are vigilant about crime and potential crime. Neighborhood programs such as "Stroll Patrol" should be considered for Valley Park. These patrols put people out walking the neighborhood and can act as a deterrent for criminals.

Crime Prevention Through Environmental Design (CPTED)

Safe Streets and the Topeka Police Department can help the neighborhood determine which property configurations will help reduce crime. There are ways to design properties to discourage criminal activity. For example, the "5 and 2" rule states that trees should be trimmed to at least five feet high and bushes should be trimmed so that they are no taller than two feet.

Using CPTED to Reinforce Ownership and Increase Safety

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 to maximize visibility.
Access Control	This involves designing streets, sidewalks, building entrances, and neighborhood gateways to clearly indicate transitions from the public environment to the semi-private and private areas.
Surveillance	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 large spaces that serve no specific purpose.

Maintenance	This addresses management and maintenance of space. Proper upkeep (mowing grass, trimming trees, 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.

Neighborhood Clean Ups

The NIA should consider starting a neighborhood clean-up program and start an annual “trim-up” campaign. These clean-ups, led by the NIA, can be vital to avoiding or eliminating 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 cleanup or a neighborhood landscape contest. The neighborhood should also encourage the multi-family developments, commercial development, and neighboring institutional partners to participate, to begin fostering these relationships. The neighborhood could also explore getting the youth to help with the clean-ups around Shunga Trail and Shunga Glen Park. These activities can connect youth with other segments of populations and build these relationships.

Youth

The youth will be continued for the continued revitalization of Valley Park. As these children grow up they will be forced to decide where they want to live, and they may be more inclined to stay in the neighborhood if they had positive experiences growing up. By providing a “kid friendly” environment, Valley Park may have the potential to attract and retain families in the short-term, leading to long-term community benefit and health.

Organizing

Successful organizations have the wherewithal to succeed. A neighborhood’s ability to complete competitive grant applications, run successful meeting open to all residents 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 would function similar to a business.

Topeka Dreams	Support may be given to a variety of neighborhood designed and based public facility projects by the City of Topeka. NIAs that are currently receiving target area assistance may be eligible for this program. The final allocations of these project funds are made by the City Council.

Education and Training	Neighborhood leaders should attend seminars and conferences that deal with community building, neighborhood revitalization, and other community issues. As an example, the City of Topeka hosts organizations like NeighborWorks Training Institute who participates in local trainings. It is recommended that the NIA and City explore ways to encourage neighborhood attendance.
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 larger number of people. An up-to-date phone tree or e-mail group can help rally supporters when needed.
Collaborate to Form Partnerships	Building community requires work by all sectors – local residents, community-based organizations, businesses, schools, religious institutions, and health and social service agencies. An atmosphere of trust, cooperation and respect is needed to fully form these partnerships. This will take time and committed work to develop these partnerships.
Marketing	Presenting Valley Park as a quiet and park like atmosphere could be a factor in bringing new families to the neighborhood. The Valley Park NIA should consider a public relations campaign that could attract new homeowners and private development.

Housing

Housing Rehabilitation

When City funds are used, priority investments into housing rehabilitation should be focused in the areas identified as target areas. Using these funds to address housing in a randomly dispersed pattern only dilutes the impact the funds have on the neighborhood and may not lead to any spin-off effect in the neighboring blocks. Where feasible, the following programs and recommendations can be used throughout the neighborhood.

Major Rehabilitation – This program is primarily intended for owner-occupied properties in need of interior and exterior repairs within the selected target areas. Eligible properties can receive up to $30,000 for housing rehabilitation. With SORT rehabilitation funds, the property must meet established housing standards. Rehabilitation dollars can be spent on roofing, gutters, downspouts, windows, doors, electrical service, plumbing, mechanical equipment, insulation, radon, and lead based paint issues. Households that are eligible for major rehabilitation must be at or below 80 percent of the identified median income.

Exterior Rehabilitation – This program is primarily intended for renter-occupied properties with low to moderate-income tenants within the selected target areas in need of significant exterior repair. Eligible properties can receive up to $15,000 and must retain tenants who are at or below 80 percent of the identified median income. Rehabilitation dollars can be spent on exterior repairs, such as roofing, guttering, siding, windows, doors, and HVAC.

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 is going on. The problem will continue to grow block-by block, and street-by-street until it “tips” and the whole neighborhood is suffering from decline. This “tipping point” can be avoided if attention is paid to the details.

Alternatively, neighbors who see properties being properly maintained may take additional steps to make cosmetic improvement to their own property, increasing the appearance of a block. “Neighbor to Neighbor” programs can help to address smaller housing maintenance issues – painting, porches, gutters, etc. – that prolong the life of the existing housing stock and prevent the “broken window” cycle. These simpler, yet critical, home improvement needs can easily be met by a dedicated group of volunteers. It is recommended that the NIA sponsor and organize volunteer rehab “parties” each year that will assist 2-3 homes within the neighborhood. Outside organizations such as Habitat for Humanity could also partner in this effort.

Technical Assistance/Rehab Manual

In addition to “Neighbor to Neighbor” programs, a technical assistance/rehab manual could be a useful tool that helps new or inexperienced homeowners navigate smaller home repairs. For example, small projects like weather stripping, glazing, and insulation around window frames are all do-it-yourself jobs that homeowners may be unsure how to do. NIA sponsored home rehabilitation classes, could allow interested community members to come and learn home maintenance basics from members of their own community who are well versed in home repair/upkeep.

City Sponsored Programs

TOTO-II – The City of Topeka in cooperation with Housing and Credit Counseling, Inc. (HCCI) and participating lenders offer the program to new homeowners. Assistance is provided as a 2nd mortgage, deferred loan subsidizing the purchase and rehab costs of a home for families at or below 80% of median income. Other rehabilitation incentives offered to income eligible homeowners by the City’s Housing Department include forgivable loans for major rehabilitation, emergency repair, and accessibility modifications. Lending institutions participate by managing the maintenance escrow.

Emergency Repairs

Emergency home repair assistance includes primarily repairs that are of an immediate health or safety nature and can be provided for owner-occupants throughout the neighborhood, whose incomes are at or below 60% of the median. This assistance is intended for higher cost, major emergency repairs. Minor maintenance and repairs remain the primary responsibility of the homeowner.

Accessibility Modifications

This assistance is available to persons with disabilities throughout the City with incomes at or below 80% of median, whether they are owner-occupants or tenants. This assistance is intended to provide access into and out of the home. The priority is to build exterior ramps, widen doorways, and provide thresh-holds.

Other Potential Housing Programs

There are housing programs in other communities that may be worth exploring for Topeka.

- Dollar Homes is a HUD initiative that allows low-income individuals the opportunity to purchase qualified HUD-owned homes.
- $1 home program in Kansas City, Missouri.
- Good Neighborhood Next Door is a HUD program that offers home purchase discounts to qualified law enforcement, teachers, firefighters and emergency medical technicians.
- Tenants to Homeowners – TTH is a multi-faceted approach to helping individuals become homeowners.

Lot Expansion

If the City demolishes unoccupied and substandard lots, the vacant land should be offered to adjoining property owners. Considering much of Valley Park is located within the 100 year floodplain, lot expansion would reduce the amount of impervious surfaces found in the neighborhood.

Non-Profits

Non-profit agencies such as cornerstone of Topeka, Inc., operate a lease purchase program for households who demonstrate an interest and ability in becoming future homeowners. Low to moderate-income families are placed in rehabilitated single-family units and gain necessary credit-worthiness in a couple of years to eventually become homeowners. The Valley Park NIA has already obtained a 501(c)3 organization status.

Non-profits like Lawrence's Tenants to Homeowners, can help to provide emergency and long-term housing for low to moderate-income residents.

Institutional Partners

Valley Park features several prominent institutions within and surrounding the neighborhood. Strategies to partner with these institutions from the benefit of improving the housing stock in the neighborhood include.

- Churches in the neighborhood could discuss the importance of home maintenance at weekly church services. This type of peer encouragement could convince people to improve or keep up their properties. Individuals who have a better understanding of property maintenance could teach others in the neighborhood the skills needed to better maintain their property.
- Schools and church organizations across the city often 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.

Accessory Dwelling Units

Accessory dwelling units, also known as garlows or granny flats, originated in the early 20th Century. Some were living quarters for family waiting for the main house to be built. Many were used as apartment units for family members or used to provide additional income by renting them out. The additional income potential could make properties more affordable for potential homeowners in Valley Park that could use that income to help pay a mortgage or property maintenance. Additionally, the creation of more units on a property can allow for families to stay in Valley Park as they grow or need to accommodate elderly family members.

Although an accepted practice in years past, accessory dwelling units are not allowed under today's zoning code in Topeka. Just as accessory dwelling units provided a benefit to homeowners in years past they should be allowed to do the same today. This plan recommends the City consider including a provision for accessory dwelling units in a future code update.

