

Governing Body Minutes – December 10, 2019

CITY COUNCIL CHAMBERS, Topeka, Kansas, Tuesday, December 10, 2019. The Governing Body members of the City of Topeka met in regular session at 6:00 P.M., with the following Councilmembers present: Hiller, Clear, Ortiz, Emerson, Padilla, Jensen, Dobler, Coen and Lesser -9. Mayor De La Isla presided -1.

AFTER THE MEETING was called to order, Pastor Harry Christian Asbury United Methodist Church provided the invocation.

THE PLEDGE OF ALLEGIANCE was recited by those present in the chamber.

THE CONSENT AGENDA was presented as follows:

RESOLUTION NO. 9153 introduced by City Manager Brent Trout authorizing initiation of condemnation proceedings to acquire easements for replacement of the Wanamaker Sanitary Sewer Main from the 6300 block of S.W. 9th to Danbury Lane (Project T-291056.00) was presented.

ORDINANCE NO. 20225 introduced by City Manager Brent Trout, providing for a nonexclusive franchise to American Medical Response to operate an ambulance service within the City of Topeka until December 31, 2020, and replacing the franchise ordinance codified at City Code Appendix B, Article 6 that will expire on December 31, 2019, was presented.

MINUTES of the regular meeting of December 3, 2019, was presented.

APPROVAL of the following Dance Hall licenses was presented:

<u>Business Name</u>	<u>Address</u>
El Gallo Mexican Restaurant	3501 SW Topeka Boulevard
The Foundry	400 SW 33 rd Street
The Villa Event Venue	2941 SE Fremont Street

Councilmember Jensen moved to approve the consent agenda. The motion seconded by Councilmember Lesser carried unanimously. (10-0-0)

APPROVAL of a Real Estate Purchase Agreement between Kathleen Ann Danker and the City of Topeka in the amount of \$80,000. (*Contract No. 48271*)

Brent Trout, City Manager, reported no conditions of the agreement have changed since it was discussed in executive session and staff recommends approval.

Daniel Danker and Kathleen Danker spoke in support of the real estate agreement. They stated the entire property was located in a floodplain and falls under the protection of the levee; however, due to erosion along the east bank of Ward Creek, the house was in danger of sliding into the creek.

Councilmember Lesser moved to approve the real estate agreement in the amount of \$80,000. The motion seconded by Councilmember Jensen carried unanimously. (10-0-0)

ORDINANCE NO. 20226 introduced by City Manager Brent Trout, establishing a service fee levy for 2020 relating to the Capital City Downtown Business Improvement District.

Brent Trout, City Manager, reported the business improvement service fees are used to provide a variety of services to downtown businesses.

Vince Frye, Downtown Topeka, Inc., reported in 2019, Tiers 1 and 2 were combined, increasing the rate per square foot of occupied space as well as unoccupied space; however, there were no proposed changes for 2020.

Councilmember Hiller moved to adopt the ordinance. The motion seconded by Councilmember Jensen carried unanimously. (10-0-0)

The ordinance was adopted on roll call vote as follows: Ayes: Hiller, Clear, Ortiz, Emerson, Padilla, Jensen, Dobler, Coen, Lesser and Mayor De La Isla -10.

ORDINANCE NO. 20227 introduced by City Manager Brent Trout, amending City of Topeka Code Section 3.65.035 establishing a service fee levy for 2020 relating to the Topeka

Tourism Business Improvement District and specifically repealing said original section was presented.

Brent Trout, City Manager, stated approval would continue the imposition of business improvement service fee on hotels within the district.

Kurt Young, Downtown Topeka Foundation (DTF), reported on Program of Services, Administrative Services and Overall Financials for 2019. He provided an update on the progress of the Evergy Downtown Plaza due to be completed in January 2020. He requested re-authorization of TBID funding to continue with the same rate in the amount of \$1.00 per occupied room per night.

Councilmember Hiller commended the Downtown Topeka Foundation (DTF) and Downtown Topeka Inc. (DTI) for their partnership in creating a great tourist attraction in the downtown area.

