

**Governing Body Minutes – May 5, 2020**

CITY COUNCIL CHAMBERS, Topeka, Kansas, Tuesday, May 5, 2020. The Governing Body members of the City of Topeka met in regular session at 6:00 P.M., with the following Councilmembers present: Hiller, Padilla, Duncan and Lesser - 4; and the following Councilmembers participating remotely: Valdivia-Alcala, Ortiz, Emerson, Naeger, and Dobler - 5. Mayor De La Isla presided -1.

AFTER THE MEETING was called to order, Pastor Champagne Lloyd, Topeka Police Department Champlain, provided the invocation.

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

THE CONSENT AGENDA was presented as follows:

APPROVAL OF MINUTES of the regular meeting of April 21, 2020, and special meeting of April 27, 2020, was presented.

APPROVAL of the following Open After Midnight licenses was presented:

<u>Business Name</u>	<u>Address</u>
Abigail’s Grill & Bar	3701 SW Plaza Dr
Dutch Goose	3203 SW 10 <sup>th</sup> Ave
Gayle’s	600 NW Paramore
Johnny’s Tavern	2821 SW Fairlawn Rd
Kwik Shop #705	1114 NW Topeka Blvd
Kwik Shop #713	5700 SW 21 <sup>st</sup> St
Kwik Shop #720	102 SE 37 <sup>th</sup> St
Kwik Shop #757	2619 SW 21 <sup>st</sup> St
Kwik Shop #780	2520 SW 6 <sup>th</sup> Ave
Kwik Shop #781	4500 SW Topeka Blvd
Kwik Shop #788	1414 SW 17 <sup>th</sup> St
Kwik Shop #789	746 NE Wabash Ave
Kwik Shop #791	1700 SW Topeka Blvd
McDonald’s #317	3117 SW Topeka Blvd
McDonald’s #2018	1201 SW Gage Blvd
McDonald’s #5596	2001 N Topeka Blvd
McDonald’s #7244	2880 SE California Ave
McDonald’s #11387	1640 SW Wanamaker Rd
McDonald’s #17628	2933 SW Wanamaker Rd

<u>Business Name</u>	<u>Address</u>
Uncle Bo's	420 SE 6 <sup>th</sup> Ave
Walmart #1802	1501 SW Wanamaker Rd
Walmart #2131	1301 SW 37 <sup>th</sup> St
Walmart #5441	2600 NW Rochester Rd
Wild Horse Saloon	3249 SW Topeka Blvd

Councilmember Padilla moved to approve the consent agenda. The motion seconded by Councilmember Hiller carried unanimously on roll call vote. (10-0-0)

APPROVAL of a Real Estate Purchase Agreement between BRB Contractors, Inc. and the City of Topeka in the amount of \$800 for the purchase of a parcel of land located on NW West Street, was presented. (*Contract No. 48646*)

Brent Trout, City Manager, reported the City would need to acquire the east lot for the purpose of conveying stormwater across the site and safely discharging the runoff to reduce localized flooding.

Councilmember Dobler moved to approve the real estate purchase agreement in the amount of \$800. The motion seconded by Councilmember Naeger carried unanimously on roll call vote. (10-0-0)

ACCEPTANCE of Land Dedications in the Final Plat for Greenhill Pointe Subdivision located along the west side of NW Green Hills Road lying between NW 46th Street and NW 50th Street, all being within unincorporated Shawnee County, Kansas and contained in the City's three mile extraterritorial jurisdiction, was presented.

Bill Fiander, Planning and Development Director, reported the subdivision will be located within the three-mile extra territorial jurisdiction of the City of Topeka not contiguous to the city limits and outside the City's Urban Growth Area (UGA). He stated approval would allow for an 18 new single family residential lots to be constructed on 57 acres and the property

owner has granted their written consent to annexation as a condition to receive City sewer. He noted the Planning Commission and Planning Department recommend approval.

Councilmember Hiller asked if the City would be paid for the service of maintaining the sewer.

Councilmember Padilla asked what type of homes in regards to price range and density would be constructed in the area.

Bill Fiander stated the developer indicated the homes would be in the mid-range new home construction price; and a connection fee as well as a higher utility rate will be charged to those located outside City limits.