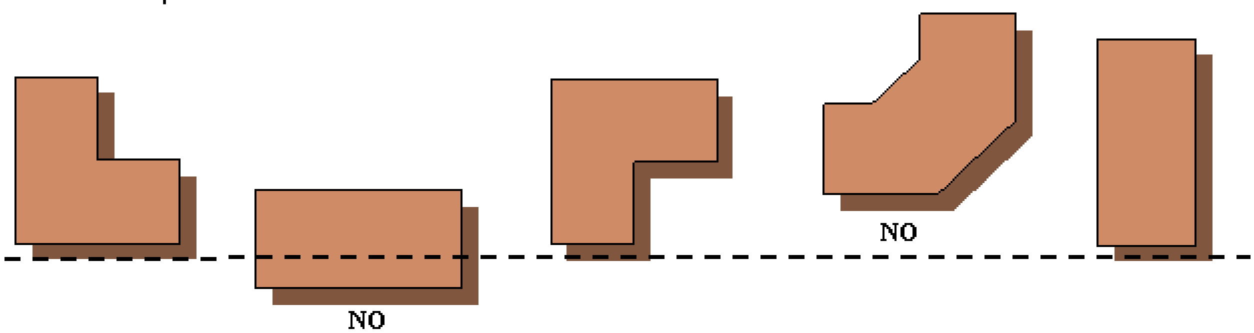
Neighborhood Character

Housing Infill

New housing can create a positive impact within its given block. With this in mind, Valley Park features very few vacant lots, but infill housing should not be overlooked, and new infill guidelines will ensure new housing is complimentary in size, form, scale, and design. The goal is to make these new homes blend seamlessly into their environs. New houses should not clash or overwhelm the neighborhood, which can take away from an area's unique identity. Incompatible infill housing will undermine the effectiveness of the revitalization strategy, making it more important to integrate new building into the neighborhood.

Massing and Form

Massing generally refers to how a given amount of space is reflected in a building's design. For example, the space could be a rectangular box with no front porch and a flat roof, or two small boxes of uneven length with a covered front porch and a front gable roof. The form determines how the building is positioned on a lot. This is typically dictated by lot design and setbacks from property lines. While specific massing requirements are not outlined in the Plan, new infill homes should continue to meet setback requirements.



Image

Image and perception of a neighborhood can be crucial for success. As people travel along the edges and throughout the neighborhood, they make judgements in regard to the whole neighborhood based upon what they see and the impression they get. The quality of the visual environment is vital to reinforce a positive image of the area, and send a message that Valley Park is a quiet and welcoming neighborhood with a strong identity.

Code Enforcement

Enforcement of housing, zoning, and environmental codes in an ongoing city-wide program that is used to assure a minimum level of maintenance and compatible uses of properties occur. Code enforcement, when combined with programs that encourage routine property maintenance, can be an effective tool to bring homes up to a minimum standard. The City of Topeka has a Property Maintenance Division webpage, which has standards, contact information and quick reference guides.

Tree Trimming

Overgrowth of trees and lawn vegetation contribute to an untidy appearance that detracts from the value of housing, blocks light, and can prevent grass from growing in certain areas. If nothing else, trimming back trees and vegetation would make a difference, on some properties, for curb appeal and safety.

Anti-Blight Activities and Nuisance Prevention

Two programs to address blight and nuisance are:

- The low to moderate income (LMI) area neighborhood clean-up dumpster program.
- The Kansas Department of Corrections public infrastructure clean-up program in which crews will clean right-of-ways, curbs and gutters, sidewalks, tree trimming, brush, and weeds and grass in LMI areas.

Marketing the Neighborhood

The keys to successfully marketing a neighborhood's assets rely on getting the word out about these assets or potential assets so the neighborhood can show them off. Valley Park should focus on increasing homeownership to help improve the long-term stability of the neighborhood. The following strategies can help accomplish this through:

Community Events	Utilizing amenities like Stout Elementary, McDonald Field and Big Shunga Park the Valley Park NIA can host community building events. These events could be barbecues, community building exercises, and neighborhood forums. These events will allow the community to show off its pride in fun and engaging ways while allowing the NIA to gain new membership, inform the community, and collect feedback.
Resident Recognition & Appreciation	There should be an outreach committee formed by the NIA to welcome new residents (homeowners and renters) and get them involved early. Not only will this increase engagement in various community activities, but it will also increase the sense of pride and ownership within the community. Buy in from renters within the community may make them feel like they are more permanent to the neighborhood and encourage up keep and keep the residents invested.
Block Captains	The NIA should identify "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. This organizational pattern could take the pressure off of formal NIA leadership by allowing other members to take ownership and contribute to the neighborhood.

Welcome New Neighbors	A good way to welcome new residents to Valley Park is to develop a welcoming committee. This could consist of Block Captains, NIA leadership, or a group of volunteers. By talking with new members of the community, it will serve multiple functions: getting to know your new neighbors and their families, help them learn more about Valley Park, and promotes getting involved in neighborhood activates. One of the benefits to this kind of welcome is that it is casual and informal.
Home Tours	Proud homeowners throughout the neighborhood can open their homes for scheduled home tours. This will highlight the variety of architectural styles found in Valley Park and inspire other to pursue rehabilitation projects in the neighborhood.

SW 21st Street & SW Washburn Avenue

SW 21st street is a major gateway into Valley Park. This edge consists of commercial, office, institutional, multi-family, and single-family uses. While this area is generally, in good condition, rehabilitation of the commercial uses could attract new businesses into the shopping center and could potentially act as locations for “start-up” or “mom and pop” businesses.

SW Washburn Avenue is also an edge for the neighborhood, but presents a different image of the neighborhood. SW Washburn Avenue consists of only single-family residential uses and is more reflective of the uses within the neighborhood. These properties need to continue to provide a positive impression of the neighborhood and welcome new and prospective residents to the community.

Neighborhood Banners and Flags

In addition to signage, banners and flags could be incorporated to promote the neighborhood throughout the corridors in the neighborhood (SW Randolph Avenue, SW 24th Street, SW Macvicar Avenue, SW Boswell Court, SW College Avenue, and SW Shunga Drive). Where possible banners should be placed on light poles, given permission is obtained from the owner of the pole before a banner can be placed. Banners should be prioritized near intersections or evenly distributed along the roadway.

Circulation and Infrastructure

Streets

Map #12 shows pavement conditions throughout Valley Park. Based on these conditions and other factors, City of Topeka engineering staff have recommended patching, mill and overlay, and reconstruction for several streets within the neighborhood. Streets that run through or adjacent to the target areas should receive priority, with any additional funds spilling over to the areas of highest need. There are a significant number of road segments that fall in the 100 year floodplain or floodway. Where possible, these areas should focus bringing the pavement up to a fair or greater rating.

Reconstruction/Repaving

SW Macvicar Avenue - This north/south running street was identified in the Valley Park SORT Application as a potential project. This segment of road consists of poor and fair pavement conditions, but this does not account for the several full depth patches that area also needed on SW Macvicar.

SW Wayne Avenue – This north/south running street was identified for reconstruction by city engineers. Generally, this segment consists of poor pavement and is recommended for complete reconstruction.

SW 24th Street – From SW Wayne Avenue to SW Washburn Avenue, the pavement conditions vary between fair to very poor. While reconstruction of this full segment is not financially feasible, specific sections, like the one between SW Boswell Court and SW College Avenue should be prioritized for reconstruction.

SW Plass Avenue – This north/south segment from SW 21st Street to SW 22nd Park needs multiple full depth patches and has a pavement score of poor.