Councilmember Hiller moved to adopt the ordinance. The motion seconded by Councilmember Jensen carried unanimously. (10-0-0)

The ordinance was adopted on roll call vote as follows: Ayes: Hiller, Clear, Ortiz, Emerson, Padilla, Jensen, Dobler, Coen, Lesser and Mayor De La Isla -10.

PUBLIC HEARING NOTICE

PUBLIC HEARING to consider the establishment of the Dynamic Core Redevelopment District.

ORDINANCE NO. 20228 introduced by City Manager Brent Trout, establishing the Dynamic Core Redevelopment District pursuant to K.S.A. 12 1770 et seq., was presented.

Brent Trout, City Manager, reported the Dynamic Core Redevelopment District falls in line with the goal of the Governing Body to establish areas of the community that would be ready for development to move forward. He stated his vision after the development was complete would be for the City to continue looking at locations within the community that need to be considered

for TIF districts as well as other areas that would also like to see new growth and businesses in particular neighborhoods, falling in line with what was being requested by the developer. He reported Deputy City Manager Doug Gerber would address important information and details that need to be discussed before they move forward with the proposal.

Doug Gerber, Deputy City Manager, stated at the conclusion of the public hearing the ordinance will be considered for approval. He reported they have discussed the redevelopment district many times; however, there were still topics that need to be addressed. He referenced the Question & Answer document distributed to the Governing Body via email and provided the following responses:

1. Could a future Governing Body decide at any time to stop taking applications and dissolve the district? Yes, language could be included in the ordinance to allow any future Governing Body to consider dissolving and/or evaluating etc. the TIF district; however, as a Governing Body they have a right to review the District at any given time. He noted staff has suggested language if needed.
2. Whose district is it? The City partnered with DTI and that will continue to be the case in the future; however, statutorily and by the policies and procedures of the City of Topeka this will be a City district and the City will be responsible for making sure it will be managed appropriately.
3. Should the City require a qualified professional to administratively manage the district? Staff remains comfortable with City staff as well as the City's financial advisor and bond counsel to make certain the District will be managed appropriately.
4. Should there be an "opt out" provision included in the language? The Governing Body has statutory authority to opt properties out of the district, however, to clarify; the statutory authority is permissive and states the Governing Body "may" remove a property from a TIF district by adoption of an ordinance. If the word "may" was replaced with the word "shall" it would become directive. He cautioned that the language may have unintended consequences if there is more than a 'de minimus' amount removed, the base year assessed valuation would have to be revised. All of the current NRP properties in the district have been excluded. If there are future requests to be excluded because the property owner wants to participate in the NRP program, the applicant will submit an NRP application. This will begin a staff review and ultimately trigger an ordinance for consideration by the Governing Body. He noted staff has suggested language if needed.

5. Does the legal description sync with the district boundary map? The map is illustrative in nature and gives general boundaries. The legal description is the official document that defines the boundaries of the district.
6. Is there a redevelopment plan? There is a district plan and a redevelopment plan. A redevelopment plan will come with the introduction of projects into the district.

Mike Morse spoke in support of the proposed TIF District. He encouraged the Governing Body to support something different with a vision and thanked them for implementing an NRP layer for downtown areas as it will make a difference.

Jerry Morgan cautioned the Governing Body against the TIF process.

Scott Gales referenced the transformation of the downtown area over the past 10 years and encouraged the Governing Body to approve the TIF District as it will be a useful economic development tool that provides opportunity to investors, specifically of large scale projects.

Frank Meade spoke in support of the TIF District as well as any tool that supports economic development in downtown; however, these types of economic development tools will not fix the overall problems of the city.

Henry McClure spoke in support of the TIF District and believes the management of the district will be vital to the success of downtown. He encouraged the Governing Body to research other areas of the city that could benefit from development districts.

Councilmember Emerson referenced the opt out process. He stated he understands it will not have impact on most properties; however, it still could diminish a person's property right, even if in a small way if they were not able to opt out. He noted for that reason, he would be in favor of adding "opt out" language in the ordinance as a directive statement that includes the word "shall."