Councilmember Lesser moved to accept the dedications of land identified in the final plat for Greenhill Pointe Subdivision. The motion was seconded by Councilmember Padilla.

Councilmember Dobler commented on the consent to annex requirement in rural water districts as it relates to federal law.

The motion to accept the dedications of land identified in the final plat for Greenhill Pointe Subdivision carried unanimously on roll call vote. (10-0-0)

AN ORDINANCE introduced by City Manager Brent Trout, amending City of Topeka Code Section 2.15.020 concerning meetings of the Governing Body, was presented.

Brent Trout, City Manager, reported the Policy and Finance Committee has made a thorough review of the ordinance and Councilmember Lesser would provide and update.

Councilmember Lesser, Policy and Finance Committee Chair, reported the Committee met on February 28, 2020; however, the Committee has not been able to schedule a subsequent meeting due to the COVID-19 pandemic. He stated there was a need to meet one more time to allow the Committee to finalize the language of a policy with the intent of no implementation

date and no expenditures spent on the project at this time. He encouraged the Governing Body members to send all comments to him for distribution to Committee members.

Councilmember Duncan stated the estimated cost to implement the policy was approximately \$12,000 in additional costs and the Committee did not feel it was prudent to move forward with implementation at this time because it was not a necessity. He stated the Committee would request that the implementation be put on hold until such time it was ordered by Governing Body to move forward with the policy.

Mayor De La Isla announced the Policy and Finance Committee update was accepted by the Governing Body.

AMENDING Governing Body Rule 3.1 concerning Regular Governing Body Meetings, was presented.

Brent Trout, City Manager, reported the proposed amendments to Governing Body Rules & Procedures 3.1 should be considered by the Governing Body in conjunction with the companion ordinance.

Mayor De La Isla announced the Policy and Finance Committee update was accepted by the Governing Body.

RESOLUTION NO. 9172 introduced by City Manager Brent Trout, temporarily suspending certain Governing Body Rules and Procedures in response to the COVID-19 pandemic, was presented.

Brent Trout, City Manager, reported approval of the resolution would extend suspension of Governing Body Rules & Procedures due to the COVID-19 pandemic until June 3, 2020.

Mayor De La Isla stated she will support the resolution as the Governing Body still needs to abide by social distancing measures.

Councilmember Duncan requested public comments received via email by the City Clerk be posted on the City website ahead of approving the weekly minutes.

Councilmember Hiller questioned if committee meeting protocol was included in the language of the resolution.

Lisa Robertson, City Attorney, reported language has been included in the resolution to allow for committee meetings to be conducted remotely if needed.

Councilmember Padilla moved to approve the resolution. The motion seconded by Councilmember Naeger carried unanimously on roll call vote. (10-0-0)

RESOLUTION NO. 9173 introduced by City Manager, Brent Trout, establishing the City's 2021 budget priorities, was presented.

Brent Trout, City Manager, reported he was not requesting changes to the proposed budget priorities; however, they must finalize how to proceed with the 2020 Operating Budget as it relates to changes to budget priorities for 2021. He asked Governing Body members if there were any changes to the proposed priorities as presented.

Councilmember Hiller stated she compared the proposed resolution to the priorities presented for consideration in February 2020, and noted she thought the priorities as presented would be fine with the exception of some small changes in wording. She stated she would defer at this time, as bigger discussions need to take place.

Brent Trout stated Public Safety remains the top priority in regards to the City of Topeka operating budget. He reported the 23 vacant positions in the Police and Fire Departments were used to balance the 2020 Operating Budget and will carry over into the 2021 Operating Budget. He stated when they initially considered fulfilling the 23 vacancies for the 2021 Operating Budget the economy was thriving and the mill levy had not been increased in the past seven

years; however, the economy climate has changed drastically due to the COVID-19 pandemic. He reported staff anticipates a \$3 million gap in the 2021 budget if all 23 vacant positions are filled and regular salary increases granted. He expressed concern with proposing a mill levy increase during the COVID-19 financial crisis and noted other options would require the elimination of approximately 23 positions in other departments or the potential of imposing a new sales tax to be allocated for emergency responder personnel (Police and Fire). He provided additional stats related to employment gaps in both departments and noted they must be realistic in the difficult decisions that must be made and he welcomed guidance from the Governing Body.