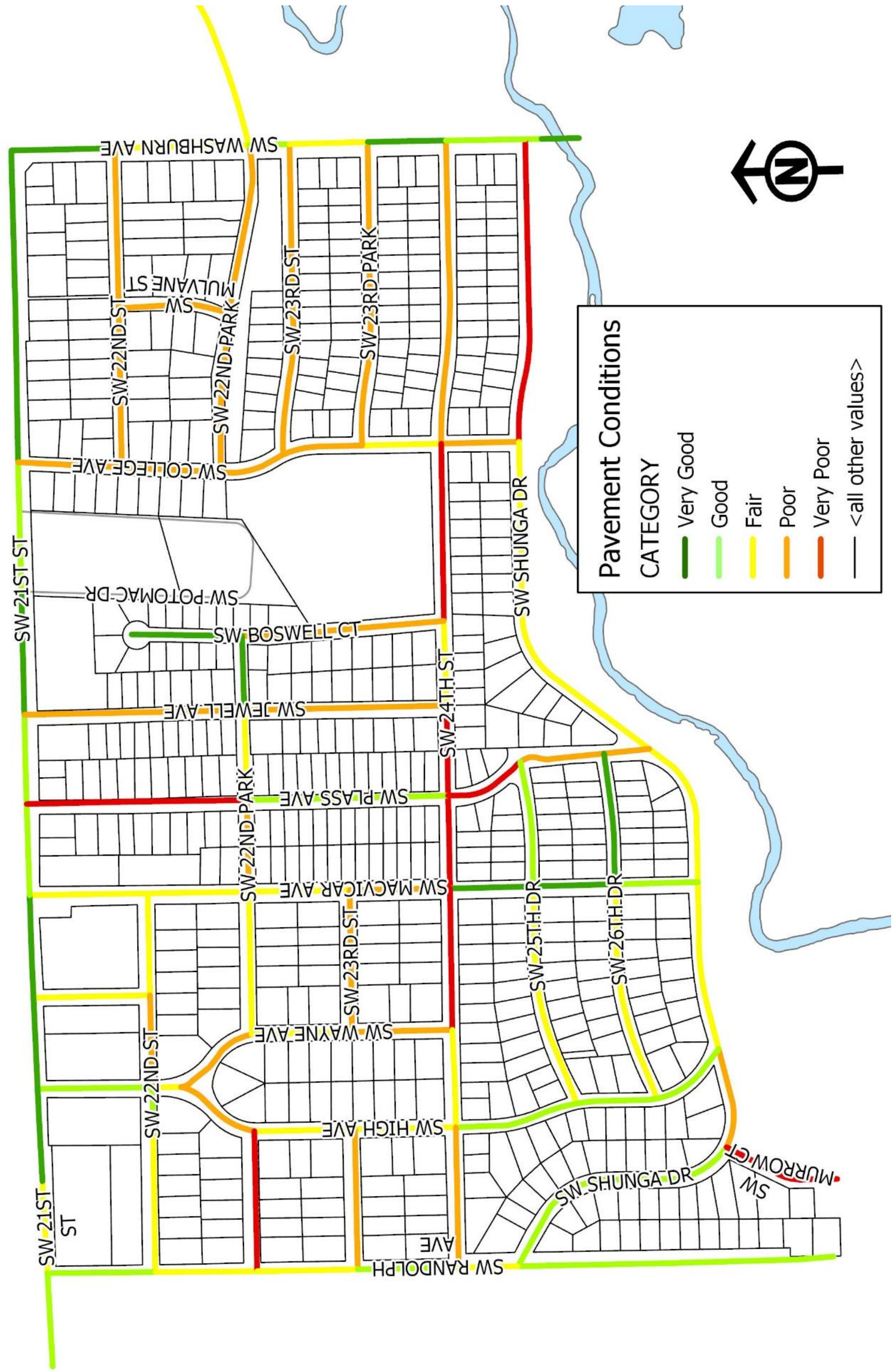
Mill and Overlay and Sealing

Utilizing the ratings found on map number 12, any segment of roadway that scored as poor or very poor is a candidate for either a mill and overlay or sealing. The decision to utilize and mill and overlay as opposed to sealing the surface will likely be determined by the pavements material (i.e. asphalt, concrete).

Patching

Patching can be utilized to return a larger segment of pavement to a fair condition, while treating a much smaller area of pavement. Patching should be considered as a cost saving measure that if funds need to be stretched address other infrastructure needs.

Map 12 Pavement Conditions



Multi-modal Transportation

Planning for People Not Cars

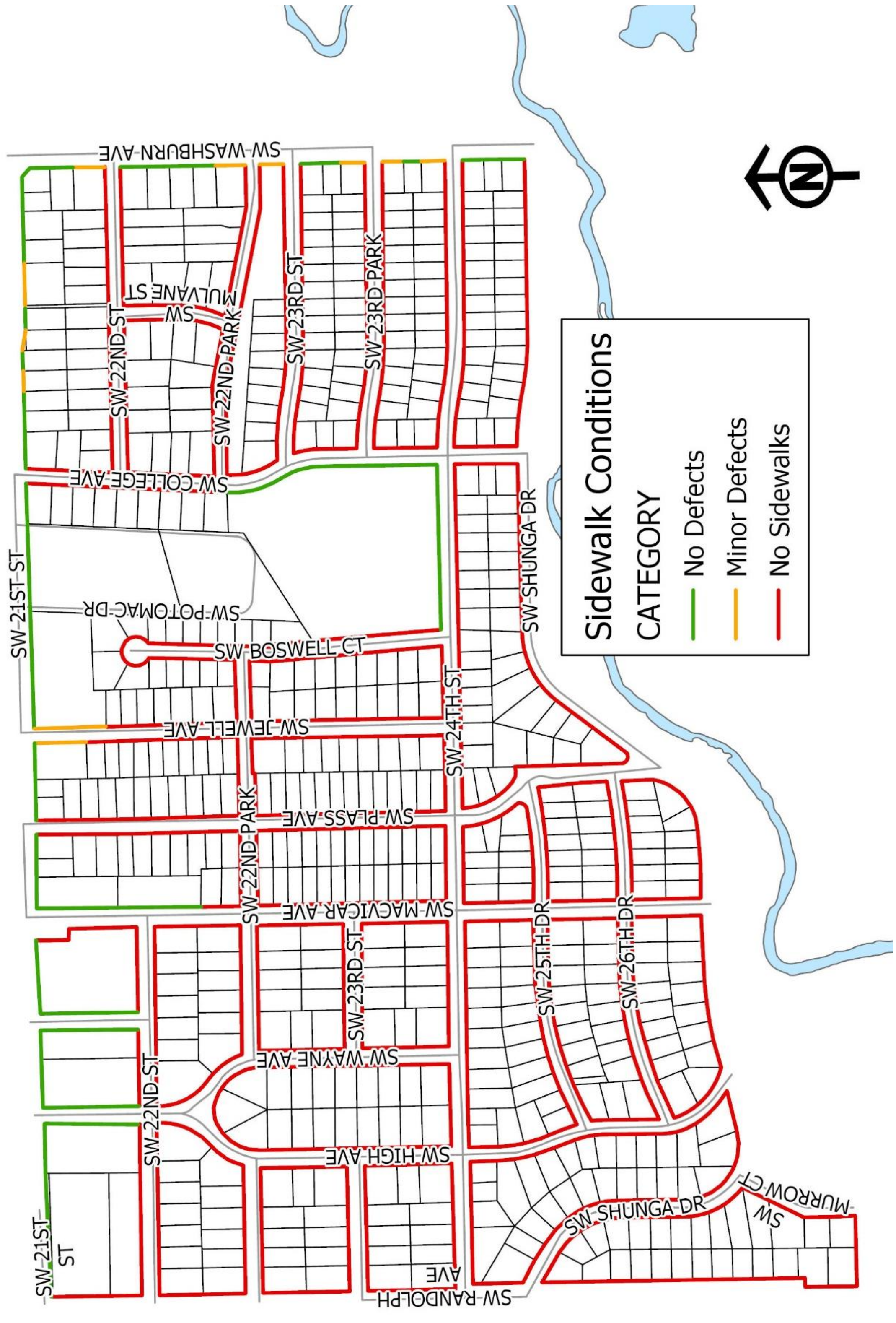
Looking at Valley Park from a public health standpoint, it is important to ensure that planning for pedestrian improvements occurs alongside planning for vehicle infrastructure. It is likely that not everyone within Valley Park has access to a vehicle, or they choose to use alternative modes of transportation. This leads to residents relying on walking, biking, or other forms of public transportation. The following section includes infrastructure recommendations to create a walkable, bikeable neighborhood that promotes the goals of the Topeka Bikeways Master Plan and Topeka Pedestrian Plan.

Sidewalks

Improving sidewalks is crucial for any neighborhood. Complete sidewalk infrastructure is something people take for granted, but is essential for neighborhood connectivity, safety, and a necessity to improve access for those without cars.

Besides the periphery of the neighborhood, much of Valley Park lacks sidewalks. Sidewalk infrastructure should focus on new infill of sidewalk that help provide access to Stout elementary, the commercial node, Shunga Trail, and the existing sidewalks along SW 21st Street and SW Washburn Avenue.

Map 13 Sidewalk Conditions



Bike and Bus Routes

Map #14 shows current and future bike routes as well as current bus routes through the Valley Park Neighborhood.

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.

Bike Route 2: Randolph Bikeway

Major north-south route, using shared lanes on Randolph Street, and including a path connection on the edge of the KNI campus to the Shunga Trail. Continues south along existing trail spur to 29th Street, with a crossing at that point.

Bike Route 21: College Bikeway

North-south central city route, using on-street routes including College Avenue, internal streets through Washburn University, and College Avenue to the trail.

Shunga Trail

Topeka's premier trail, with end points at Rice Road to the east and Arrowhead Road to the west. The trail features a 10 foot wide shared use path to accommodate, walkers, runners, and bikers.

Bus Route 7: Washburn Avenue

This route connects the Quincy Street Station to Walmart South and TARC. This route begins along 8th Avenue then turns south onto Washburn Avenue before transitioning to Topeka Boulevard (south) via SW 29th Street.