Doug Gerber stated staff has language ready to present for consideration if needed; however, he cautioned against binding future Governing Body members to the directive.

Councilmember Jensen spoke in support of the redevelopment district. He noted the district would create a blueprint for other parts of the community as well as provide an economic tool for larger projects in the community.

Councilmember Lesser spoke in support of the redevelopment concept as presented. He stated he concurs with Councilmember Emerson and will not support the ordinance unless it includes “opt out” language in the form of a directive.

Mayor De La Isla announced the public hearing was open and asked if there was anyone present who would like to speak to the matter.

Upon no one appearing, Mayor De La Isla announced the public hearing was closed.

Doug Gerber offered the following “opt out” language amendment, “The Governing Body shall remove properties from the district that meet the criteria for a property tax rebate in accordance with a neighborhood revitalization program.”

Councilmember Jensen moved to approve the “opt out” language amendment as stated by Doug Gerber. The motion was seconded by Councilmember Dobler.

Councilmember Hiller spoke in support of the language amendment as it would address concerns that have been raised about the proposed redevelopment district. She referenced how state law was written, and noted there was a process that must be followed in order for properties to be removed from a TIF district and designated as an NRP property. She expressed the importance of keeping the opt out process simple and the understanding that state law has placed a 15% threshold on the designation of NRP properties in a TIF district. She reported her proposed language amendment included a promise that if the threshold was reached the Governing Body would find a way to remove properties from the TIF district at no cost as it is today. She noted if the threshold was reached the district would have to be re-established.

The motion to approve the “opt out” language amendment as stated by Doug Gerber carried unanimously. (10-0-0)

Councilmember Jensen moved to adopt the ordinance as amended. The motion was seconded by Councilmember Dobler.

Councilmember Hiller referenced concerns raised by citizens and the Topeka Public School Board relating to the need for a sunset clause. She stated her proposed amendment would include language that would send a message to a future Governing Body by recommending they consider resolving the district in 15 years.

Councilmember Hiller moved to amend the ordinance by adding a new section stating, “It is understood that future Governing Bodies could resolve at any time to cease taking applications, and hence, set the timeframe for dissolution of the District as of the expiration of the last of any active TIF projects in the district. It is recommended that a future Governing Body at least consider this action no later than December 2034, 15 years after creation of this district.” The motion was seconded by Councilmember Coen.

Councilmember Coen stated because the Governing Body already has the ability to end the district by adopting an ordinance he believes the language amendment was not necessary.

Councilmember Jensen stated he concurs with Councilmember Coen.

Councilmember Hiller referenced other TIF districts in the city that have lingered years before they were dissolved and noted her amendment was a statement of intent.

Brent Trout stated it was understood Councilmember Hiller was requesting to include a timeline and/or statement of intent and staff will monitor the redevelopment district over the 20-year period as there may be a need to capture the new tax base that has been created.

Councilmember Dobler questioned the type of reporting mechanism that has been put

into place for these types of redevelopment districts. He asked if there was a way to accomplish what Councilmember Hiller was trying to implement through an annual report presented to the Governing Body.

Doug Gerber stated TIF District financials are provided when “Other Funds” are discussed during the City’s annual operating budget process, which includes captured revenue and allocated expenses for each district.

Councilmember Dobler expressed his support of an annual report being presented to the Governing Body on the TIF District.

The motion to amend the ordinance by adding a new section stating, “It is understood that future Governing Bodies could resolve at any time to cease taking applications and hence set the timeframe for dissolution of the District as of the expiration of the last of any active TIF projects in the district. It is recommended that a future Governing Body at least consider this action no later than December 2034, 15 years after creation of this district.” failed. Councilmembers Clear, Jensen, Dobler, Coen, Lesser and Mayor De La Isla voted “no.” (4-6-0)

Councilmember Hiller questioned what would happen to the properties included on the exception list when their NRP was complete.

Doug Gerber reported when projects currently included on the exception list conclude the NRP process, and if staff and the Governing Body want to allow a property back into the TIF District, statutorily it would require a process similar to the process followed to establish the district; however, there would be a number of ways to approach it such as waiting for all 59 NRP projects to be completed.