Councilmember Duncan requested an overview of each department and corresponding context of positions over the last 20 years to help the Governing Body better understand the fluctuation in positions.

Councilmember Dobler questioned if a percentage of general fund sales taxes has been dedicated to Police or Fire Department personnel.

Councilmember Padilla referenced Budget Priority No. 2, “Continuing a Commitment to Public Safety, through the continued active and strenuous recruitment of police officers and firefighters and maintain an optimal level of officers and firefighters.” listed in the proposed resolution. He stated it would be confusing to be actively recruiting and not filling positions due to budget constraints. He spoke in support of funding the Public Safety Priority while supporting the top priority expressed by citizens. He expressed the importance of the City filling the budget gap by remaining open to ideas in regards to staffing efficiencies through consolidation of departments and/or staffing starting with management levels.

Mayor De La Isla asked the City Manager to provide an estimated financial model of how the changes would equate.

Brent Trout reported general fund sales tax revenue was not used to help fund Police and Fire personnel; it will take an approximate 3 mill increase to fund the 23 positions at approximately \$65,000 (salary and benefits) per position; and the imposition of a sales tax may be an option to consider.

Councilmember Duncan expressed concern with the effectiveness of across the board cuts and/or a certain percentage. He requested department directors take an active role in creating solid plans for efficiencies and provide their perspective to assist the Governing Body in making difficult decisions.

Brent Trout stated the City's financial team has actively been working with all departments in evaluating efficiencies and proposed ideas. He stated he intends to have each department director present their proposed 2020 budget cuts at the May 19, 2020, Governing Body meeting.

Councilmember Hiller stated she reviewed what she believes the Governing Body wishes to evaluate in the 2020 budget including (1) evaluate what was essential; (2) what could be more efficient; and (3) where could grants or citizen responsibility or smarter financing save tax funds; an approach that could be used for all departments including public safety. Keeping those items in mind, she suggested the budget priorities include the following:

- Provide clear directive on if the 2021 Operating Budget should include a tax increase or not, and if so, they need to mutually figure out how to do it without depleting reserve funds.
- Provide clear directive on the Fire Master Plan and budget - should the budget remain the same or change.
- Provide clear directive regarding the privatization of the Topeka Zoo – making a significant difference in the capital budget as well as the operating budget.

- Provide clear directive that the Capital Improvement Budget be set within the current policy limits. If so, they must address years 4 and 5 which exceed the policy limit as well as make a determination if the Polk-Quincy Viaduct project will be included in the cap policy or if it will be extra.

Councilmember Lesser referenced the number of tax-exempt properties as well as non-profit facilities utilizing city services (water, sewer, streets etc.). He asked the Legal Department to research options in regards to charging a nominal “use fee” for tax-exempt and non-profit property owners.

Councilmember Duncan stated he concurs with Councilmember Lesser and asked if the City has a blanket sales tax.

Brent Trout stated staff intends to move forward with the Fire Service Committee when possible; the Zoo Governance privatization and budget numbers will remain the same in the 2021 budget, however, future years will be different; and the City does not have a blanket sales tax in place.

Councilmember Hiller expressed concern with the City paying for services property owners should absorb such as the cost to secure a property destroyed by fire as well as paying the total cost of code violations.

Councilmember Valdivia-Alcala stated she concurs with Councilmember Hiller. She stated she believes the City should recoup a higher percentage of total cost of services; consider delaying Zoo projects in order to save money; and property owners of certain buildings on certain properties should pay for City services that they are receiving for free.

Councilmember Lesser requested staff evaluate the perfect scenario. He stated the City needs to find a way to force the income producing property owners to pay the real property fines. He asked staff to research what the law allows in regards to fines for real property.



Mayor De La Isla thanked Governing Body members for having good discussion on great strategies and reminded the Governing Body the City Manager was asking for clear directive regarding the 2021 Budget priorities.

Councilmember Duncan spoke in opposition of proposing a mill levy increase due to the COVID-19 pandemic.

Councilmember Dobler spoke in opposition of increasing the mill level in 2021 and 2022 due to the COVID-19 pandemic. He expressed the importance of collaborative discussions with department directors regarding consolidation, efficiencies and outsourcing and noted all options must be considered.

