

Governing Body Minutes – August 10, 2021

CYRUS K. HOLLIDAY BUILDING, 620 SE Madison Street, Topeka, Kansas, Tuesday, August 10, 2021. The Governing Body members of the City of Topeka met in regular session at 6:00 P.M., with the following Councilmembers present: Councilmembers Hiller, Valdivia-Alcala, Emerson, Padilla, Dobler and Duncan- 6; and the following Councilmembers participating remotely: Councilmembers Ortiz, Naeger, and Lesser -3. Mayor De La Isla presided remotely. -1

Public comment for the meeting was available via Zoom or in-person. Individuals were required to contact the City Clerk's Office at 785-368-3940 or via email at cclerk@topeka.org by no later than 5:00 p.m. on August 10, 2021, after which the City Clerk's Office provided the Zoom link information and protocols prior to the meeting start time. Written public comment was also considered to the extent it was personally submitted at the meeting or to the City Clerk's Office located at 215 SE 7th Street, Room 166, Topeka, Kansas, 66603 or via email at cclerk@topeka.org on or before August 10, 2021, for attachment to the meeting minutes.

AFTER THE MEETING was called to order, Councilmember Ortiz, provided the invocation.

THE PLEDGE OF ALLEGIANCE was recited by meeting participants.

ADVISORY COUNCIL APPOINTMENT of Robert Nugent to the City of Topeka Americans with Disabilities Act (ADA) Advisory Council for a term ending August 10, 2023, was presented. (*Council District No. 4*)

Councilmember Emerson moved to approve the board appointment. The motion seconded by Councilmember Dobler carried unanimously on roll call vote. Mayor does not vote. (9-0-0)

A PRESENTATION on the City of Topeka 2nd Quarter Financial Report was presented by Stephen Wade, Interim Administrative and Financial Services Director.

Councilmember Valdivia-Alcala referenced page 51 of the Report, which included the Vendor Diversity Report. She asked if outreach to local minority owned businesses have improved and noted this has been a serious issue for the City.

Stephen Wade reported the Contracts and Procurement Division has been working with the Greater Topeka Partnership (GTP) to expand the number of vendors reached, along with hosting lunch and learn events and other networking opportunities.

Councilmember Valdivia-Alcala expressed the importance of customizing luncheon events to the needs of small businesses and making outreach efforts a City priority.

Mayor De La Isla reported the City has made this a priority by working consistently on outreach efforts and review of procurement policies for the past two years.

Councilmember Hiller expressed appreciation to Staff for expanded reporting and grouping information in a more organized manner. She referenced the many projects that have been updated, however, fund balances still remain from prior years in the form of cash and/or bonds. She asked if unused project funding would be closed out in the accounting system and returned to the debt service fund or would the funds carryover to other projects. She expressed the importance of prioritizing projects and corresponding funding, specifically as they prepare for Federal and State infrastructure funding assistance.

Stephen Wade reported projects are specifically defined and only the amount authorized for the project can be expended with any unused project dollars being returned to the debt service fund. He stated this allows the City to utilize temporary note financing providing for long-term savings for the City.

Brent Trout, City Manager, stated Staff can review the projects they intend to borrow funds for in the future that could be paid for with cash, such as vehicle purchases. He reported a discussion regarding these types of purchases will take place during the Public Infrastructure Committee meeting. He noted it may be possible to use some of the unused portion of Parent Project funding for project phases through temporary note financing.

Councilmember Duncan requested a list of General Fund ending balances for the past 10 years.

Councilmember Ortiz spoke in support of the Plug and Play initiative and the importance of reaching entrepreneurs of all income levels.

A PRESENTATION on the American Rescue Plan was provided by Brent Trout, City Manager.

Councilmember Duncan asked how the term “obligated” is defined in the Plan.

Brent Trout stated the term refers to projects that have already been bid by the City.

Councilmember Valdivia-Alcala requested to post the presentation on the City’s social media platforms, and suggested surveying all community outlets to gather input on the Plan.

Councilmember Hiller referenced the possible long-term Federal Infrastructure Bill and the great opportunity it will provide the City to complete infrastructure improvements. She expressed the importance of the City prioritizing infrastructure needs to avoid paying for improvements that may be covered by Federal and State funds. She asked Staff to provide a presentation on the approved State infrastructure funding to help the Governing Body make an informed decision on funding priorities.

Brent Trout stated proposed projects will be posted on City’s social media platforms and he plans to schedule a public input session at an upcoming Governing Body meeting and

followed by an action item for the Governing Body to approve in December 2021. He stated if the Federal Bill passes in August as planned, details will be provided on how those funds could be expended by the City. He noted there is still approximately \$2.5 million of CARES Act funding available, however the Basic Needs funding available amount is approximately \$59,000. He stated the intent is to have Staff transfer \$400,000 to continue to cover the Basic Needs Program.