Route 7 Bus Stops in Valley Park

Outbound:
- Washburn at 21st
- Washburn at 24th

Inbound:
- Washburn at 21st
- Washburn at 24th

Bus Route 21: 21st Street

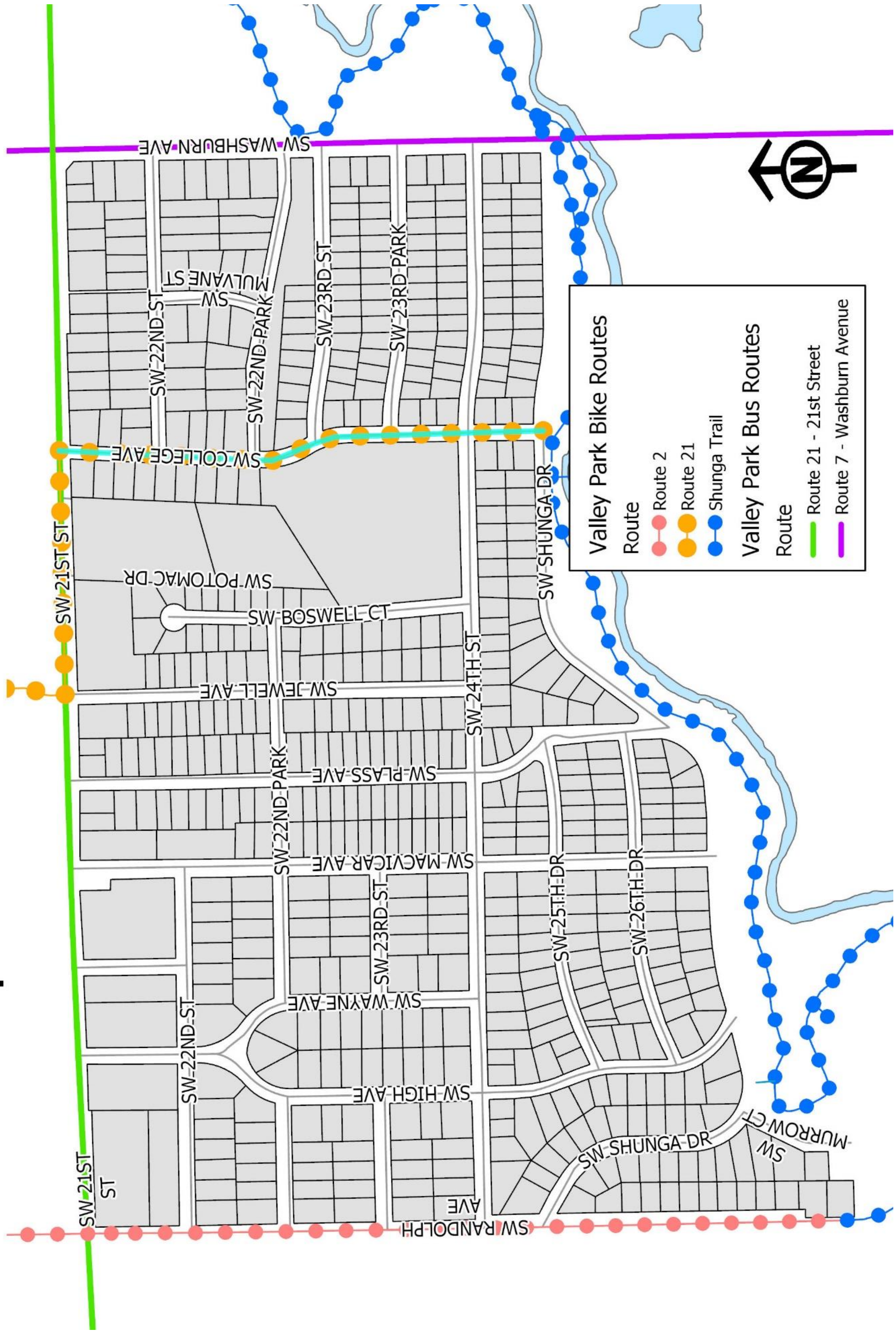
This route connects the Quincy Street Station to the West Ridge Mall. This route begins heading south on Monroe Street before taking SW 17th Street to Kansas Avenue, where the route runs east-west.

Route 21 Bus Stops in Valley Park

Outbound:
- 21st at Washburn (WB)
- 21st at Potomac (WB)
- 21st at Macvicar (WB)
- 21st at High (WB)
- 21st at Randolph (WB)

Inbound:
- 21st at Randolph (EB)
- 21st at High (EB)
- 21st at Macvicar (EB)
- 21st at Potomac (EB)
- 21st at Washburn (EB)

Map 14 Bus and Bike Routes



Parks and Open Space

Shunga Trail

Owned and maintained by Shawnee County, the Shunga Trail, a 7.63 mile long bicycle and pedestrian-friendly path, runs the entirety of Valley Park. Though bikes, skateboards, and rollerblades are welcome, walkers have the right-of way on the trail.

The trail begins at the southwest of the neighborhood near McDonald Field and SW Shunga Drive. The trail follows the southern boundary of the neighborhood and features playground equipment, benches, and provides access to the Knollwood Neighborhood and Quinton Heights Steele Neighborhood.

Adopt-A-Park

Adopt-a-park programs are a good way neighborhoods, schools, local 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” and publicity of sponsoring a community resource. The neighborhood should work with the Shawnee County Parks and Recreation Department and other neighborhood groups to potentially adopt segments of the Shunga Trail and adjacent park space.

Community Gardens

Community gardens provide an opportunity not only to utilize vacant parcels, but increases access to locally grown healthy foods. These gardens are allowed on privately owned vacant land and can help foster community spirit. The neighborhood can work with Topeka Common Ground, an all-volunteer organization that coordinates community garden resources, to assess the feasibility of a community garden in Valley Park.

CHAPTER 6

Implementation

Implementation

After completing the planning process, action and implementation are essential. Subsequent to 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 place 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

Meeting with the Valley Park NIA and Steering Committee identified actions for implementing specific strategies. Throughout the planning process, the Steering Committee selected projects for implementation.

SORT Infrastructure Projects:

Valley Park infrastructure projects were focused primarily on improving pavement conditions within the neighborhood. Projects were prioritized based upon the location within the primary, secondary, and tertiary target areas. Ten of the thirteen projects outlined in the tables below are located within the target areas with the remaining three target areas focused on improvements around Stout Elementary.

Housing:

HUD funds will allow residents to apply for and receive funds to rehabilitate single family housing within the neighborhood. City of Topeka staff will begin to reach out to properties within the three identified target areas, with funds being allocated by target area prioritization. If housing rehabilitation funds are not fully utilized SORT funds could be utilized towards a new-build project coordinated by Cornerstone or Habitat for Humanity.

Non-SORT Potential Projects:

These projects are not included in the SORT funding, but should be pursued through other City programs or sources to continue improving the livability of the neighborhood.

Sidewalks – As noted much of the neighborhood lacks sidewalk infrastructure and widespread installation of sidewalks was not prioritized by the SORT Planning Committee. As additional funding sources become available, sidewalk infrastructure should be considered by NIA leadership to enhance pedestrian movement throughout the neighborhood.

Curb and Gutter – There were segments of curb and gutter found in the neighborhood that are cracked and in need of repair or replacement. These segments plus the older style of curb and gutter found within the neighborhood can be replaced to improve the aesthetic of the neighborhood and ensure Stormwater is draining as intended.

Stormwater Inlets – Some of the Stormwater inlets in the neighborhood are considered type II, which are prone to build up of debris, limiting the free flow of water into the stormwater system. While these improvements may not prevent flooding at these inlets during major flood events, it can help ensure smaller rain events are handled appropriately and enhance the appearance of the neighborhood.

Tables:

The tables below show the estimated cost and timing of infrastructure projects for the proposed target areas, as well as other infrastructure recommendations of the plan. By combing several major actions within a concentrated area of a neighborhood, SORT dollars have a larger impact. It is intended that all three target areas will be worked on throughout the stages of implementation, with some remaining projects outside of the target areas receiving funding.

Important Note: The priorities and cost 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, labor, and project design 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 funds in the following tables represent subsides from the City Consolidated Plan funding (CDBG/HOME) and are intended to leverage private dollars. Costs for infrastructure reflect City of Topeka capital costs from sources typically found within the City's Capital Improvement Program (CIP), unless otherwise indicated.

Table 8 SORT Infrastructure Projects						
Project #	**Street**	**From**	**To**	**Improvement**	**Cost + Contingency**	**Target Area**
1	24th	SW Randolph	SW High	Mill and Overlay	$ 26,042	West
2	Wayne	22nd St	24th St	New Roadway	$ 361,931	West
3	Macvicar	22nd St	24th	New Roadway	$ 412,467	West & Central
4	24th	SW Jewell	SW Macvicar	Bad Pavement Conditions	$ 311,458	West & Central
6	22nd Park	SW MacVicar	SW Plass	Seal &	$ 5,642	Central
6	22nd Park	SW MacVicar	SW Plass	Full Depth Patch	$ 62,500	Central
7	Plass	21st	22nd Park	Mill & Overlay	$ 38,594	Central
7	Plass	21st	22nd Park	Full Depth Patch	$ 62,500	Central
8	Jewell	21st	22nd Park	Mill & Overlay	$ 36,000	Cenral
9	22nd Park	SW Washburn	SW College	Seal (Microsurfacing)	$ 19,097	East
10	22nd St	SW Washburn	SW College	Seal (Microsurfacing)	$ 19,097	East
11	College	22nd Park	21st St	Sidewalk West	$ 35,000	East
18	College	Shunga	24th St	Sidewalk West	$ 11,000	N/A
19	Shunga and College			Pedestrian Table	$ 20,000	N/A
15	24th	Boswell	College	Bad Pavement Conditions	$ 277,917	N/A
				Project Total	**$ 1,699,244**	