Councilmember Lesser stated the budget crisis cannot be solved by simple cuts. He expressed the importance of the Governing Body be provided the specifics in order to make decisions.

Brent Trout stated he understands there was not a desire to increase the mill levy. He also stated he will continue to consider internal cuts or specific revenue sources to be considered such as a sales tax – or a combination of both to reach the budget target.

Councilmember Valdivia-Alcala spoke in opposition of a mill levy increase. She stated she concurs with Councilmembers Dobler, Lesser and Duncan and supports reviewing efficiencies as they relate to management positions and internal operations.

Mayor De La Isla stated it would seem the Governing Body has expressed opposition to a mill levy increase; agreed to look at different potential revenue streams to include payment in lieu of taxes by implementing fees for services in areas where the City has not considered implementing fees for services before; and take an overall look at the organizational structure as a whole by maximizing operations at all levels. She acknowledged consensus by the Governing

Body in the items she described and the direction provided to the City Manager. She reported there was no change in essence of the budget priorities presented and asked the City Attorney if it was necessary to approve the resolution at this time or just provide directive to the City Manager.

Lisa Robertson stated the resolution must be approved pursuant to Topeka Municipal Code Section 3.05.050.

Mayor De La Isla announced an approval must take place. She again summarized the parameters as (1) Produce a budget with no mill levy increase; (2) Consider payments in lieu of taxes *i.e.* for services the City provides currently and not getting compensated for; and (3) Conduct an efficiency evaluation for the overall City organization at all levels. She asked if there was a motion to approve the course of action as stated.

Councilmember Naeger moved to approve the course of action as stated by Mayor De La Isla. The motion was seconded by Councilmember Emerson.

Councilmember Ortiz expressed the importance of including any or all positions in the operations evaluation by the City Manager.

Mayor De La Isla confirmed the evaluation would include all levels of employment.

The motion to approve the course of action as stated by Mayor De La Isla carried unanimously. (10-0-0)

DISCUSSION on the proposed 2021-2030 Capital Improvement Plan and 2021-2023 Capital Improvement Budget was presented.

Brent Trout, City Manager reported the CIP will include funding for the Polk-Quincy Viaduct project and staff will continue to move forward with approved projects for 2021 based on revenue numbers. He stated there are five projects totaling \$4.5 million that will have

delayed bidding occurring in July or August 2020, as well as staff has identified projects that will be delayed or impacted due to revenue shortfall.

Councilmember Emerson referenced mill and overlay projects. He encouraged staff to take advantage of the significant reduction in oil prices and accelerate the amount of projects completed as it remains a top priority for citizens.

Brent Trout reported staff remains conservative in the approach due to the fluid financial situation associated with the COVID-19 pandemic.

Councilmember Valdivia-Alcala referenced the Polk-Quincy Viaduct project and bonding associated with the project. She stated the Kansas Department of Transportation (KDOT) will move forward with the project regardless and the City should wait to see what happens and use the opportunity to borrow funds for more crucial items. She requested the project be removed from the CIP list.

Brent Trout stated the Polk-Quincy Viaduct Project remains a top priority of local businesses due to the commerce located along the corridor.

Councilmember Dobler stated the City needs to show commitment to KDOT for the project. He reminded the Governing Body the return on investment for the project was good and an agreement would have to be approved before the project begins.

Councilmember Hiller stated in the process of redevelopment for the Polk-Quincy Viaduct Project the City will be giving up prime tax producing land for right-of-way access. She asked if there have been conversations concerning loss of revenue and if those revenue projections could be used as part of the City's financial contribution to the project.

Brent Trout reported he was not aware of this happening with similar projects in other cities. He stated the City was considering a professional consultant to assist with grant fund

writing; and staff continues to work on the design of the project to potentially reduce the amount of property the City will need to acquire for right-of-way access.

DISCUSSION on the City of Topeka 2020 Operating Budget was presented.

Brent Trout, City Manager, stated the discussion would continue from the May 1, 2020, Governing Body meeting. He distributed handouts providing financial updates for the Fix Our Streets Fund (Citywide Sales Tax) and the Countywide Sale Tax. He reported he intends to provide updates on the 2020 budget every two weeks.

