

# City Council Committee Meeting Notice

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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](http://www.topeka.org)

**Committee:** Public Infrastructure  
**Meeting Date:** September 29, 2023  
**Time:** 10:00am  
**Location:** 1<sup>st</sup> Floor Conference Room; Cyrus K. Holliday Building 620 SE  
Madison *virtual attendance option is available*

## **Agenda:**

1. Call to Order
2. Approve Minutes from August 29, 2023 meeting
3. Resolution: Projects over \$250K for Review – Traffic Signals
4. FIRM Repair Update
5. Fleet Garage
6. Presentation: Parking
7. Polk/Quincy Viaduct Utilities Update
8. Other Items
9. Adjourn

**STAFF REQUESTED:** Interim City Manager Richard U. Nienstedt, Public Works Director Braxton Copley, Deputy Director Jason Tryon, Deputy City Attorney Mary Feighny, Utilities Director Sylvia Davis

Members: Tony Emerson (Chair) – District 4  
Neil Dobler – District 7  
Michelle Hoferer – District 9

Contact: Liz Toyne, City Council Assistant  
785-368-3710

## Capital Improvement Project Final Approval

**Project Name:** 2024 Traffic Signal Replacement: SW 10th Ave SW Washburn Ave/SW Lane St,  
**Project Number:** 141033.01  
**Project Manager:** Joseph Harrington

The Traffic Signal Replacement Program provides for the replacement of traffic signals located throughout the City. The location for this projec is for SW 10th Ave SW Washburn Ave/SW Lane St,

Event	Target Date
Design	In Process

**Previously Approved in CIB** **\$500,000**

Funding Source	Final Estimate	
Federal Funds Exchange	\$	490,000
<b>Totals</b>	<b>\$</b>	<b>490,000</b>

## Capital Improvement Project Final Approval

**Project Name:** 2024 Traffic Signal Replacement: SW 21st and Randolph  
**Project Number:** 141033.02  
**Project Manager:** Joseph Harrington

The Traffic Signal Replacement Program provides for the replacement of traffic signals located throughout the City. The location for this project is for SW 21st and Randolph Ave.

Event	Target Date
Design	In Process

**Previously Approved in CIB** **\$350,000**

Funding Source	Final Estimate	
Federal Funds Exchange	\$	300,000
<b>Totals</b>	<b>\$</b>	<b>300,000</b>

## Capital Improvement Project Final Approval

**Project Name:** 2024 Traffic Signal Replacement: NW Independence Ave & NW Topeka Blvd  
**Project Number:** 141036.01  
**Project Manager:** Joseph Harrington

The Traffic Signal Replacement Program provides for the replacement of traffic signals located throughout the City. The location for this project is for NW Independence Ave & NW Topeka Blvd.

Event	Target Date
Design	In Process

**Previously Approved in CIB** **\$400,000**

Funding Source	Final Estimate	
Federal Funds Exchange	\$	325,000
<b>Totals</b>	<b>\$</b>	<b>325,000</b>

## Capital Improvement Project Final Approval

**Project Name:** 2024 Traffic Signal Replacement: 21st & Chelsea  
**Project Number:** 141035.03  
**Project Manager:** Joseph Harrington

The Traffic Signal Replacement Program provides for the replacement of traffic signals located throughout the City. The location for this project is for 21st & Chelsea.

Event	Target Date
Design	In Process

**Previously Approved in CIB** **\$390,000**

Funding Source	Final Estimate	
Federal Funds Exchange	\$	360,000
<b>Totals</b>	<b>\$</b>	<b>360,000</b>

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION introduced by the members of the Public Infrastructure Committee comprised of Councilmembers Tony Emerson, Neil Dobler and Michelle Hoferer recommending approval of four traffic signal replacement projects.

WHEREAS, the Governing Body adopted a Resolution approving the 2024-2033 Capital Improvement Program and the 2024-2026 Capital Improvement Budget (Resolution No. 9425); and

WHEREAS, the Resolution requires Governing Body approval for projects that are ready for construction and whose total project budget exceeds \$250,000 and

WHEREAS, the Public Infrastructure Committee has recommended approval of four traffic signal replacement projects.

NOW, THEREFORE, BE IT RESOLVED, BY THE GOVERNING BODY OF THE CITY OF TOPEKA, KANSAS, that the following traffic signal replacement projects are approved, as described in Exhibit A: (1) Project No. 141033.01 (SW 10<sup>th</sup>/SW Washburn/SW Lane; (2) Project No. 141033.02 (SW 21<sup>st</sup>/Randolph); (3) Project No. 141036.01 (NW Independence Avenue/NW Topeka Boulevard); and (4) Project No. 141035.03 (21<sup>st</sup> and Chelsea).

