



# CITY OF TOPEKA

## CITY COUNCIL COMMITTEE MEETING MINUTES

### PUBLIC INFRASTRUCTURE COMMITTEE

CITY COUNCIL  
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Date: February 18, 2025

Time: 11:00 a.m.

Location: Virtual Only

**Committee members present:** Councilmembers Sylvia Ortiz, David Banks, Neil Dobler.

**City staff present:** City Manager Robert M. Perez, Assistant City Manager Braxton Copley, Senior Attorney Brandy Roy-Bachman, Utilities Director Sylvia Davis, Planning and Development Services Director Rhiannon Friedman, Public Works Director Steve Groen Steve, Public Works Deputy Director Jason Tryon, Mark Schreiner, Travis Lathrop, Mark Bidwell, Tony Trower, Todd Workman

**Council staff present:** Councilmembers Michelle Hoferer.

#### **Call to Order**

Committee chair Ortiz called the meeting to order at 11:00 am.

#### **Election of 2025 Committee Chair**

Committee member Dobler nominated Committee member Banks to serve as the Chair for 2025. Committee member Banks accepted the nomination. Committee unanimously approved nomination the 3-0-0. Committee member Banks will serve as the 2025 Chair.

#### **Approval of January 31, 2025 Meeting Minutes**

Committee member Dobler made a motion to approve the January 31, 2025 meeting minutes. Committee member Ortiz seconded. Motion approved 3-0-0.

#### **Amendment: 2023 Bridge Maintenance Program CIP Amendment Project No. 121019.00**

Public Works Director Steve Groen provided information on the Bridge Maintenance Program. He added the scope of the work includes expansion joint replacements, concrete bridge approach replacements, and concrete roadway panel replacements. The work extends from NE 3<sup>rd</sup> and NE Branner to approximately 200 feet north of the intersection of NE Branner and NE Atchison Avenue. Groen noted that the project was on the January 31, 2025 Public Infrastructure committee meeting agenda. Due to the resolution needing a language correction it is being represented to the committee.

MOTION: Committee chair Ortiz made a motion to approve. Committee member Dobler seconded. Motion approved 3-0-0.

### **2025 Capital Improvement Projects (CIP) Projects Exceeding \$250K**

#### **Branner Street Trafficway Bridge Repairs Project No. 121019.04**

Public Works Director Steve Groen stated the project will do repairs on the Branner Street Trafficway Bridge (No. E12A), funded under the Bridge Maintenance Program. Repairs will include concrete roadway, the approach panel replacements, deck patching, and expansion joint replacements. Groen noted that the project was on the January 31, 2025 Public Infrastructure committee meeting agenda. Due to the resolution needing a language correction it is being represented to the committee.

MOTION: Committee member Ortiz made a motion to approve. Committee chair Dobler seconded. Motion approved 3-0-0.

#### **SW Topeka Blvd. 21<sup>st</sup> St. to 15<sup>th</sup> St. Project No. 701049.00 (street), 281300.05 (water)**

Public Works Director Steve Groen provided information on the project consisting of roadway reconstruction, curb and gutter replacement, sidewalk repairs/replacement and sidewalk ramps. The project will be funded through Countywide half-cent sales tax and water revenue bonds. Totaling \$7,977,060.

Committee member Dobler asked for confirmation if the project had a roadway study completed for its condition. Assistant City Manager Braxton Copley confirmed that yes there was field core study completed for the entire corridor which gave results that there was the need for full depth reconstruction and the need for storm water utilities.

Committee member Dobler questioned how the countywide half-cent sales tax funding match up to the original estimate. Copley spoke to the rampant inflation of the estimate; 2015 it was \$4,900 and the current estimate is at 9.2 million.

Assistant City Manager Braxton Copley added that in May 2025 the Joint Economic Development Organization (JEDO) finance committee will present an update where all the projects are at.

MOTION: Committee member Dobler made a motion to approve. Committee chair Ortiz seconded. Motion approved 3-0-0.

#### **SE Greenfield Ct. Project. No. 841097.11 (street)**

Public Works Director Steve Groen spoke to the project consisting of mill and overlay with full depth patching, curb/gutter replacement, sidewalk repair/replacement and sidewalk ramps. Citywide half-cent sales tax will fund at \$258,000.

MOTION: Committee member Ortiz made a motion to approve. Committee member Dobler seconded. Motion approved 3-0-0.

**SW Roosevelt St. 8<sup>th</sup> Ave. to 6<sup>th</sup> Ave. Project No. 841097.16 (street), 501105.09 (storm)**

Public Works Director Steve Groen stated the project will consist of mill and overlay including patching, curb and gutter replacement, sidewalks; funded through the Citywide Half-Cent Sales Tax. There will also be stormwater repairs completed which will be funded with Revenue Bonds and Operating Funds. The total project is a \$654,371.

MOTION: Committee member Dobler made a motion to approve. Committee chair Ortiz seconded. Motion approved 3-0-0.

**SE 6<sup>th</sup> Ave. Golden Ave. to Rice Rd. Project No. 841098.04 (street), 501106.10 (storm), 121022.01 (bridge)**

Public Works Director Steve Groen provided information on the project consisting of mill and overlay with full-depth patching, curb and gutter replacement, sidewalk repair, replacement, and ramps. He added storm sewer repairs and the Deer Creek bridge will be repaired. Total project is \$5,326,612 million.