ANNOUNCEMENTS BY THE CITY MANAGER AND MAYOR ;

Brent Trout, City Manager, announced Tod Harrison has been appointed at the new Fire Marshal for the Topeka Fire Department; and the City received a special achievement GIS award from Environmental Systems Research Institute (ESRI). He reported traffic signals damaged by the recent storm would be fully functioning by mid-week and other storm debris should be cleaned up by the end of the week.

Mayor De La Isla announced the reopening of Shawnee County; however, there continues to be an increase in COVID-19 cases. She reminded everyone to be safe and take care of each other.

Councilmember Naeger encouraged people to take care of each other and understand their health and financial limitations as it relates to the current COVID-10 pandemic.

Councilmember Lesser offered condolences to the City of Overland Park, Kansas, Police Department for the loss of police officer Mike Mosher in the line of duty.

Councilmember Hiller expressed her appreciation to the continued leadership in the community and citizens cooperation.

Councilmember Valdivia-Alcala thanked City staff for providing excellent response time in the cleanup of storm debris in the Oakland area. She expressed her appreciation to the Host Program for assisting small businesses. She thanked the Shawnee County Emergency Management Department for fluid, transparent and timely communications.

Councilmember Padilla offered his condolences to City of Overland Park, Kansas, Police Department for their loss of police officer Mike Mosher in the line of duty.

PUBLIC COMMENT: Due to the public safety mandates surrounding the COVID-19 pandemic there will be no in-person public comment; however, written public comment may be submitted by email or in writing to the City Clerk for attachment to the minutes. -- Email: cclerk@topeka.org -- Address: 215 SE 7th Street, Room 166, Topeka, Kansas, 66603.

The following individuals submitted public comments via electronic mail: Joseph R. Ledbetter and Clark W. Trammell. (*Attachment A*)

NO FURTHER BUSINESS appearing the meeting was adjourned at 7:52 p.m.

(SEAL)

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Brenda Younger  
City Clerk

Attachment A

## Brenda Younger

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**From:** Joseph Ledbetter <joe@josephledbetter.com>  
**Sent:** Thursday, April 30, 2020 9:00 AM  
**To:** City Council; Michelle De La Isla; City Clerk; Brenda Younger  
**Subject:** Cuts to City government costs. Reminder Thank you.

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Reminders of my earlier ideas to cut costs in City government. There can be a lot of trimming of costs in my humble opinion. It is past time to have management produce cuts and enhance our productivity. I have been asking for productivity enhancement for the past several years and I have seen almost nothing done by management. We have a shrinking population and we are not responding to that.(seven years) It is shocking that we have not seriously cut costs and streamlined the City government over the past several years. Again, I am not looking at cuts for TPD or Fire. We should be looking at Planning/Development Services / Neighborhoods / Public Works / Water for cuts, reorganizations ,and staff changes from top to bottom. These are my words only.

Thank you.

Additional below:

----- Forwarded message -----

From: **Joe Ledbetter** <joe@josephledbetter.com>

Date: Tue, Apr 21, 2020 at 3:13 PM

Subject: Cuts to place in the Record My Ideas > "Do more less" ' These are my words only'. 4/21/2020

To: City Council <council@topeka.org>, Michelle De La Isla <mdelaisla@topeka.org>

Cc: Brenda Younger <BYounger@topeka.org>, Neil Dobler <neil.dobler@bartwest.com>

Greetings,

Governing Body:

We are in very interesting times. For the past several years we *should have* been trimming staff, except for Police and Fire since we are a shrinking city ( we lost 5,000 population in seven years). *When* will we do that?

I have been asking that for the past several years. *Why* 6 media folks for the city? Nobody on staff has watched costs. Cut *all* travel costs. This is a clear duty of the manager/ and his team *to cut* costs and personnel.

I would *privatize water repairs*, and maybe even the oversight of the Water Department. I would also, favor *privatizing street repairs*. I see an opportunity to allow early retirement, esp. for non-essential staff.

Stop borrowing bonds-esp. Revenue Bonds for a period of time( perhaps a year). Reorganize Neighborhood Relations, Codes, and Planning and Development Services.

We can cut several \$ million quickly in my opinion.

Thank you.