CONSENT AGENDA was presented as follows:

RESOLUTION NO. 9239 introduced by Councilmember Karen Hiller, granting Topeka United an exception to the provisions of City of Topeka Code Section 9.45.150, et seq., concerning noise prohibitions, was presented. *(Council District No. 1)*

RESOLUTION NO. 9240 introduced by Councilmember Karen Hiller, granting Cumulus Broadcasting an exception to the provisions of City of Topeka Code Section 9.45.170 concerning noise prohibitions, was presented. *(Council District No. 1)*

RESOLUTION NO. 9241 introduced by Councilmember Karen Hiller granting The Celtic Fox an exception to the provisions of City of Topeka Code Section 9.45.150, et seq., concerning noise prohibitions, was presented. *(Council District No. 1)*

RESOLUTION NO. 9242 introduced by Councilmember Karen Hiller, granting Mater Dei Parish an exception to the provisions of City of Topeka Code Section 9.45.150, et seq., concerning noise prohibitions, was presented. *(Council District No. 1)*

RESOLUTION NO. 9243 introduced by Councilmember Karen Hiller, granting VBP VETTE Club an exception to the provisions of City of Topeka Code Section 9.45.170 concerning noise prohibitions, was presented. *(Council District No. 1)*

RESOLUTION NO. 9244 introduced by Councilmember Karen Hiller, approving a special event known as the 2021 St. Patrick's Day Street Party, was presented. (*Council District No. 1*)

RESOLUTION NO. 9245 introduced by Councilmember Karen Hiller, approving a special event known as the Topeka Irish Fest, was presented. (*Council District No. 1*)

RESOLUTION NO. 9246 introduced by Councilmember Karen Hiller, approving a special event known as 99.3 The Eagle Cruise Night 2021, was presented. (*Council District No. 1*)

ORDINANCE NO. 20305 introduced by City Manager Brent Trout, allowing and approving City expenditures for the period May 29, 2021 through June 25, 2021, and enumerating said expenditures therein, was presented.

MINUTES of the regular meeting of July 27, 2021, was presented.

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

ORDINANCE NO. 20306 introduced by City Manager Brent Trout authorizing and providing for the issuance of aggregate principal amount of \$68,280,000 Combined Utility Refunding and Improvement Revenue Bonds, Series 2021-A, of the City of Topeka, Kansas; making certain covenants and agreements to provide for the payment and security thereof and authorizing certain other documents and actions in connection therewith, was presented.

Brent Trout, City Manager, stated approval of the ordinance and corresponding resolution would allow the City to move forward with the permanent financing of previously authorized improvements for the City's utility system.

Steven Wade, Interim Administrative and Financial Services Director, provided an overview of the projects and comments on the significant savings realized by the City. He stated the funding covers 14 new projects totaling \$41,625,000.

Khalan Dwyer, Senior Vice President, Columbia Capital Management, LLC reported two series of revenue bonds were sold including \$68 million of traditional revenue bonds Series 2021-A to refinance certain City combined utilities existing debt along with the City refinanced Series 2013-B bonds producing a savings of \$3.1 million on present value basis; and the City refunded \$20 million in State Revolving Fund (SRF) outstanding loans saving the City \$1 million with no extension to the amortization schedule. He noted the Series 2013-B bonds are taxable and issued to fund the City's biogas project and payable from the City's utilities revenues, however, the payment on those debts are subordinate to the City's traditional bond payments.

Kevin Cowan, Gilmore & Bell, P.C., reported the bids included bond insurance provisions which is different than in previous years. He stated all of the bond covenants and/or provisions were accepted by the bond insurance company.

Joseph Ledbetter spoke in support of refinancing the SRF Loans. However, he expressed concern with financing utility projects with unknown locations and the importance of funding projects with cash when possible. He stated in five years the bonding amount will double and the City is borrowing too much money instead of utilizing reserve funds.

Councilmember Hiller questioned why there is a need for bond insurance and noted the City has received a cautionary letter against bonding too much and jeopardizing future bond deals.

Khalan Dwyer stated they allow underwriters to bid with bond insurance, however, the insurance is paid by the underwriters and he believes it be may associated with the actual bond rating.

Councilmember Emerson questioned the refinancing of the bonds and if the length of time for financing is being extended.

Khalan Dwyer stated when the bonds are refinanced the length of the loans are not extended.

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

The ordinance was adopted on roll call vote as follows: Ayes: Hiller, Valdivia-Alcala, Ortiz, Emerson, Padilla, Naeger, Dobler, Duncan, Lesser and Mayor De La Isla. -10

RESOLUTION NO. 9247 introduced by City Manager Brent Trout, prescribing the form and details of and authorizing and directing the sale and delivery of aggregate principal amount of \$68,280,000 combined Utility [Refunding and Improvement] Revenue Bonds, Series 2021-A, of the City of Topeka, Kansas, previously authorized by ordinance of the issuer; making certain covenants and agreements to provide for the payment and security thereof; and authorizing certain other documents and actions connected therewith, was presented.

Brent Trout, City Manager, reported the resolution serves as the companion document to the previously approved ordinance.

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

ORDINANCE NO. 20307 introduced by City Manager Brent Trout authorizing and providing for the issuance of \$14,990,000 aggregate principal amount of Taxable Combined

Utility Junior Lien Revenue Bonds, Series 2021-B, of the City of Topeka, Kansas; making certain covenants and agreements to provide for the payment and security thereof and authorizing certain other documents and actions in connection therewith, was presented.

