



CITY OF TOPEKA

CITY COUNCIL COMMITTEE
MEETING MINUTES

PUBLIC INFRASTRUCTURE COMMITTEE

CITY COUNCIL
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Date: July 16, 2024

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: Council members Sylvia Ortiz (Chair) and David Banks. Neil Dobler was absent.

City staff present: City Manager Robert M. Perez, Public Works Director Braxton Copley, Utilities Deputy Director Nicole Malott, Planning and Development Services Director Rhiannon Friedman, Public Works/Engineering: Deputy Director Jason Tryon, Deputy Director Tony Trower, Sterling Emerson, Interim Engineer Mark Schriener; Legal Brandy Roy-Bachman

Call to Order

Chairwoman Ortiz called the meeting to order at 11:00am. Committee members introduced themselves.

Approval of June 18, 2024 Meeting Minutes

Committee member Banks made a motion to approve the June 18, 2024 meeting minutes. Chairwoman Ortiz seconded. Motion approved 2-0-0. Committee member Dobler was absent.

CIP/CIB Projects Exceeding \$250K - Resolution Shunga Pump Station

This project budget is being amended to a total of \$12,674,100. There were some scope changes made to include some realignment, added flow monitoring, and odor control measures. The original project budget is seven (7) years old and required significant adjustment for current construction cost expectations.

This pump station is located on SW 29th Street, across from the Brookwood Shopping Center. It was built in the 1980's and remains largely unchanged. Since that time, some backup generator capacity has been added, but that is about the extent of it. The rehab will include new pumps, bar screen, odor control systems, control improvements, structure improvements and building system improvements such as lighting, plumbing, HVAC. It will bring the pump station to a firm capacity of 36 million gallons to be able to push through in dry

and wet weather. Deputy Director Malott noted the pump stations and force mains work hand-in-hand.

Chairwoman Ortiz noted she had seen unsheltered individuals grilling outside of the pump station. Deputy Director Malott received the information and will work with the Police Department to move individuals from that property.

Shunga Force Main

This project goes in conjunction with the pump station. The pump station pushes the sewage through the force main on into the system. Staff is requesting approval to amend an existing force main replacement program to encompass the entirety of the Shunga force main to compress it and consolidate it into one project. This amendment will absorb the individual project by offsetting the existing force main program authority in other years. The request does not introduce additional funding into the CIP.

Deputy Director Malott stated inspections using CCTV and electromagnetic inspection were completed in order to get a visual of the condition of about 50% of the system. The inspections showed that of that, 17% had a high level of wall loss. That ranges from 40-65%. The assumption is that the remainder of the system are in similar condition. Due to overall age and condition of the force main, the plan is to install a 20-inch dry weather force main and slip line in the existing 42-inch main with a 36-inch force main. Both of these are about 7,100 feet long, a little over a mile and a quarter. The slip lining will minimize excavation in a combination of open trench and horizontal directional drilling on the new installation. It helps alleviate disruption to the properties and communities.

Committee member Banks inquired about the original budget for these items. Deputy Director Malott stated the original project budget was around \$7.3M. The Force Main has been in design for the duration of this time, so a specific number had not been allotted previously.

Grant Jefferson Pump Station

The Grant Jefferson Pump Station is the oldest pump station that is still in operation and was built in 1927. It is located in North Topeka just over the Sardou Bridge. The amended project budget is \$13,311,900. This is just a little over \$2.9M for this project. There are no scope changes, but reflects current construction cost expectations. The last modifications were in 1962 and included some new electrical gear pumps and piping modifications. Age, condition and lack of capacity to convey wet water flows, safety concerns for the O & M staff led to the decision to build a new station that is going to be built next to it, but will have similar architectural features to maintain the aesthetic. The improvements will provide for 15 million gallons per day of firm capacity, more reliable service within the drainage area, it is expected to reduce operating maintenance cost, improve reliability and efficiency and maintain regulatory compliance.

Grant Jefferson Force Main

Deputy Director Malott explained the amendment to the existing force main replacement program to encompass the entirety of the Grant Jefferson force main. The program budget being submitted is just over \$5.4M and is being absorbed by offsetting existing force main program authority within the CIP, and no additional dollars are being requested. With the age of the pump station, the force main goes along with it. A 12-inch dry weather force main and parallel 24-inch wet weather force main will be added.

Deputy Director Malott stated there were five resolutions. One to amend the CIP and then one for each of the other individual projects. Once final authorization has been given by the Governing Body, the projects can be put out to bid.

MOTION: Chairwoman Ortiz made a motion to approve the amended CIP/CIB projects as presented, and the four (4) individual project Resolutions for Shunga and Grant Jefferson Pump Stations and Force Mains. Committee member Banks seconded. Motion approved 2-0-0.

Ordinance: Truck Route

Public Works Director Braxton Copley gave a brief update noting that Forestry crews and blight crew were currently out on location picking up branches that fell as a result of this morning's storm. He indicated special attention was being made to the area and routes leading to the Fiesta Topeka in Oakland.