## Brenda Younger

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**From:** cwiliet@aol.com  
**Sent:** Wednesday, April 29, 2020 11:14 AM  
**To:** City Council; Michelle De La Isla; Brenda Younger  
**Cc:** joe@josephledbetter.com; theanticj@yahoo.com; hedgetree@yahoo.com; lazoneg@ibsa-inc.org; troberts1970@cox.net  
**Subject:** 12th St. Narrowing

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

At the upcoming May 5th City Council meeting I again respectfully request that you review under the CIP topic this project and reconsider this approval as currently considered. The directly affected community and our community in general, by a wide margin DO NOT want 12th St. narrowed. It is not the Cities/City Council right to tell the community how it wants to live...IT IS the communities right to tell the City Council how it wants to live.

Thank you for your attention to this matter...

Respectfully submitted,

Clark W. Trammell



## Brenda Younger

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**From:** cwiliet@aol.com  
**Sent:** Monday, May 04, 2020 10:52 AM  
**To:** City Clerk; Brenda Younger; City Council; Michelle De La Isla  
**Cc:** joe@josephledbetter.com; betty@networksplus.net; lazoneg@ibsa-inc.org; hedgetree@yahoo.com; rmontgomery7@cox.net; troberts1970@cox.net; theanticj@yahoo.com  
**Subject:** Public Comment - May 5th

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Re: City Council Meeting May 5th, 2020

I believe you all collectively have a focus on the topic of City Budget for this meeting. I would like to add my voice to your discussion in concert with your thoughts and to support constructive ideas to enhance this overview and discussion.

(\*) In simple terms "DO MORE WITH LESS"...

(\*) This city has always had capacity in it's workforce that needs to be assessed and applied...

(\*) A thorough review of the cities organization chart (excluding the police and fire departments) and match that to the core services and unique community needs as to services offered and administered.

(\*) Do you have the right organizational structure?

(\*) Do you have the right people and job titles/descriptions in place that match up with the proper organizational design?

(\*) Do you need a Deputy City Manager at the high pay level it is at, or should the city have a qualified administrator to assist the City Manager?

(\*) Do we have the right staff in the senior executive positions including the City Manager position etc., each departments senior executive and the job titles in each department should be reviewed, you have a lot of top heavy staff that may not be necessary i.e. engineering, legal, planning etc.?

(\*) Comment: this city could be better and tighter managed from the top down throughout every department. This is where you can apply the focus of "DO MORE WITH LESS", by better work dynamics and time utilization.

(\*) Comment: can we outsource certain services i.e. legal, engineering, street pot hole repairing etc. to be more efficient and at reduced costs?

(\*) Comment: are we maximizing technology support?

This is not a simple process and to do it right you must look at the global picture of city operations including budgeting, to do otherwise is managing by crisis and putting a band aid on the topic of discussion. If you are going to do a thorough and meaningful review with appropriate decisions then take this opportunity to do it right or at least start the process to a meaningful restructure of our City operations.

Respectfully submitted,

Clark W. Trammell

## Brenda Younger

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**From:** cwiliet@aol.com  
**Sent:** Monday, May 04, 2020 10:59 AM  
**To:** City Clerk; Brenda Younger; City Council; Michelle De La Isla  
**Cc:** joe@josephledbetter.com; hedgetree@yahoo.com; theanticj@yahoo.com; troberts1970@cox.net; lazoneg@ibsa-inc.org; betty@networksplus.net; rmontgomery7@cox.net  
**Subject:** Public Comments - May 5th, 2020

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

**Re: Public Comments - Council Meeting of May 5th, 2020**

I submit the following public comments to you for review and consideration with a copy to the City Clerk to make this a part of the public record.

I have several topics I would like to comment on that I feel are of vital business, operational and community issues. I have outlined these topics with a separate heading for each one.

### **BUDGET**

In light of the current City Budget issues as presented recently to you and the public it is imperative to consider and administer the following processes:

(\*) I have presented in person, at council meetings and via email (as have others) for at least 2 years the need for the city to **“do more with less”**. When running for City Council I had this discussion with city department heads and other community leaders/activists. At one city council meeting in 2019 Mr. Filander made a department report on how they were processing almost twice as many building permits to date than in 2018. I followed up in my presentation with the comment that he had just acknowledged that his department can do more with less having processed a much larger work load with the same staff.