ADOPTED and APPROVED by the Governing Body on \_\_\_\_\_.

CITY OF TOPEKA, KANSAS

\_\_\_\_\_  
Michael A. Padilla, Mayor

ATTEST:

\_\_\_\_\_  
Brenda Younger, City Clerk

## EXHIBIT A

Capital Improvement Project Final Approval										
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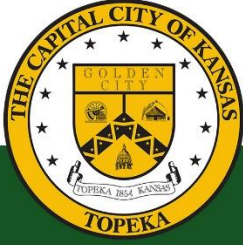
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# CITY OF TOPEKA

Department of Public Works  
620 SE Madison Street  
Topeka, KS 66607

Date: Sep 19th, 2023

To: Richard Nienstedt, Interim City Manager  
From: Jason Tryon, Deputy Director of Public Works

Re: Facilities Improvements, Repair and Maintenance Program

## Upcoming Projects

Holiday Climate Control Upgrades: \$62,000

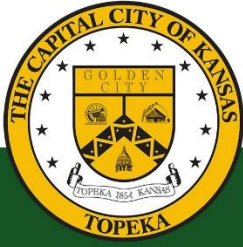
Upgrades needed to automate conditioned air at Holliday building. Installation of new condensing units requires upgraded control systems and software to optimize and economize the air in the building. Current control systems have been in place since 2005.

City Hall Abatement and Putback: \$148,000

Remediation of ceilings, wrapped pipes and floor tiles that contain hazardous materials. Project includes removal of the materials as well as repair and replace of damaged areas.

TPAC Steps Repair: \$58,000

Repair and replace damaged pavers, grout and handrail on steps south of TPAC/Municipal Court. Above amount is an estimate pending a competitive bid process.



# CITY OF TOPEKA

Braxton Copley, Public Works Director  
Holliday Building, 620 SE Madison St.  
Topeka, KS 66603

[bcopley@topeka.org](mailto:bcopley@topeka.org)  
Tel: 785-368-2527  
[www.topeka.org](http://www.topeka.org)

## Memorandum

Date: September 22, 2023

To: PI Committee

Cc: Richard U. Nienstedt, Acting City Manager

From: Braxton Copley, Public Works Director

Re: Fleet Garage

The light duty fleet garage, which is located adjacent to the Law Enforcement Center (LEC) at 320 S. Kansas Ave., needs to be demolished for construction of the Polk Quincy Viaduct. Currently, the Kansas Department of Transportation (KDOT) offer to purchase our existing garage is at \$2.3M, which does not include any relocation benefits. We have to be out of the fleet garage by Q1 2025.

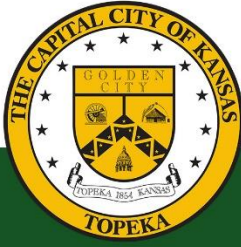
The previous City Manager desired that the City purchase the KDOT fleet garage located at SW 21<sup>st</sup> St. and S. Kansas Ave., despite significant environmental issues. KDOT informed me at the end of July that it does not appear that they will have their new garage constructed at SE 21<sup>st</sup> St. and SE Rice Rd. by Q1 2025, to be able to move out of their existing garage. Therefore, they have informed us of the need to identify another location for establishing our light duty fleet garage. They stated that the environmental issues we identified are not in any way a factor to not sell their garage to the City.

We have been exploring alternative options for a fleet garage and have a local realtor looking for a potential space. Additionally, attached is a list of potential sites we have looked at and the issues with the sites.

The Developer currently redeveloping the former Gordman's site has offered to lease the City space in the former Gordman's Building for \$17,199 per month plus taxes and insurance. They would provide up to two acres of fenced parking along with the lease space. Obviously, there would need to be major improvements including overhead doors, exhaust system, secured inventory area, lifts, etc. to be able to function safely and efficiently as a fleet garage.

This past week staff was informed by the owner of 600 Adams that they would be willing to rent the building at \$12 per square foot for a 5 year lease. Given the size of the building at 23,520 SF, the lease would be \$282K per year. As with the Gordman's building there would





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need to be major improvements including overhead doors, exhaust system, secured inventory area, lifts, etc. to be able to function safely and efficiently as a fleet garage.