Map 15 Infrastructure Projects

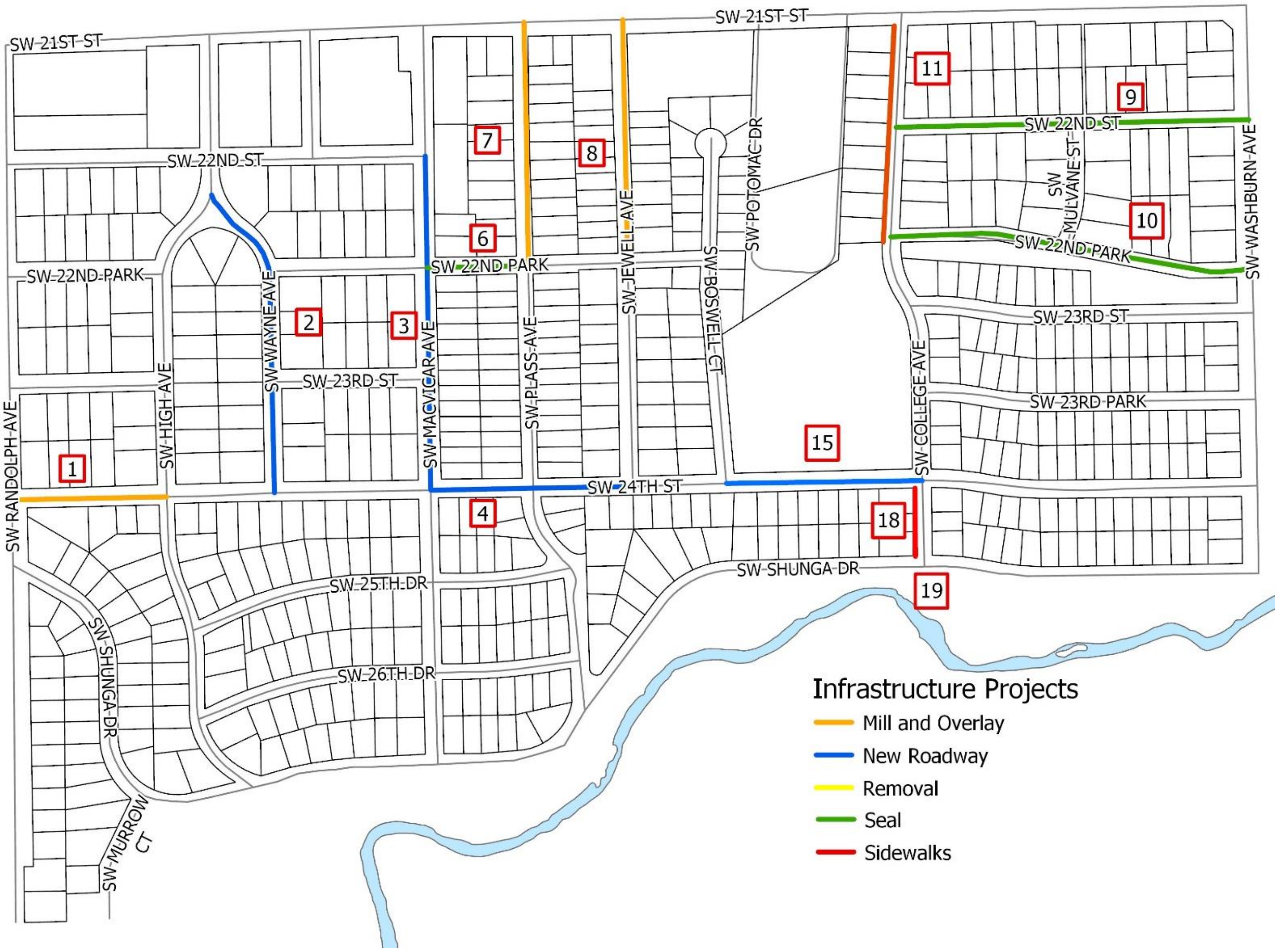
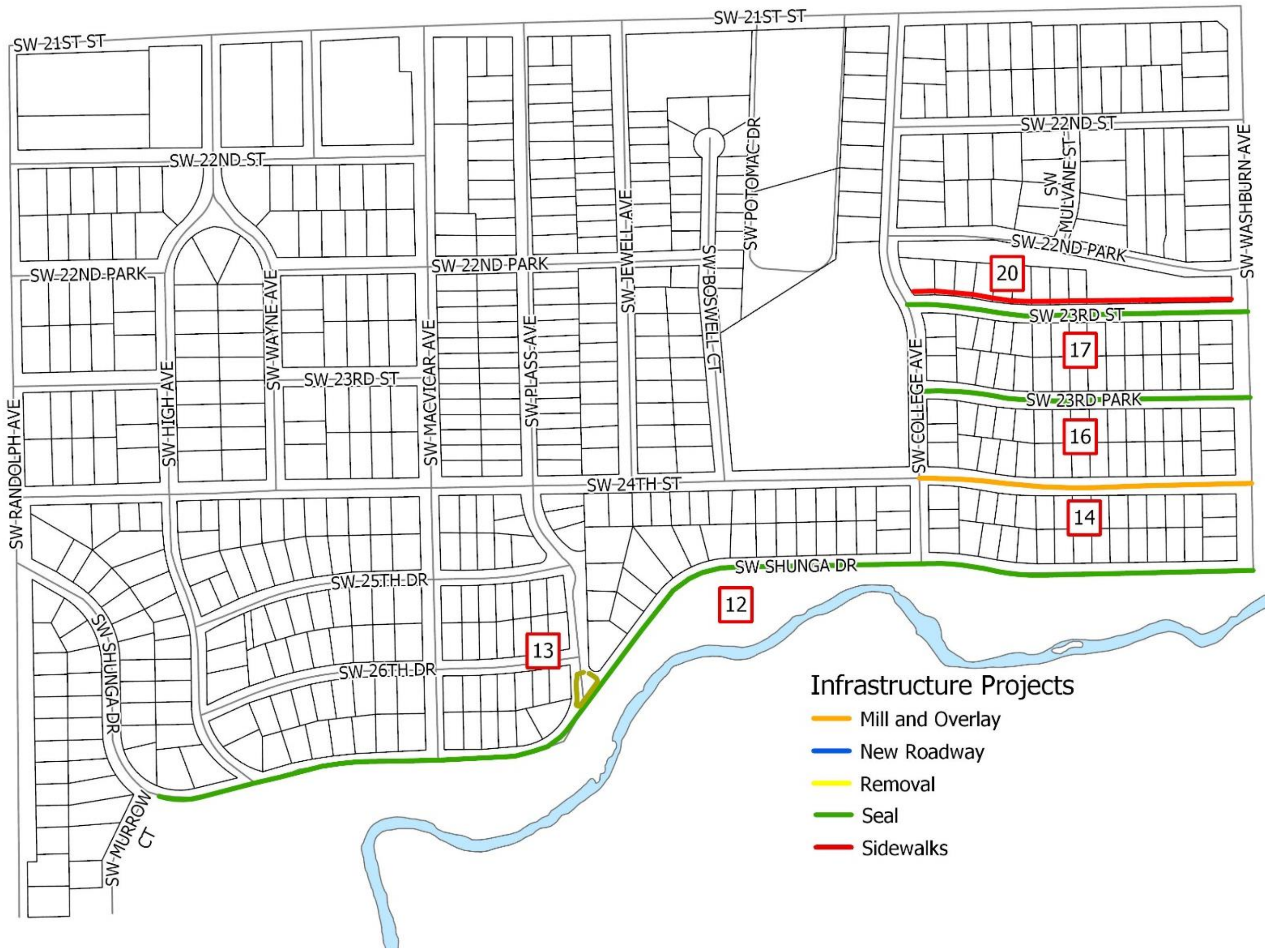


Table 9 Unfunded Neighborhoodwide Projects						
Project #	**Street**	**From**	**To**	**Improvement**	**Cost + Contingency**	**Target Area**
12	Shunga Dr	Shunga Dr	SW High	Seal (Microsurfacing)	$ 6,250	N/A
12	Shunga Dr	SW High	SW MacVicar	Seal (Microsurfacing)	$ 10,434	N/A
12	Shunga Dr	SW MacVicar	SW Plass	Seal (Microsurfacing)	$ 9,340	N/A
12	Shunga Dr	SW Plass	SW College	Seal (Microsurfacing)	$ 27,083	N/A
12	Shunga Dr	SW Plass	SW College	Potential Full Depth Patch	$ 50,000	N/A
12	Shunga Dr	SW College	SW Washburn	Seal (Microsurfacing)	$ 22,500	N/A
13	Shunga Dr	Pork Chop Island @SW Plass		Removal	$ 12,083	N/A
13	Shunga Dr	Pork Chop Island @SW Plass		Needed Street treatment	$ 12,083	N/A
14	24th	SW Washburn	SW College	Mill and Overlay	$ 64,063	N/A
16	23rd park	SW Washburn	SW College	Seal and	$ 17,188	N/A
16				Roadway Damage	$ 50,000	N/A
17	23rd St	SW Washburn	SW College	Seal (Microsurfacing)	$ 17,708	N/A
20	23rd St	Washburn	College	Sidewalk South	$ 51,750	N/A
21	Inlet Replacement throughout Neighborhood				$ 200,000	N/A
22	Curb and Gutter Replacement throughout Neighborhood				$ 100,000	N/A
23	Sidewalk Installation throughout Neighborhood				500,000	N/A
				Project Costs	**$ 1,150,483**	