Councilmember Jensen stated future Governing Body members may be inclined to leave the completed NRP projects out of the district and capture the new property tax revenue.

Councilmember Hiller expressed the importance of purposeful management of the district and questioned the role of DTI.

Vince Frye, Downtown Topeka Inc., reported DTI will provide strategic leadership and work close with the City in creating a master plan for the Dynamic Core area as well as the entire area.

Councilmember Coen stated the Dynamic Core Redevelopment District supports the goal of the Governing Body to be bold and support new development.

Councilmember Hiller stated she concurs with Councilmember Coen; however, the district was also risky and responsible management will be crucial in the success of the district.

Councilmember Dobler moved to amend the ordinance by adding the statement, "Require the city manager to present an annual report by December 31st of each year on the status of the Downtown TIF to include at a minimum, an overview of revenue expenses and current projects." The motion was seconded by Councilmember Jensen

Councilmember Clear asked if this type of reporting was conducted during the annual operating budget process.

Brent Trout confirmed that some of the information was included in the annual budget process; however, this would give staff an opportunity to provide more details on the district.

The motion to amend the ordinance by including the statement, "Require the city manager to present an annual report by December 31st of each year on the status of the Downtown TIF to include at a minimum, an overview of revenue expenses and current projects." carried. Councilmember Clear voted "no." (9-1-0)

The motion to adopt the ordinance as amended carried unanimously. (10-0-0)

The ordinance was adopted on roll call vote as follows: Ayes: Hiller, Clear, Ortiz, Emerson,

Padilla, Jensen, Dobler, Coen, Lesser and Mayor De La Isla -10.

PUBLIC HEARING NOTICE

PUBLIC HEARING for the purpose of hearing and answering objections of taxpayers relating to the proposed amended use of funds.

APPROPRIATION ORDINANCE NO. 20229 introduced by City Manager Brent Trout, approving and adopting certain amendments to the operating budget for the City of Topeka for the year 2019, and appropriating the amounts for the purpose as set forth therein was presented.

Brent Trout, City Manager, reported the City would end the year on a balanced budget. He stated the four funds to be amended include Special Alcohol, Federal Funds Exchange, Information Technology and Special Highway.

Councilmember Jenson moved to adopt the ordinance. The motion seconded by Councilmember Jensen carried unanimously. (10-0-0)

The ordinance was adopted on roll call vote as follows: Ayes: Hiller, Clear, Ortiz, Emerson, Padilla, Jensen, Dobler, Coen, Lesser and Mayor De La Isla -10.

ORDINANCE NO. 20230 introduced by City Manager Brent Trout, concerning utility rates amending City of Topeka Code Sections 13.05.020 through 13.05.060 and repealing original sections was presented.

Brent Trout, City Manager, stated rate increases have been developed to meet a set of goals to place all utilities in a sound financial position and create a repair and replacement cycle for the City's utilities infrastructure that would be considered a more "average" increase verses an aggressive industry standard that would have resulted in even higher rate increases. He highlighted the following:

- The individual utility rate increases requested are listed as 9% for the first three years for water, and 8% for the last two years. Request on stormwater rates are the same as water rates. Requested wastewater rate increases are 2% each year. The combined rate increase

for all three utilities result in an actual true increase of 6.14% in 2021; 6.17% in 2022; 6.28% in 2023; 5.77% in 2024 and 5.85% in 2025. In terms of dollar amounts the combined rate increase in 2021 for the minimum 5,000 gallon usage will be \$4.58/month and approximately \$5.00 per month for each subsequent year.

- He reported there were four goals in mind when the rate model was introduced
 1. Improve the replacement cycle of the City's assets classes. Reduce from 250 years to 150 years;
 2. Establish that 25% of the City's repair and replacement work would be paid for with cash;
 3. Provide the City the ability to reach 300 days of cash on hand for operations which shows a fiscally sound utilities that the City's bond rating companies desire; and
 4. Increase the City's debt service coverage ratio from 125% to 200% demonstrating to bond rating agencies the fiscal strength of the City's utilities. Revenue bond indenture requires an absolute minimum of 125% and the City's debt management policy strives for 200% coverage.