The city has workforce capacity and examples of that beside the above example have been presented to you by others. Yes our city revenue will be diminished for some time due to the corona virus situation, however there are ways within your leadership capacity to deal with this and minimize the operational stricture beyond salary cuts etc. by simply managing the staff/operations tighter/better and doing more with less. Another example that you are sensitive to is increasing performance capacity using technology.

### **REVENUE**

Again, I have presented to you for at least two years the need to directly focus and discuss the revenue side of the ledger. You constantly at meetings only discuss the expense side and related cost scenarios but not how to generate revenue beyond the basic city revenue lines. With all the think tank groups within the GTP and other community leadership groups this is a topic that should be assigned to one of these talent pools to look at additional revenue troughs and opportunities that the city should consider and develop. A direct focus on just revenue generation/creation. The city must step up and aggressively create public/private partnerships as a revenue generator investing directly in the growth of Topeka/Shawnee Co.

A sub-part discussion is we must think “Global Economy”. I have made this presentation to you for a long time and it is now in our face as another revenue avenue available to the City and Shawnee Co. Create a N.E. Mayors Council as the head of the initiative and come up with products and services that by combining global economic resources becomes a long-term revenue generator using collective resources and opportunities that work by utilizing the N.E. Kansas collective whole.

### **CIP**

I believe there is a much better way to implement the CIP program. This idea was presented to you by Joe Ledbetter adding his talent to the idea. It is a business approach that is simple to implement and a win-win for both the City, City Council and Community (transparency).

**Simple 2 step process;** (1) approve those projects presented by the City Manager that fit into the CIP (2) when it is time to act on a CIP project it comes back to the City Council for review and funding approval. This will allow you the opportunity to confirm the CIP project as originally approved is still current and correct as designed in the recommendation as well as opens up the transparency to the taxpayer/citizens for their review, input and discussion before funding is approved.

### **NARROWING OF 12<sup>TH</sup> STREET**

## Brenda Younger

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**From:** Brenda Younger  
**Sent:** Tuesday, May 05, 2020 4:43 PM  
**To:** 'Joseph Ledbetter'; City Council; Michelle De La Isla  
**Subject:** RE: CIP

Received – thanks.

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**From:** Joseph Ledbetter [<mailto:joe@josephledbetter.com>]  
**Sent:** Tuesday, May 05, 2020 4:41 PM  
**To:** City Council; Michelle De La Isla; Brenda Younger  
**Subject:** CIP

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

On the Record (My words only)

I strongly encourage you to stop borrowing any Revenue Bonds the next 12 months because we are shrinking in population, we now have less customers/ tax payers, and small businesses have been hammered, Your revenue is down in water/ sewer/ storm water collections because of closed businesses, and folks losing jobs and not paying those bills. This must not be ignored. I see no need to do more storm water projects this coming year, esp since the fiasco storm water crater that was dug into the middle of Gage Park. A Really pathetic waste of \$1.3 million dollars-and it's not even connected to the new parking lot! I also would not do any parking lot projects downtown at this time because of falling parking revenue,

1. I would advance South California Ave quickly forward. I would put on hold many other projects funded by sales tax until we know what we have lost in the past 45 days-Dept of Revenue should be able to give us that thru April 30th quickly. Ask. I strongly encourage keeping 12th Street at a sane 2 lanes. I note it is listed on the CIP as 2 lanes. Or, I would not start it without that 2 lane configuration being kept expressly in the project language. We need it as an arterial street and it carries mass transit and school buses. I was told the Fire and emergency services have also had no input. I know the Topeka Metro Board has not been asked for input. We manage that system as the Board of Directors.

2. Before you spend anything in this budget, ask is there Anything we have to have this year, with our lower revenues? Can we put off some items and responsibly do some cutting? I will dig more into this for next week. Don't be RUSHED by staff. Take alot of time getting answers and curtailing their demands. And please don't barrow a lot of money. We cannot afford it.

PS Last year I spoke against spending/borrowing \$8 million dollars to remodel City Hall. I said you will have less need for these offices in a few years with less staff. It was a correct assessment. Most of it was not spent. Saved us.

It's not that hard to cut budgets as needed, Management should have known that and have listened to the public, esp. on things like 12th Street being kept 2 lanes..

That's being good stewards of our tax money. Thank you.