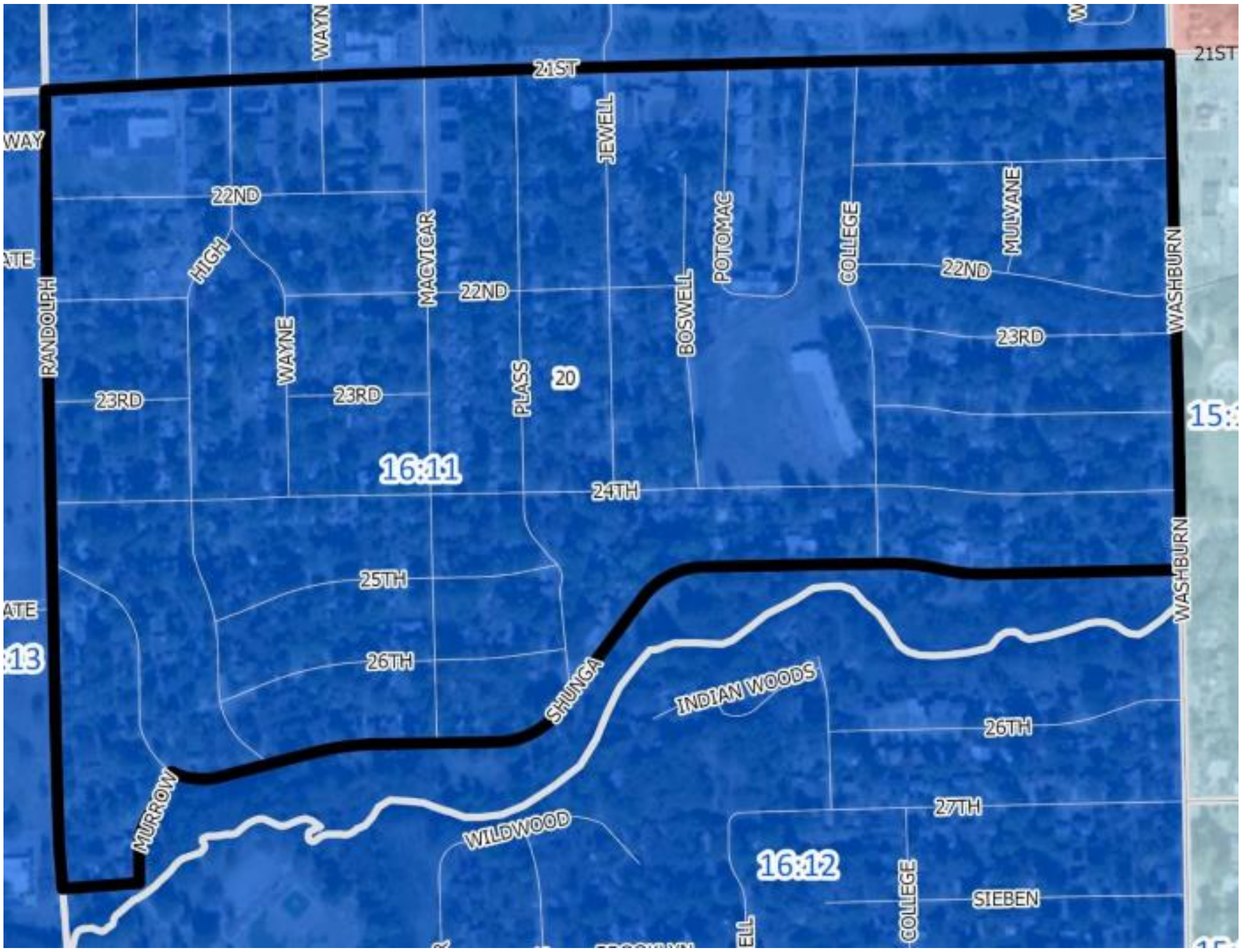
Map 16 Unfunded Neighborhood Wide Projects



CHAPTER 7

Appendix

Appendix A: Neighborhood Health Data



VALLEY PARK

Vital Signs	Block Group (Pop. 2019)	2000	2003	2007	2011	2014	2017	2020
1) % Persons Below Poverty	16:11 (1,613)	7%	13%	13%	20%	29%	13%	8%
2) Public Safety (Part 1 Crimes per 100 People)	16:11	(At Risk)	10	10	12	8	10	8
3) Average Residential Property Values	16:11	$55,430	$61,060	$79,620	$81,705	$79,032	$78,501	$80,689
4) Single Family Home Ownership	16:11	64%	75%	70%	64%	60%	56%	54%
5) Boarded Houses/Unsafe Structures	16:11	0	0	0	0	0	0.49	0.34
6) Neighborhood Health Composite (Rating)	16:11	3.2	3.6	3.6	3.2	3.2	3.2	3.4

1) Block Groups identified in Table 1 above represent 2000 & 2010 Census boundaries. Multiple Census Block Group data from the **2000 Neighborhood Health Map** (1990 Block Groups) are averaged in the Table to maintain simplicity. Refer to the Appendix of the Neighborhood Element for a complete breakdown of Block Groups by NIA.

2) Vital Signs are recorded by Census Block Group and do not necessarily conform to recognized neighborhood boundaries.

Appendix B: Kickoff Meeting Summary

During the March 2021 Valley Park Kickoff Meeting three guiding questions were asked:

- What is one thing you would fix or change about Valley Park?
- What is one thing you want to preserve about Valley Park?
- Where do you see the neighborhood in 15 years?

The following section will outline the answers provided by residents at the Kickoff meeting.

What is one thing you want to preserve about Valley Park? (Strength)

- Like the atmosphere of the neighborhood; peaceful
- Large Trees
- Neighborhood Public School (Stout Elementary)
- Architecture - Classic Mid Century Modern
- Style is appealing – preserve the exterior of homes (two people mentioned)
- Material used in housing – interior flood plans – details
- Character of housing
- Shunga Trail
- Residential Feel
- Low Crime
- Family Friendly

What is one thing you would fix or change about Valley Park? (Weaknesses)

- Public nuisances within existing housing
- Code compliance issues; need greater enforcement
- Excess vehicles parked in yards
- Need for property maintenance
- Storm water collects when it rains
- Home maintenance
- Storm drainage along SW 22nd Park; Landscaping needs; who maintains?
- Interest in NRP
- Plass and Shunga Intersection
- Signage issues; intersection control is needed
- Lack of trail access
- Curb and gutters do not allow for drainage

How do you see Valley Park in 15 years? (Opportunity)

- Get groups together to lift up the neighborhood – painting homes – homes numbered
- Build NIA capacity for internal programs
- Continued work with Citizens Advisory Council for clean-up in all NIA neighborhoods
- Neighbors helping neighbors
- Working with CAC Housing Committee – AHRC
- Shunga drive become safer - speed limits
- 3-D Speed bumps

Appendix C: Housing and Infrastructure Surveys

Criteria used to evaluate **housing** structural defects

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

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

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

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

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

- Holes, open cracks, rotted or missing material in foundations, walls, roofing, porches, columns, etc.
- Sagging or leaning of any portion of house indicating insufficient load bearing capacity: foundation, walls, porches, chimneys.

- Defective conditions caused by storms, fires, floods or land settlements.
- Inadequate or poor quality material used in permanent construction.
- Inadequate conversion for use involved.
- Major deteriorated or dilapidated out building or garage.
- Evidence of a lack of, or inadequate indoor plumbing such as no roof vents.

Category	**Definition**		
Building/Properties	Minor Defects	Intermediate Defects	Major Defects
Sound (3 points)	<5	1	0
Fair (2 points)	0 1 2	2 2 2	0 0 0
Deteriorating (1 point)	Any 3 Any Any	Any 2 3 >2	<5 0 0 0
Dilapidated (0 points)	Any	Any	5+

<u>BLOCKS</u>

SOUND	Average 3.0 – 2.71 points per block
MINOR DETERIORATION	Average 2.7 – 2.41 points per block
INTERMEDIATE DETERIORATION	Average 2.4 – 2.01points per block
SIGNIFICANT DETERIORATION	Average less than 2.0 points per block

Criteria used to evaluate **infrastructure** defects

SIDEWALKS:

3= No defects 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- 2.71 - 3

Minor repairs/maintenance issues- 2.41 – 2.70

Intermediate repairs- 2.00 – 2.40

Major repairs/total construction or replacement- < 2.00

Appendix D: Flood Resources

1. FEMA National Flood Hazard Layer | FEMA.gov

   Allows you to view the most up to date floodplain layers as well as any proposed changes to the floodplain.

2. FEMA Flood Insurance Advocate Flood Insurance Advocate | FEMA.gov

   The Office of the Flood Insurance Advocate (OFIA) advocates for the fair treatment of policyholders and property owners by:

   - *Providing education and guidance on all aspects of the National Flood Insurance Program (NFIP)*
   - *Identifying trends affecting the public*
   - *Making recommendations for NFIP improvements to FEMA leadership*

3. National Flood Insurance Program FloodSmart | The National Flood Insurance Program

   Provides a one stop shop buying renewing and understanding flood insurance and a tool to find a flood insurance provider. FloodSmart | Flood Insurance Provider View

4. National Flood Insurance Program FloodSmart | What Are The Types of Flood Insurance?

   Describes the types of flood insurance policies and provides a list of insurance providers the NFIP has partnered with by State. Kansas currently has 22 listed providers with phone numbers provided below.

Find a flood insurance provider

Take the first step to protect the life you've built. Use the tool below to find participating insurance providers in your state or territory.

Select State/Territory

Kansas - KS

Items per page

10

Showing 1 - 10 of 22

Name	Phone Number
Allstate Insurance Company	(800) 527-2634
American Family Mutual Ins. Co	(800) 692-6326
American Nat. Prop. & Casualty	(417) 887-4990
American Strategic Ins. Corp.	(866) 274-8765
Assurant, Dba: Ame. Bankers	(800) 423-4403
Auto Owners Insurance Co.	(517) 323-1200
Farmers Insurance Group	(866) 865-2965
Hartford Fire Insurance Co.	(860) 547-7440
Hartford Underwriters Ins. Co.	(800) 296-7542
Liberty Mutual Fire Ins. Co.	(800) 290-8711

1 2 3 » Last »

Name	Phone Number
Metropolitan Prop. & Cas. Ins.	(877) 638-0022
National General Insurance Co	(800) 462-2123
NFIP Direct Servicing Agent	(800) 638-6620
NGM Insurance Company	(603) 352-4000
Occidental Fire & Casualty	(800) 780-8423
Philadelphia Indemnity Ins. Co	(877) 672-7945 ext. 8295
Privilege Underwriters	(888) 813-7873
QBE Insurance Corporation	(877) 372-3996
Selective Ins. Co. Of America	(877) 348-0552
USAA General Indemnity Company	(210) 531-USAA (8722)

Name	Phone Number
Westfield Insurance Company	(800) 243-0210
Wright National Flood Ins. Co.	(866) 373-5663

Building Materials

1. FEMA Flood Damage Resistant Materials Requirements fema_tb_2_flood_damage-resistant_materials_requirements.pdf

   While interior rehabilitation of properties does not require flood mitigation techniques the materials outlined in FEMA material requirements can be a guide to having a more flood resilient property.