- The proposed rate model allows the City to accomplish all the multiple goals targeted to each level for the specific utility versus the same rate for all utilities which has been implemented in the past.

- The rate study has been completed and the rate model has provided great information regarding the proper rate increase to consider meeting parameters they have established. All information, facts and projects are in the rate model. No additional work on the rate model or study is required until the final rate increases are decided we will then use the rate model to calculate the amount of revenue generated given any changes they may desire to accomplish these goals if adjusted.

- Over the past 11 years utility rate increases average has 2.77% annually and 2.97% in 2020. He reported the existing 2019 rate and proposed rates in 2020 and 2021 for Topeka are comparable to other benchmark cities, this includes industry rates.

In conclusion, City Manager Trout stated the proposed utility rate increase requested will target and provide funds necessary for the repair and replacement of aging infrastructure. The additional funds provides the opportunity to work on replacing water lines that are in a fragile state; and fix the water plant infrastructure in order to provide clean drinking water long into the future as well as process the millions of gallons of waste in the required regulated method – all primary functions required for the residents of Topeka. He stated he looks forward to additional discussion and the approval of the proposed rates.

Terri Roberts, Shawnee County Parks & Recreation Advisory Committee Chair, distributed a handout outlining the impact of the proposed water rate increases for the Shawnee County Parks & Recreation. She reported the Committee questioned if there was a detailed plan in place outlining future infrastructure improvements.

Pastor Carl Frazier asked the Governing Body to consider how the increase will affect those on a fixed income and low-income families.

Pastor Jim McCollough spoke in opposition of the proposed ordinance and requested the ordinance be placed in a committee to research other alternatives.

Monique McDowell expressed the importance of considering other alternatives and empowering residents to consume less and make them part of the solution. She stated she believe a rate increase was only a temporary solution.

Jerry Morgan expressed concern with the amount of funding the City has in revenue bonds and noted the rate increase would not be enough to pay the amount of debt.

Teresa Miller spoke in opposition of the rate increase and stated it will have a huge impact on individuals living on a fixed income. She encouraged the Governing Body to research different options and to conduct more research on the issue including consideration of the 2014 water study.

Joseph Ledbetter spoke in opposition of the utility rate increase. He questioned the urgency of approving the ordinance prior to the expiration of the previous rate increase (2020) without receiving more public input. He expressed concern with the five-year proposal because historically only three-year proposals have been approved. He suggested the ordinance be referred to committee for further research; that the City conduct public input sessions; lower the administrative fee; and complete the study before a decision was made.

Roger Stewart stated he concurs with statements made by Joseph Ledbetter. He noted he was speaking on behalf of the Quinton Heights NIA and they are requesting more research on other options such as federal funding. He requested the Governing Body table the issue for now.

Councilmember Jensen stated by approving the ordinance one-year in advance, it allows residential and industrial users to plan for the increase; however, he believes the new Governing Body members should make the decision in early 2020 because they will have to answer to their constituents.

Councilmember Jensen moved to defer the ordinance until February 4, 2020. The motion was seconded by Councilmember Lesser.

Councilmember Clear stated she fully supports and understands the need for the increase; however, she will not support the percentage amount being proposed. She requested the increase be lowered to 6% or 7% and noted many of her constituents understand the need for the increase. She stated she would oppose deferring the ordinance.

Councilmember Emerson stated he would oppose deferring the ordinance.

Councilmember Ortiz stated she understands the need; however, she would prefer the study be completed prior to the Governing Body making a decision so they can educate the public on the percentage rate, number of years being proposed as well as a plan that outlines future improvements. She stated she would support a reduction in the amount of years being proposed.

Councilmember Lesser recognized the need for infrastructure improvements; however, they need to evaluate all aspects of the situation and base the increase on a comprehensive plan. He stated if they do this he believes the rate percentage will be lower. He stated he will not support the ordinance as presented.

Mayor De La Isla stated the consensus seems to be the need for improved communication.