Another option available to us would be to build a new garage on city owned property, such as the parking lot south of the Holliday Building. Our architect has provided us an estimate of approximately \$5.5M. In discussions with Finance, we believe using \$3.2M of funds from the reserve would provide a benefit to the City by reducing the reserve fund to closer to the amount established by policy, as well as save the City a considerable amount on the interest on bonds.

Below is a list of vacant properties that have been explored:

Locations	Issues
2200 Washburn	Limited parking, flood plain, only 10 bays
1900 Topeka Blvd	Flood Plain, building contains hazardous materials and may require demolition
100 SW Jackson	New Build, limited turning radius
21st and Kansas	Not available within timeframe
8th and Madison Lot	New build
3300 Topeka Blvd	New build; property purchased by other party since assessment.
3542 Topeka Blvd	New build or renovate; property purchased by other party since assessment; potential lease agreement under consideration
1900 NW Tyler	Cost to renovate is consistent with new build, current use is not vehicle maintenance and existing infrastructure (mech/elec/plumbing) would limit options
3700 SW Kansas	New build, purchase price discussions were not productive
3110 SE 6th	New build
616 SE Jefferson	112,00 sq. feet available, only needing 13,000 at this point
600 SE Adams	Limited parking, lease options available for 23,520 square feet, extent of building modifications needed unknown.





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CITY OF  
**TOPEKA**



# Downtown Parking

## Public Works Infrastructure Committee

September 29th, 2023

# Parking Plan: Recommendation Review

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- Maintain ownership & management of all parking assets
- Paid parking on Kansas Ave/100 blocks
- Increase Parking Rates and Citations
  - First increase since 2010
  - Provide for minimum and maximum pricing range to enable demand based pricing and inflation based increases
- General fund support for *initial* capital repairs
  - Ongoing maintenance covered by revenue increase



# Parking Plan: Implemented Changes

- Rate structure was changed, minimum and maximum rates were established:

	<u>Term</u>	<u>Min</u>	<u>Max</u>
Parking Lots	Month	\$ 15.00	\$ 80.00
Parking Garages	Month	\$ 40.00	\$ 120.00
Hourly	Hour	\$ 0.50	\$ 3.00
On Street			
On Street Meter	Hour	\$ 0.50	\$ 3.00
10 Hour Meter Permit	Month	\$ 44.00	\$ 65.00
Meter Hood	Day	\$ 6.00	\$ 30.00
Fines			
1st Offense	Each	\$ 8.00	\$ 20.00
2nd Offense	Each	\$ 15.00	\$ 40.00



# Parking Plan: Implemented Changes

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- Design-Build team was selected through competitive bid:
  - Immediate review of safety hazards in all garages
    - Work performed in Uptowner, 9<sup>th</sup> Street and Townsite to address immediate safety hazards
  - Townsite structural improvements began May 2023
  - Uptowner structural improvements will begin in October 2023
- On street hood prices and citation costs were increased effective January 1<sup>st</sup> 2023
- Remaining price changes were not implemented





# Parking Plan: Additional Developments

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- December 2022 received notice of reduction in spaces for 2 of our largest tenants:
  - Townsite Plaza LLC, 226 spaces to 98, \$8,672 reduction in monthly revenue
  - Evergy, 296 spaces to 44, \$13,157 reduction in monthly revenue



# Parking Plan: Full Detailed Summary

## Yearly Totals

<b>Parking Fund</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023 (Projected)</b>
Revenues	\$2,287,257	\$2,331,425	\$2,510,444	\$2,347,039

## YTD Totals (7/31/2023)

<b>Types of Parking</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
Garage Parking	\$1,016,844	\$1,118,590	\$1,187,816	\$1,059,085
On Street Parking	\$214,639	\$258,453	\$242,210	\$274,146
Surface Lot Parking	\$38,433	\$45,252	\$45,592	\$46,104
<b>Totals</b>	<b>\$1,269,916</b>	<b>\$1,422,295</b>	<b>\$1,475,528</b>	<b>\$1,379,335</b>



# Parking Plan: Capital Improvement Scope

- The following types of repairs are scheduled from 2023 to 2026:
  - Structural
  - Waterproofing
  - Mechanical
  - Plumbing
  - Electrical
  - Fire Protection
  - Façade
- Cost are estimates and subject to change

<b>Location</b>	<b>Cost (Inflation Adjusted)</b>
<i>Townsite</i>	\$4,552,965
<i>Uptowner</i>	\$7,567,394
512 Jackson	\$1,550,882
Centre City	\$840,944
Coronado	\$1,967,637
Crosby	\$1,132,502
Ninth Street	\$3,135,349
Park 'N Shop	\$1,489,120
<b>Totals</b>	<b>\$22,236,792</b>