2. LSU Ag Center Floodproofing Improvements for Walls and Floors (lsuagcenter.com)

   While not specific to the Topeka region, some of the elements outlined on the webpage can be utilized in flood-prone areas along the Shunga Creek.

CITY OF
TOPEKA
Planning Division
620 SE Madison, Unit 11
Topeka, KS 66607
Dan Warner, AICP, Division Director
Tel: 785-368-3728
www.topeka.org

MEMORANDUM

To: **Topeka Planning Commission**

From: **Dan Warner, AICP, Planning Division Director**

Date: **September 20, 2021**

RE: **Valley Park Neighborhood Plan**

Background

- The Valley Park NIA was awarded the 2021 SORT (Stages of Resources Targeting).
- This is a two-part process with neighborhood planning occurring in 2021 and implementation occurring in 2022 – 2023. The planning stage is coming to completion and is being presented as an update to the Valley Park Neighborhood Plan process.
- The NIA has been working with Planning staff since March 25, 2021 to develop a new neighborhood plan.
- The Plan reflects the targeted approach associated with the SORT process. The most "in-need" areas located outside of the floodplain have been identified for targeting both housing and infrastructure resources.

Process

- Staff notified all property owners in the planning area and held a kickoff meeting on March 25, 2021 to present a "current conditions" analysis.
- Steering committee meetings and sub-committee meetings were held digitally from April to July for more in-depth evaluation of the Plan topics. Major focus areas include Goals and Guiding Principles, Land Use, Revitalization Themes, Neighborhood-Wide Strategies, and Implementation.
- An additional survey and GIS Storymap were utilized prior to the initial public meeting to garner larger public input and invite members of the community to become involved.
- All renters, landlords, and homeowners in the Valley Park neighborhood were mailed a notice advertising the final neighborhood meeting on September 8th, 2021.
- The draft plan was presented with discussion so as to gain feedback and input from the neighborhood.
- Staff incorporated feedback into the final Valley Park Neighborhood Plan document. The draft plan is available online: https://cot-wp-uploads.s3.amazonaws.com/wp-content/uploads/planning/CPA21-01ValleyParkNHoodPlan/ValleyParkNHoodPlan2021.pdf

Current Neighborhood Conditions

- The neighborhood, for the first time since 2007, returned to a “Healthy” health rating. Since 2000, the Valley Park Neighborhood has consistently received an “Out Patient” or “Healthy” designation.
- The neighborhood plan boundaries are SW 21st Street, SW Randolph Avenue, SW Shunga Drive, and SW Washburn Avenue.
- 68% of all housing units are single-family or two-family, of which 54% are owner occupied.
- Infrastructure needs include replacement of pavement, curb and gutter, and sidewalks with ADA compliant ramps.

Notable Findings

- The Valley Park Neighborhood developed during the growth period following WWII, with the neighborhood being fully built-out by 1959.
- There has been little to no new development in the last 60 years with the neighborhood retaining much of its original character.
- Due to the Shunganunga Creek, nearly two thirds of the parcels within the neighborhood are impacted by the 100 year floodplain or regulatory floodway. There have been multiple flood events in the history of the neighborhood, which have led to damage of properties.
- Target areas are located north of SW 24th Street, to avoid the 100 year floodplain and regulatory floodway and ensure housing dollars can be spent in target areas.
- Pavement improvements are a priority for the neighborhood.

Staff Recommendation: Staff recommends the Planning Commission:

1) Conduct a public hearing on the Plan for action on September 20, 2021.
2) Recommend approval to the Governing Body as an element of the City’s Comprehensive Plan.

CITY OF TOPEKA

TOPEKA PLANNING COMMISSION

Monday, September 20, 2021

Zoom Videoconference

CASE MINUTES

Members present:	Marc Fried (Acting Chair), Corey Dehn, Wiley Kannarr, Jim Kaup, Ariane Messina, Katrina Ringler, Matt Werner (7)
Members Absent:	Brian Armstrong, Del-Metrius Herron (2)
Staff Present:	Bill Fiander, Planning & Development Director; Dan Warner, Planning; Mike Hall, Current Planning Manager; Bryson Risley, Planner; Kris Wagers, Administrative Officer; Mary Feighny, Legal

Public Hearing of CPA 21/01 by the City of Topeka requesting to amend the text and map of the City of Topeka's Comprehensive Plan creating the Valley Park Neighborhood Plan. The area affected by the amendment is bounded by SW 21st Street to the north, SW Randolph Avenue to the west, SW Washburn Avenue to the east, and SW Shunga Drive to the south.

Mr. Fried called the case and Mr. Risley presented staff's report and PowerPoint presentation. Staff's recommendation is for approval as an element of the City's Comprehensive Plan. If approved by the Governing Body, staff expects project design and implementation in 2022 and 2023.

With no questions from commissioners, Mr. Fried declared the **public hearing open**.

Susan McClacherty, president of Valley Park NIA, was logged in and spoke. Ms. McClacherty said she thought that a great job was done on the plan and hopes it will be approved.

With nobody else logged in to speak, Mr. Fried declared the **public hearing closed.**

Motion by Ms. Ringler to recommend approval to the Governing Body as an element of the City's Comprehensive Plan; **Second** by Mr. Kaup. **APPROVED** 7/0/0

CITY OF TOPEKA

TOPEKA PLANNING COMMISSION

Monday, August 16, 2021

Zoom Videoconference

CASE MINUTES

Members present:	Brian Armstrong (Chair), Corey Dehn, Marc Fried, Del-Metrius Herron, Wiley Kannarr, Ariane Messina, Matt Werner (7)
Members Absent:	Jim Kaup, Katrina Ringler (2)
Staff Present:	Bill Fiander, Planning & Development Director; Dan Warner, Planning; Mike Hall, Current Planning Manager; Bryson Risley, Planner; Kris Wagers, Administrative Officer; Mary Feighny, Legal

Valley Park Neighborhood Plan (SORT) – Presentation

Mr. Risley presented information and took questions about the 2021 SORT project: Valley Park Neighborhood Plan. Questions from commissioners included the focus of improvements, the impact of flood insurance requirements on homeowners, and the possibility of adding more sidewalks. Mr. Fried noted that the addition of sidewalks, especially around the elementary school, could potentially draw in younger families. Mr. Risley explained that staff is encouraging the addition of sidewalks but the focus of the neighbors is more on pavement improvements. Neighbor concerns regarding sidewalks include future upkeep and Mr. Risley noted that the neighborhood is an aging one.

City of Topeka

Council Action Form

Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
October 19, 2021

DATE:	**October 19, 2021**		
CONTACT PERSON:	**Brent Trout, City Manager**	**DOCUMENT #:**	
SECOND PARTY/SUBJECT:	**American Rescue Plan Act (ARPA) Funding Project List**	**PROJECT #:**	
CATEGORY/SUBCATEGORY	**006 Communication / 005 Other**		
CIP PROJECT:	**No**		
ACTION OF COUNCIL:	**Presentation 08-10-21. Discussion 10-05-21. Establish Work Session Date 10-12-21.**	**JOURNAL #:**	
		PAGE #:	

DOCUMENT DESCRIPTION:

DISCUSSION regarding the allocation of American Rescue Plan Act (ARPA) funds for the City of Topeka.

(Discussions will continue through the months of October, November and December 2021 to gather additional input on the project list for allocation of ARPA funds to be approved by the Governing Body.)

VOTING REQUIREMENTS:

Discussion only. No action is required by the Governing Body.

POLICY ISSUE:

The City of Topeka will receive $45,676,831 in total of ARPA funding in two tranches. The City has received $22,838,415.50 in funding with the second distribution in 2022. Cities have until December 31, 2024, to obligate the money and until December 2026 to spend any obligated money.

STAFF RECOMMENDATION:

Staff is seeking additional input with the intent to present a final project list for approval by the Governing Body.

BACKGROUND:

The City of Topeka will receive $45,676,831 in total of ARPA funding in two tranches. The City has received $22,838,415.50 in funding with the second distribution in 2022.

ARPA funding can be used to respond to Public Health Emergencies, Negative Economic Impacts, Revenue Loss, Premium Pay to Essential Workers, Water, Sewer and Broadband Infrastructure projects.

The City Manager reviewed the preliminary project funding list with Governing Body members during one on one meetings in August 2021. A proposed project list, based on the feedback received from the one on one meetings was presented to the Governing Body on October 5, 2021. Discussion will continue through the months of October, November and December 2021 to gather additional input from the Governing Body and public with the intent to present a final project list for approval by the Governing Body.

BUDGETARY IMPACT:

Budgetary impact will be based on the final project list approved by the Governing Body.