Committee member Ortiz expressed her support for the project.

MOTION: Committee member Ortiz made a motion to approve. Committee chair Dobler seconded. Motion approved 3-0-0

**SW 21<sup>st</sup> St. & Randolph Ave. Project No. 141037.02 (traffic signal)**

Public Works Director Steve Groen spoke to the area at SW 21<sup>st</sup> Street and Randolph Avenue, the Traffic Signal Replacement Program will provide replacement of the traffic signal. The project will also include updates to sidewalks, ramps and a pedestrian signal. It will be funded through the GO Bonds totaling \$443,029.

MOTION: Committee member Ortiz made a motion to approve. Committee chair Dobler seconded. Motion approved 3-0-0.

**SE 29<sup>th</sup> St. Kansas Ave. to Adams St. Project No. 701039.00 (street), 141037.01 (traffic signal), 501081.27 (storm), 501107.02 (storm), 291129.01 (sanitary), 281250.04 (water), 121005.00 (bridge)**

Public Works Director Steve Groen provided information on the project consisting of mill and overlay, concrete panel replacements and curb replacement. There will also include a new traffic signal at Fremont, funded by the Traffic Signal Replacement Program. Funding will come from the Citywide half-cent sales tax, GO Bonds, Water/Stormwater/Wastewater funds.

Committee member Ortiz questioned the Butcher Creek bridge and if it will all be replaced and what the modifications would be. Groen confirmed the bridge will be replaced. City Engineer Mark Schreiner confirmed the replaced bridge will remain the

same due to the railroad peers, he added it will flatten out slightly by replacing the skewed frame boxes.

MOTION: Committee member Ortiz made a motion to approve. Committee chair Dobler seconded. Motion approved 3-0-0.

**NW Menninger Road: Green Hills Rd to Rochester Rd Project No. 841097.06 (street), 501105.16 (storm)**

Public Works Director Steve Groen stated the project will consist of mill and overlay with full-depth patching on NW Menninger Road from Green Hills to Rochester. There will be replacement of a reinforced concrete box and waterline relocation. He added that it will be funded through Citywide half-cent sales tax and stormwater revenue bonds and operating funds totaling \$845,000.

MOTION: Committee member Ortiz made a motion to approve. Committee chair Dobler seconded. Motion approved 3-0-0.

Council member Hoferer requests a map showing the streets of the project when they are on the Governing Body agenda. Public Works Director Steve Groen responded that Public Works would provide a map.

**Lauren's Bay**

Assistant City Manager Braxton Copley spoke to Resolution 9609 regarding the negotiation between the Public Infrastructure Committee and the Developer for terms of payment and the forgiven special assessments for the lots in the 2024 tax sale which was extended to March 31, 2025. There has been a proposal from the Developer. The proposed deal terms are subject to Public Infrastructure Committee and Council approval:

- Payment of past due special taxes at \$2.25 per square foot. Total \$525,000. Actual past due specials are \$423,000.
- Payment would go into an escrow account pending approval of the Development Agreement, Reinvestment Housing Incentive District (RHID), Community Improvement District (CID).
- Future specials would be restructured under a CID with 20 annual installments over 22 years. The net result would reduce the monthly amount to \$150 per month, from \$300.
- Subject to approval of RHID and a "but-for" financial analysis test.
- Developer intends to include land acquisition, utilities and vertical construction costs.

Committee member Dobler spoke to the proposal from the Developer and asked for clarification that the back taxes for the 16 lots would be paid back and the City of Topeka would recoup dollars from the specials if the agreement is met. Copley confirmed that is correct. Dobler also stated the future monthly specials would be reduced to a feasible monthly amount for the lots. Copley also confirmed the reduced future specials if the CID were to be approved.

Committee member Ortiz questioned what would happen if the agreement with the Developer is not met. Copley confirmed that per the resolution if the City of Topeka cannot reach an agreement with the developer by March 31, 2025, the developer will donate the 16 parcels of land in question to the city's Land Bank. Representing the Developer, Jennifer Sourk, confirmed that the term had been mutually negotiated and are agreeable, with the contingency of the RHID.

Assistant City Manager Braxton Copley confirmed the timeline to finish the development agreement as well as have the resolutions relating to the initial steps for the CID and RHID in time for the full City Council to discuss at its March 11 meeting with a final City Council vote for March 18, 2025. Committee member Ortiz added that she appreciates the work of the staff to get the agreement in front of the Council to meet the deadline. Councilmember Michelle Hoferer questioned the construction timeline. Braxton Copley stated pending approvals it could be late 2025.

Committee member Dobler asked if the Development Agreement would go before the Governing Body by the deadline. City Attorney Amanda Stanley confirmed that would happen before the deadline of March 31, 2025 then go to the Department of Commerce for state approval. Dobler continued to express his support for the agreement and feels the agreement will give the City the best of the situation. He added his appreciation to the staff for their hard work.

MOTION: Committee member Dobler made a motion to approve and move forward to the Governing Body for action. Committee member Ortiz seconded. Motion approved 3-0-0.

Committee Chair David Banks thanked the committee and staff for all the help and guidance he has received.

Adjourned 11:39 a.m.

This meeting can be viewed online at: <https://youtu.be/lkVU9d4VGy0>