She noted there were 800 water main breaks last year and questioned if February 4, 2020, would allow enough time to do all that has been requested of staff. She suggested a friendly amendment to defer until June 2, 2020.

Councilmember Jensen accepted the friendly amendment. The second concurred.

Councilmember Hiller stated she would oppose deferring the ordinance. She spoke in support of a three-year duration. She expressed the importance of providing industrial users as many details as possible at least one-year in advance so they could fiscally plan. She referenced improved budget deliberations and the progress staff has made on providing details of how infrastructure funding was used. She expressed the importance of promoting utility assistance programs as well as water conservation campaigns to better educate residents on how to reduce water consumption.

Councilmember Dobler stated he has received a number of constituent emails in support of the rate increase because they understand and support the need to fix infrastructure; however, they do not understand what the long-term detailed plan will be in regards to an overall infrastructure improvement plan. He expressed concern with projected expenses of the Water Department and asked for staff to provide him a better understanding of department efficiencies. He questioned if the City of Topeka was doing what other benchmark cities are doing in regards to water utilities. He noted stormwater and wastewater seem to be on target with reasonable expenditure projections.

Councilmember Jensen offered a friendly amendment to change the date of deferral from February 4, 2020, to April 7, 2020, for discussion only. The second concurred.

Brent Tout reported that delaying action on the rate increases would have a huge impact on staff preparing the overall 2021 operating budget as well as the 10-year Capital Improvement

Plan to be considered in March 2020. He noted operational expenses have been included in the information provided. He expressed the importance of receiving feedback from the Governing Body as soon as possible so a decision could be made.

Councilmember Padilla stated he believes staff has done all that could be done to make the process transparent. He spoke in support of a three-year duration for the rate increase; however, he does not believe the numbers will be different if the decision was delayed. He stated all questions and concerns are valid and would support ongoing reports to the Governing Body as it would support accountability and transparency in government.

Councilmember Emerson commented on the current practice of lining pipes over the past couple years and noted due to this practice he believes the City will see a huge decrease in the amount of funding needed. He spoke in support of a three-year duration and noted both NIAs located in his district would support this duration.

The motion to defer until April 7, 2020 failed. Councilmembers Hiller, Clear, Emerson, Padilla, Dobler and Lesser voted “no.” (4-6-0)

Councilmember Dobler referenced the priorities listed by City Manager Trout at the beginning of the discussion and asked City Manager Trout to list his top three priorities.

Brent Trout stated the top three priorities would be reduce cash paid projects from 25% to 10%; reduce the number of days of cash on hand to around 200 days; and the debt ratio reduced from 200% to 145%. He reported the reduction in percentage of cash paid projects will reduce the water and stormwater rates from 9% to 7.5% as well as the number of days of cash on hand and debt service will be impacted.

Councilmember Clear moved to amend rate increases for water and stormwater to 7.5% for five years. The motion was seconded by Councilmember Dobler.

Councilmember Hiller questioned reducing the number of cash paid projects creating a false economy in terms of the amount of work being performed as well as delaying projects and increasing indebtedness.

Councilmember Jensen asked if a Rapid Process Improvement (RPI) event has been conducted on Water Department operations

Brent Trout stated staff has conducted an RPI event on the stormwater permit process.

Councilmember Padilla spoke in support of a reduced percentage for rate increases for a three-year duration. He encouraged staff to concentrate on finding efficiencies and providing annual updates to the Governing Body to ensure accountability and transparency.

Councilmember Jensen suggested a friendly amendment to reduce the duration of years from five to three.

Councilmember Clear accepted the friendly amendment. The seconded concurred.

The motion to amend rate increases for water and stormwater to 7.5% for three years carried. Councilmember Lesser voted “no.” (9-1-0)

The motion to adopt the ordinance as amended carried. Councilmember Coen and Lesser voted “no.” (8-2-0)

The ordinance was adopted on roll call vote as follows: Ayes: Hiller, Clear, Ortiz, Emerson, Padilla, Jensen, Dobler and Mayor De La Isla -8. Noes: Coen and Lesser -2.