SOURCE OF FUNDING:

Federal American Rescue Plan Act

ATTACHMENTS:

Description

ARPA Funding Project List (Draft) - October 14, 2021

City of Topeka *DRAFT* ARPA Funding Project List (as of October 14, 2021)

			Draft List of Projects
Project Title	**Funding Amount**	**Category**	**Short Description**
COVID Basic Needs Assistance	$291,831	1	Provide Individual Assistance grants for Rent, Mortgage, Utilities
Water Infrastructure Repairs	$350,000	1	Reimburse funds spent from JEDO on grants to small businesses effected by COVID
MAP program	$500,000	1	Homeless assistance for adults 2 years of funding including the Wheels of Change Program
Jobs Training Program	$500,000	1	Training support with Washburn Tech estimate and provide childcare during school time
Math Crisis Center Salvation Army	$10,000		Math Crisis Center at Salvation Army to assist students with school work
Impact Avenues	$720,000	1	Homeless assistance for children and their families, two years of funding
Broadband Digital Literacy Program	$200,000	1	Provide assistance for computer literacy program
SAVE Program	$90,000	1	Violence Intervention program three years of funding
Co-Responder Program	$1,500,000	1	Creation of a Co-Responder Program to assist with health and welfare of residents
Transient Guest Tax Lost Revenue	$600,000	1	Replace lost revenue to agencies that receive TGT funding per same funding percentages(Topeka Zoo $78,571, $157,143 1% attractions minus EK museum, $64,286 Sunflower Soccer, VTI $300,000
NOTO Tourism loss	$30,000	1	Loss in tourism to the arts district
TPAC	$2,000,000	1	For lost revenue and capital improvements to facility
Property Maintenance Program like FHLB program	$250,000	1	Repair homes that have property maintenance code violations
Demolition of Van Buren School for Aff. Housing	$300,000	1	Affordable Housing Assistance in QCT estimate for demolition costs
Affordable Housing Trust Fund	$500,000	1	Contribution to do affordable housing in the QCT in the community
Land Bank Program	$500,000	1	Claim tax sale properties and renovate them for resale
SOOFA Signs for Information Kiosks	$50,000	1	Information Kiosks to provide information on available programs to assist people during the pandemic
External Audit Support for Finance Department	$50,000	1	External Audit support and expenditure tracking
Revenue Loss	$6,000,000	2	Use on a variety of governmental projects and programs(Parking Capital projects $1M, City Hall Ventilation Improvements $3.3M, Curb and Gutter Projects $500k, Blight Abatement and Mowing Crews, Additional PMD staff, Brine System, PW trucks, Internships, Cyber Security etc.)
Premium Pay for TFD and TPD	$1,500,000	3	Premium Pay for firefighters and police officers $3,000/employee
Premium Pay for Police/Fire Management, Water/Sewer, Others	$600,000		Premium Pay for Fire and Police Management, Water/Sewer and other workers that dealt with the public $1000/employee
Lead Service Line Removal	$2,000,000	4	Removal of lead Service Lines for residents, over 2,000 lead service lines that need removal and replacement(remove it funded by Infrastructure bill)
Water Infrastructure Repairs	$9,185,000	4	Replace water infrastructure to include water mains and plant repairs
Sewer Infrastructure Repairs	$6,870,000	4	Replace sewer infrastructure to include sewer mains and plant repairs
Storm Sewer Infrastructure	$9,380,000	4	Replace storm sewer infrastructure to include storm sewer mains
SCADA and Enterprise Computer System	$1,700,000	4	Managed Defense Services to protect SCADA plant operation system
Total Spending Amount	$45,676,831		

City of Topeka *DRAFT* ARPA Funding Project List (as of October 14, 2021)

			Draft List of Projects (continued)
Project Title	**Funding Amount**	**Category**	**Short Description**
Available Funding $45,676,831			
Options in the Infrastructure Category			
Water Project Sub List			
SENT Utility Project	$600,000	4	The installation of water and sewer for new subdivision
Polk/Quincy Viaduct Water Line Relocations	$1,500,000	4	This a place holder amount
Phase 2 of the 21st St Main	$2,500,000	4	Phase 2 of the 21st St Main extension from Washburn to Gage
Villa West Drive	$1,035,000	4	4600 feet of line (22 breaks)
Moundview Street	$550,000	4	1300 feet of line (6 breaks and water quality issues) Equal amount of SE Zone Improvement Program funding to create a looped system.
Montara	$1,600,000	4	7000 feet of line (16 breaks)
Hi-Crest	$1,000,000	4	Paving project coming to this area next year and want to do water lines prior to street work
S. Kansas Avenue near White Lakes	$400,000	4	
Sub Total for Water Line Work	$9,185,000		
Sanitary Sewer Project Sub List			
Sewer Main Extension	$315,000	4	Sewer Main Extension to remove homes from septic systems(1/2 the cost of Shadywood)
Sewer Main and Line Project	$1,000,000	4	Sewer Main and Service Line project to eliminate SSO's and potential issues including daisy chained service lines
Lining project Ward Creek/Roosevelt Interceptor	$4,055,000	4	Major project that needs additional funds
Polk/Quincy Sanitary Sewer Relocations	$1,500,000	4	This is a place holder amount
Sub Total for Sanitary Sewer	$6,870,000		
Storm Sewer Project Sub			
Prairie Road Stormwater Improvements	$3,700,000	4	Prairie Road Stormwater Improvements Phase 1 and 2
Polk/Quincy Storm Sewer Relocations	$2,000,000	4	This is a place holder amount
Soldier Creek Improvements	$2,000,000	4	Soldier Creek Improvements to allow for FEMA certification
23rd and Market Stormwater Improvements	$1,680,000	4	Phases 1, 2 and 3 of this project
Sub Total for Storm Water	$9,380,000		
SCADA Security Systems	$1,700,000	4	SCADA and Enterprise Computer System managed defense services
Not Funded but Eligible for Funding			
Small Business Assistance	$250,000	1	Provide Small Business Assistance Grants
YWCA Women's Shelter	$700,000	1	Assistance to run shelter for women in need from assault issues for one year/other funds to be utilized to purchase the shelter building

City of Topeka *DRAFT* ARPA Funding Project List (as of October 14, 2021)

			Draft List of Projects (continued)
Project Title	**Funding Amount**	**Category**	**Short Description**
SENT Fremont Affordable Housing	$600,000	1	Water/Sewer main installation for new sub-division (part of Water Utilities)
Transient Guest Tax Lost Revenue	$500,000	1	Original requst was for $1.1 million but I am funding at $600,000
Council District Revenue Sharing	$5,000,000	2	Revenue Loss Formula versus targeted items above 4 districts LMI $750,000 each and 5 districts $400,000 each
NOTO Assistance	$420,000	1	Projects for NOTO assistance

City of Topeka
Council Action Form
Council Chambers
214 SE 8th Street
Topeka, Kansas 66603
www.topeka.org
October 19, 2021

DATE:	**October 19, 2021**		
CONTACT PERSON:		**DOCUMENT #:**	
SECOND PARTY/SUBJECT:	**Public Comment Protocol**	**PROJECT #:**	
CATEGORY/SUBCATEGORY			
CIP PROJECT:	**No**		
ACTION OF COUNCIL:		**JOURNAL #:**	
		PAGE #:	

DOCUMENT DESCRIPTION:

PUBLIC COMMENT PROTOCOL

VOTING REQUIREMENTS:

POLICY ISSUE:

STAFF RECOMMENDATION:

BACKGROUND:

BUDGETARY IMPACT:

SOURCE OF FUNDING:

ATTACHMENTS:

Description

Zoom Meeting Protocol - Public Comment
Procedures for Addressing the Governing Body

CITY OF
TOPEKA

City Clerk
City Hall, 215 SE 7th Street, Room 166
Topeka, KS 66603
www.topeka.org

Brenda Younger, M.M.C.
785-368-3940
Email: byounger@topeka.org

Zoom Meeting Protocol
Public Comment

1) Make sure your **Zoom name, email and/or phone number** matches what was submitted to the City Clerk when you signed up for public comment. **Any misnamed or unauthorized users will not be admitted to Zoom**.

2) Please keep your **mic muted** and your **camera off** until you are called by the Mayor to give your comment.

3) If you are cut off during your comment time due to an internet connection or technical issue, you will need to submit your comments in writing to the City Clerk at cclerk@topeka.org or 215 SE 7th Street, Room 166, Topeka, KS 66603 for attachment to the minutes.

4) If you break any of the public comment rules, you will receive one warning from the Mayor. If you continue any prohibited behavior, you will be removed from the Zoom meeting room and will not be allowed to rejoin.

5) Public comment is limited to four minutes. You may receive an extension at the discretion of the Governing Body. The timer will be visible to you in the 'City of Topeka Admin' window on the Zoom app. Call-in users will hear one beep when a minute is remaining and then another beep when time has expired.

6) Please **do not share the Zoom login information** with anyone. Any unauthorized users will not be admitted to the Zoom meeting room.

PROCEDURES for Addressing the Governing Body

In accordance with Governing Body Rules, the following protocols for public comment apply.

- Each person shall state his or her name and city of residence in an audible tone for the record.

- All remarks shall be addressed to the Governing Body as a whole -- not to any individual member.

- In order to provide additional time for as many individuals as possible to address the Governing Body, each individual signed up to speak will need to complete his or her comments within four minutes.

- The following behavior will not be tolerated from any speaker:

  --Uttering fighting words
  --Slander
  --Speeches invasive of the privacy of individuals (no mention of names)
  --Unreasonably loud speech
  --Repetitious speech or debate
  --Speeches so disruptive of proceedings that the legislative process is substantially interrupted

  Any speaker who engages in this type of behavior will be warned once by the presiding office (Mayor). If the behavior continues, the speaker will be ordered to cease his or her behavior. If the speaker persists in interfering with the ability of the Governing Body to carry out its function, he or she will be removed from the Zoom meeting room.

Members of the public, Governing Body and staff are expected to treat one another with respect at all times.