



CITY OF TOPEKA

CITY COUNCIL COMMITTEE MEETING MINUTES

PUBLIC INFRASTRUCTURE COMMITTEE

CITY COUNCIL
City Hall, 215 SE 7th Street, Suite 255
Topeka, KS 66603-3914
Tel: 785-368-3710
Fax: 785-368-3958
www.topeka.org

Date: August 19, 2025

Time: 11:00 a.m.

Location: 1st Floor Conference Room; Cyrus K. Holliday Building 620 SE Madison
(*virtual attendance option also available*)

Committee members present: Councilmember Sylvia Ortiz (zoom). David Banks (Chair) and Neil Dobler.

Council member present: Councilmember Michelle Hoferer.

City staff present: Deputy City Manager Braxton Copley, Assistant City Manager Avery Moore, City Attorney Amanda Stanley, Senior Attorney Brandy Roy-Bachman, Utilities Director Sylvia Davis, Deputy Director Nicole Malott, Public Works Director Steve Groen.

Call to Order

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

Approval of July 15, 2025 Meeting Minutes

Committee member Neil Dobler made a motion to approve the July 15, 2025 meeting minutes. Committee member Sylvia Ortiz seconded. Motion approved 3-0-0.

Abate Special Assessment Penalties

Deputy City Manager Braxton Copley spoke to the agreement with three properties with Marney Properties L.L.C. and the City of Topeka to abate City special assessments penalties to certain property in Lauren's Bay Estates when the property taxes and special assessments are paid in full.

Councilmember Ortiz asked for the total cost of special assessment penalties. Deputy City Manager Copley responded he currently did not have that amount for the three parcels. He continued to expand on the proposed Ordinance how it would allow for the waiver of penalties on past due special assessments.

Councilmember Dobler asked for clarification the Shawnee County only charges for penalties on special taxes only. City Attorney Amanda Stanly confirmed and stated Kansas law states there are penalties on special taxes and the funds are not seen by City. She continued to expand on the City of Topeka's structure for the back due taxes

and back due specials. She added Shawnee County does not have the authority to wave the penalties on special taxes. Lastly, the only way the County will wave the special tax penalties is with an Ordinance from the City directing them. Stanley confirmed the proposal was discussed with former Planning and Development Services Director Rhiannon Friedman, Shawnee County and Marney Properties.

Councilmember Hoferer asked for confirmation if the three parcels are scheduled for the tax sale. City Attorney Stanley confirmed they are currently not scheduled for the tax sale.

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

Capital Improvement Project (CIP) Project Exceeding \$250K: Water Pollution Control (WPC) Facility Rehabilitation Program Project: Wastewater Treatment Plant (WWTP) Building B Renovation and Addition. Project Nos. 291123.01, 291149.01.

Utilities Director Sylvia Davis spoke to the renovation and addition to the existing Wastewater Treatment Plant Building B. The total construction cost would be \$1,106,000 with an additional \$93,500 for owner responsible items including re-routing IT equipment, security and temporary construction costs. The project is using cash as the funding source. The building will house staff in a safer environment, accommodate Americans with Disabilities Act (ADA) requirements, and allow for more efficient operations. She stated the Utilities Department will be partnering with Public Works on the project, and will be managed by Deputy Director Public Works Jason Tryon.

Councilmember Hoferer questioned the time frame for the project to begin if approved. Director Davis stated with Governing Body approval there is a contract that construction can begin right away. She added there is a desire to begin soon to be able to complete the parking lot with asphalt before winter 2026.

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.

Amending the 2025-2034 CIP and the 2025-2027 CIB: 21st Street, Buchanan to Washburn Waterline. Project Nos. 281293.03.

Utilities Director Sylvia Davis spoke to the project for waterline improvements on 21st Street from Buchanan to Washburn including the continuation of the 21 Street transmission line replacement. The project is exceeding the \$250k. The installation of 1,200 feet of 24" transmission line from Buchanan to Washburn. She added the project will be sourced from cash and revenue bonds at \$2,211,520. Lastly, she added

with approval and ability for construction materials it is the hope to get to bid by the end of the year 2025 with construction beginning March 2026 through October 2026.

Councilmember Hoferer questioned road closer of 21st Street and expressed the importance that area businesses have as much road access as possible. Deputy Director Nicole Malott spoke to the partial and complete road closures. There will be four phases; ranging from short closures up to six to sixteen weeks at a time. She confirmed businesses have been notified of the phasing of road closures and communication for gaining access has been discussed.

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

Capital Improvement Project (CIP) Project Exceeding \$250K: Stonybrook Drive Waterline. Project Nos. 281250.01, 281300.09, 501106.11.

Utilities Director Sylvia Davis spoke to the project for waterline improvements on Stonybrook Drive. She added there will be a replacement of approximately 6,730 linear feet of 2"-8" PVC waterlines and sewer lines along SW Stonybrooke Drive. The project is estimated at \$2,149, 205; using cash and revenue bonds as the funding source. Lastly, the design is complete, ready for bid pending Governing Body approval and is projected for March 2026 through September 2026.

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.

Capital Improvement Project (CIP) Project Exceeding \$250K: SW Martin Drive. Project Nos. 841098.07, 841074.15, 501107.08.

Public Works Director Steve Groen spoke to amending the 2025-2034 Capital Improvement Program (CIP) and the 2025-2027 Capital Improvement Budget (CIB) to increase the budget for street and stormwater improvements of SW Martin Drive from 41st to 42nd Street. The project will consist of complete reconstruction of SW Martin Drive and will be funded under the Pavement Management Program. There will also include a storm inlet box replacement conducted. He stated pending approval from the Governing Body the project will go to bid and commence with construction later in 2025.

Councilmember Hoferer questioned how the project will affect area businesses. Public Works Director Groen confirmed industrial properties will be provided with project details and will be able to maintain access for their business.

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

Other Items:

Committee member Ortiz spoke to the new Fleet Service building at 3501 S. Kansas Avenue and the importance to show the City where the dollars have been spent. She suggested an Open House or Ribbon Cutting for staff and the public to view the building. Public Works Director Groen confirmed once all final items are complete there will be something scheduled.

Public Comment:

No Public Comments.

Adjourned 11:26 a.m.

This meeting can be viewed online at: <https://youtu.be/zleOjsAOT8E>