DISCUSSION regarding the request to acquire property for construction of new a fire station on SW 6th Street, was presented.

Brent Trout, City Manager, stated in 2019, the Fire Department completed a risk analysis using historical call data and GIS projected drive times while looking to provide coverage to all areas of the city within a five minute response time. He stated as a result of this study it was

determined the best location for a new fire station was in the area of SW 6th and Fairlawn Avenue.

Jason Peek, Public Works Director, reported that staff worked through an analysis with the Fire Department to review response coverage times and have identified available parcels in the area near of SW 6th and Fairlawn. He stated they have worked with the property owner and have negotiated a sale price of \$290,000, a price within the appraised property value range of the area. He reported purchase of land and construction design was not included in the initial project budget; therefore, they anticipate there will be a need for a project budget amendment.

Councilmember Coen asked when the item was considered for action, would this include just the purchase of the land or do they anticipate closing fire stations and relocating personnel.

Brent Trout reported personnel from Fire Station No. 11 would be transferred to the new location; and the old Fire Station No. 11 building would be used to store equipment and to conduct offsite training events for the Police and Fire Departments.

Councilmember Dobler asked what process was used to identify the proposed location.

Jason Peek stated site location was determined by creating map layers with the assistance of the Shawnee County GIS system and response time data service levels from the Fire Department. He noted the new parcels are located in the vicinity of the SW 6th Street location donated by Sisters of Charity in 2010.

Councilmember Clear requested additional information on how the data was calculated for the different response times for both the old and new fire station locations. She asked if Fire Fighters were consulted about the plan.

Kelly Adams, Deputy Fire Chief, reported they used GIS drive time and actual call time. He noted the last five deployment studies conducted support a new fire station on the west side

of the city.

Craig Duke, Fire Chief, stated the goal was to reallocate resources fairly across the city.

Councilmember Coen requested a copy of the Fire Department Strategic Plan and asked if the plan specifically addresses the growth of services north of Highway 24.

Councilmember Lesser noted response times will increase in many areas of the city not just north of Highway 24. He stated the issue needs to be reviewed in totality not by just response times in one area of the city.

Councilmember Jensen expressed concern with disaster response as it relates to major bridge access.

Councilmember Emerson moved to extend the meeting past 10:00 p.m. The motion seconded by Councilmember Jensen carried. Councilmembers Clear and Ortiz voted “no.”

(8-2-0)

Discussion ensued by Governing Body members concerning the importance of creating a complete strategic plan for the Fire Department before deciding where to build a new fire station and reallocating resources.

Councilmember Hiller inquired on the anticipated project budget amendment.

Jason Peek reported staff anticipates there will be an additional \$1 million needed to complete the project.

PUBLIC COMMENT was expressed by the following individual:

Henry McClure stated he believes this would be a good time to address property issues at the White Lakes Mall because it has become a safety issue. He suggested using JEDO funds to rehab the property and offer incentive packages to potential companies.

ANNOUNCEMENTS BY THE CITY MANAGER, MAYOR AND MEMBERS OF THE
COUNCIL;

Brenda Younger, City Clerk, provided an overview of the December 17, 2019, Governing Body agenda.

Brent Trout, City Manager, announced the City of Topeka received the American Council of Engineering Companies of Kansas award for the Lane Service Pump Station. He commented on his trip to Washington, D.C. and stated there may be a possibility of a new program that would help lower the cost to borrow money for the City's portion of the Polk Quincy Viaduct Improvement Project.

Councilmember Padilla announced the Kansas Children's Service League will host the Red Stocking Breakfast Fundraiser on December 10, 2019, at Carlos O'Kelly's Mexican Café at 3425 S. Kansas Avenue. He encouraged Governing Body members and citizens to volunteer to be a Red Kettle bell ringer to help raise funds for the Salvation Army.

Councilmember Jensen announced a JEDO Board meeting would be held on December 11, 2019, at 6:00 p.m. in the City Council Chambers.

NO FURTHER BUSINESS appearing the meeting was adjourned at 10:21 p.m.

(SEAL)

Brenda Younger
City Clerk