Chairwoman Ortiz noted this ordinance came out of the East Topeka South NIA, after having large semi-trucks using residential neighborhood streets to get to their businesses. In doing so, fire hydrants have been removed after being hit by a truck. The neighborhood streets are also often narrower and trucks drive off of the street to make a turn. This constant use tears up the corners of yards and wears down the street. Director Copley noted he had received complaints about issues arising with semi-trucks driving through residential streets. In reviewing current ordinances, Topeka does not currently have designated streets and truck routes establishing where large trucks are and are not able to travel through the city. In addition to creating the ordinance, a truck map will need to be updated on a regular basis. Director Copley stated that in areas where specific complaints have been made within the residential areas, signs will be posted.

Chairwoman Ortiz inquired about how notifications would be made to the businesses where commercial trucks have been seen. He noted there would need to be exceptions made for instances such as snow plow trucks or other large utility trucks that are in an area working, trash trucks, as well as moving trucks or business vehicles such as Amazon making a delivery. However, they will be instructed to take the most direct route, using arterial or collector streets whenever possible.

Director Copley stated the ordinance would not be able to address all issues, however serves as a starting point.

Committee member Banks inquired about drivers who accidentally get onto the residential streets by mistake? Would they be immediately ticketed? Senior Attorney Brandy Roy-Bachman explained that the intent was not required. City Manager Robert M. Perez added that the ordinance was created with the intent to prohibit businesses with large trucks from habitually driving through residential streets.

MOTION: Committee member Banks made a motion to approve the ordinance and for it to move forward to the Governing Body. Chairwoman Ortiz seconded. Motion approved 2-0-0.

Presentation: Parking Garage

Public Works Deputy Director Jason Tryon and Parking Manager Sterling Emerson provided a presentation to the Committee regarding the Parking Garages. Deputy Director Tryon noted permission had been given to begin Capital Improvements to the parking garages in the fall of 2022.

Highlights:

- Capital Improvements - A design-build team was selected through a competitive bid:
 - Immediate review of the safety hazards in all garages
 - Work performed in the Uptowner, 9th Street and Townsite to address immediate safety hazards
 - Townsite structural improvements completed in May 2024
 - Anti-pigeon netting in Centre City, Crosby, Park-N-Shop and 512 Jackson at the end of 2023/beginning 2024. After the netting was installed, staff power-washed and deep cleaned the garages. This was a noticeable improvement in keeping the garages clean.
 - Cameras installed in garages the 1st half of 2024
 - Uptowner major structural improvements began in October 2023.
 - Park-N-Shop structural improvements began in June 2024 and is currently being worked on.
- Parking Plan - Scope
 - Types of repairs scheduled from 2023-2026:
 - Structural
 - Waterproofing
 - Mechanical
 - Plumbing
 - Electrical
 - Fire Protection
 - Façade
 - Costs are estimates and subject to change
 - Townsite: \$4,552,965
 - Uptowner: \$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
 - Totals: \$22,236,792
- Garage Project Schedule
 - Townsite Repairs:
 - Structural repairs
 - Plumbing repairs
 - Mechanical systems replaced
 - Waterproofing
 - Expansion joints replacement
 - Traffic coating
 - Motion activated LED Lighting
 - Stairwell lighting upgrades and Life Safety lighting in garages
 - ADA Parking spaces and door openers were installed at Coronado and other garages to bring them into ADA compliance.
 - In Progress/On-going
 - Sprinkler system repairs at 9th Street Garage
 - Elevator replacement at 9th Street Garage
 - Uptowner Garage has extensive demolition underway to replace failing concrete. Concurrent work happening to repair elevator, plumbing and electrical systems.
 - Park-N-Shop Garage undergoing structural repairs.
 - Working with K1 Realty on replacement of topping membrane to Townsite Garage to protect the structure.
 - Ongoing design for structural repairs, waterproofing and lighting replacements at remaining garaged with design build team.

Questions/Comments:

- Chairwoman Ortiz inquired about the removal of the pay booths. Mr. Emerson noted that some of the garages did not have booths, but the ones that do will be removed.
- Committee member Banks appreciated the review made by someone from out of town on Townsite.

Other Items

Chairwoman Ortiz called on Mr. Tuck Duncan to speak to the Committee. Mr. Duncan is on the TPAC Board of Directors. He provided information on infrastructure projects for 2024 and beyond. Comments had been brought before the Committee at a previous meeting to request moving forward with some of the projects while the current contractor is working on the building for the HVAC projects at TPAC and City Hall.

Mr. Duncan provided updates to the lighting and added the rooms are no longer meeting the needs of demand.

Mr. Duncan stated TPAC is seeking approval by the Committee today to allow the City to enter into a design contract with the contractors who are currently on-site. This cost would likely not exceed \$100,000. The next step would be to initiate the design work. Once the design contract is in place, it will be the architect who goes to the Historical Preservation Board for approval of the proposed changes. This process can take up to 60 days. No construction can take place until the State Historical Preservation Office (SHPO) approves.

MOTION: Chairwoman Ortiz made a motion to give approval to authorize \$100,000 of design work to TPAC to contact the contractors. Committee member Banks seconded. Motion approved 2-0-0.

Director Copley provided information on the process. Chairwoman Ortiz suggested that TPAC remain mindful of the projects and timelines and how they may effect events. Mr. Duncan stated the first quarter events have been scheduled for 2025, and that they will be taking place in the auditorium. Mr. Duncan expressed an understanding of the process and stated the TPAC staff were being sensitive to those items.

Adjourn

Chairwoman Ortiz adjourned the meeting at 11:57am.

This meeting can be viewed online at: <https://youtu.be/oBAcvPPad1o>