# Parking Plan: Proposed Pricing Rollout

8

- Phased price increase as additional improvements are made
  - Implement 10% price increase as garage improvements are made over next 2 years
  - 3% inflationary increases beginning in 2026
    - Price changes every 3 years thereafter
  - Same price increase structure will apply to parking lots
  - Implement paid parking of \$1.25 per hour on Kansas Avenue
    - Payment on KS Avenue by pay station or app, no additional meters
  - Restore \$1.00 per hour parking on 100 block East and West of Kansas Avenue



# Parking Plan: Proposed Pricing Rollout

- Estimated Revenue for additional paid on street parking
  - \$250,000 annually from KS Avenue
  - \$100,000 annually from 100 blocks East and West of KS Avenue
- 3 month timeline for KS Avenue paid parking implementation. Lead time of pay stations and public awareness campaign
- Future plans are to remove physical meters to then transition to payments by pay station or app



# Kansas Ave Paid Parking

- The city would need 12 pay stations that range from \$5,500 - \$8,000. Planned locations include:
  - 2 on 600 KS West
  - 1 on 600 KS East
  - 2 on 700 KS West
  - 1 on 700 KS East
  - 1 on 800 KS West
  - 1 on 800 KS East
  - 2 on 900 KS West
  - 2 on 900 KS East



# Parking Plan: Proposed Pricing Rollout

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- Relax time restrictions outside of congested areas
  - Increased 10 hour parking options surrounding capital complex
  - Eliminate 1 hour time limits for 2 hour time limits
  - Convert 2 hour parking to 4 hour parking where appropriate
  - Convert from meters to application based payment in time zone



# Parking Plan: Proposed Pricing Rollout

	Current	Proposed	2026	2029	2032
Standard Garage Parking	\$67.75	\$74.00	\$81.00	\$89.00	\$97.00
Reserved Garage Parking	\$75.50	\$95.00	\$104.00	\$114.00	\$125.00
9th Street Garage	\$47.43	\$51.00	\$56.00	\$62.00	\$65.00
Premium Lot	\$45.00	\$45.00	\$49.00	\$54.00	\$59.00
Outer Lot	\$18.00	\$18.00	\$20.00	\$22.00	\$25.00
10 Hour Permit	\$44.00	\$51.00	\$56.00	\$61.00	\$67.00

- Standard Garage: 512 Jackson, Center City, Crosby Place, Park N Shop, Townsite, Coronado and Uptowner
- 9th Street Garage is contractually obligated to be no more than 70% of the cost of other garages
- Premium Lots: Monroe Lot and 4th and Jackson Lot
- Outer Lots: Water Tower Lot and 8th and Madison Lot





# Parking Plan: Long Range Fund Balance

	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>	<u>2032</u>
Revenue	\$2,347,039	\$2,882,272	\$3,115,676	\$3,334,395	\$3,569,840	\$3,571,684	\$3,571,684	\$3,785,561	\$3,785,561	\$3,821,868
Expense	\$2,598,105	\$3,004,042	\$2,635,465	\$2,706,610	\$2,704,308	\$2,748,489	\$2,820,552	\$2,899,670	\$2,951,036	\$2,904,210
Gain/Loss	<b>(\$251,066)</b>	<b>(\$121,770)</b>	\$480,211	\$627,785	\$865,532	\$823,196	\$751,133	\$885,891	\$834,525	\$917,658
<i>EOY Fund Balance</i>	<i>\$1,493,991</i>	<i>\$1,372,221</i>	<i>\$1,852,432</i>	<i>\$2,480,217</i>	<i>\$3,345,750</i>	<i>\$4,168,945</i>	<i>\$4,920,078</i>	<i>\$5,805,969</i>	<i>\$6,640,495</i>	<i>\$7,558,153</i>

- Revenue projections include limited revenue from Townsite garage for 2024 due to renovations
- No revenue is projected from Uptowner garage until 2025
- Expenses assume a 3 % annual increase in operating expenses
- Revenue projections are based on average 77% occupancy in 2024, increasing steadily to a 92% occupancy in 2032
  - Pre-pandemic garage occupancy was over 100%
- Proposal targets an annual capital reserve fund allocation of \$580,000,
  - \$130 per garage space, and \$20 per surface space, for future capital repairs