Brent Trout, City Manager, reported approval would allow the City to move forward with permanently financing the wastewater biogas project over a 30-year period and payments would be structured through the Wastewater fund.

Joseph Ledbetter questioned the term of the bonds and believes it will be financed for 34 years not 30. He stated it would have been beneficial to use a portion of cash to help fund the biogas project.

Councilmember Dobler asked how many bonded projects actually have payback periods.

Brent Trout reported very few bonded projects include payback periods.

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

The ordinance was adopted on roll call vote as follows: Ayes: Hiller, Valdivia-Alcala, Ortiz, Emerson, Padilla, Naeger, Dobler, Duncan, Lesser and Mayor De La Isla. -10

RESOLUTION NO. 9248 introduced by City Manager Brent Trout, authorizing and providing for the issuance of \$14,990,000 aggregate principal amount of Taxable Combined Utility Junior Lien Revenue Bonds, Series 2021-B, of the City of Topeka, Kansas, previously authorized by ordinance of the issuer; making certain covenants and agreements to provide for the payment and security thereof; and authorizing certain other documents and actions connected therewith, was presented.

Brent Trout, City Manager, reported the resolution serves as the companion document to the previously approved ordinance and noted the City has secured a contract with Southern Star for the purchase of the biogas.

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

PUBLIC HEARING

To obtain citizen input on the City of Topeka's FY 2022 Annual Consolidated Action Plan and Budget; and

APPROVAL of FY2022 Annual Consolidated Action Plan Budget, was presented.

Brent Trout, City Manager, reported the item was discussed at the July 27, 2021, special meeting of the Governing Body, resulting in one modification to the Plan. He stated the Strengthening and Equipping Neighborhoods Together (SENT) program would now be approved as a Community Housing Development Organization (CHDO) and Staff recommends approval of the Plan as modified.

Corrie Wright, Housing Services Division Director, stated most public input resulted from the Citizens Advisory Council (CAC) and the Homeless Task Force meeting, along with a few community Zoom meetings, and those attending were provided a summary overview of the input received from the CAC and Homeless Task Force meeting.

Councilmember Valdivia-Alcala expressed the importance of the equity of the funding allocated to low-to- moderate (LMI) areas to set up programs as it relates to equity for all. She inquired on the use of the funding from inmate crews. She asked if there been a cost analysis conducted as it relates to using a second party for the same services of cleaning up blight in the neighborhoods. She stated there needs to be a proactive way to invest in the future of investing in the city's diverse population.

Brent Trout stated inmate crews are the best program option to clean up blight in the neighborhoods at this time. He stated a study was conducted and the cost is excessively higher to utilize a second party for these types of services.

Councilmember Valdivia-Alcala requested a copy of the study be distributed to the Governing Body.

Lazone Grays thanked Councilmember Valdivia-Alcala for her comments related to the re-appropriation of inmate funds to be reallocated to individuals who are suffering from inequities in the community which he believes is a better use of the funds. He expressed the importance of leveraging State and Federal dollars to provide support services to help individuals so they can advance successfully in the community *i.e.* a social enterprise program to address disparities in employment, housing and education.

Councilmember Dobler stated it would seem like this is a great opportunity to use the available funding to address the need in the community for these types of programs. He suggested Mr. Grays be involved in the implementations of new program ideals.

Brent Trout referenced funding for the “Wheels of Change” program allowing individuals to gain useful skills to be an active member of the community.

Bill Cochran, Chief of Staff, reported the program was in the beginning stages and all needed studies have been conducted in regards to the Mobile Access Partnership (MAP) program. He noted the program would be funded with private dollars not affordable housing funds.

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

Juanice Crowley commented on the actual amount of hourly wage inmate crews end up receiving after applicable fees have been deducted.

Susan McClacherty questioned affordable housing funding as it relates to the MAP presentation from the Topeka Rescue Mission at the July 27, 2021 Governing Body meeting. She asked if the Governing Body plans to move forward with the homeless program and where those efforts are headed.

Upon hearing no further comment, Mayor De La Isla announced the public hearing was closed.

Councilmember Hiller commented on the efforts of Lazon Grays as it relates to a workforce inventory and referral network to help people access jobs that are available.

Councilmember Emerson questioned where in the Consolidated Action Plan public comment was outlined.

Corrie Wright stated public comment was listed as an attachment at the end of the Plan document. She noted all public comment received at this meeting would be included with the Plan when submitted to HUD.

Governing Body members expressed concern with approving a document that does not include all public input.

Councilmember Valdivia-Alcala moved to defer the FY2022 Consolidated Action Plan and Budget until August 17, 2021. The motion seconded by Councilmember Emerson carried unanimously on roll call vote. (10-0-0)

ORDINANCE NO. 20308 introduced by City Manager Brent Trout, establishing a probation fee, amending Topeka Municipal Code Sections 2.40.010 and 2.40.610 and repealing original sections, was presented.

Brent Trout, City Manager, reported the ordinance was discussed at the July 27, 2021, special meeting of the Governing Body and Staff recommends approval as presented.

Councilmember Dobler moved to adopt the ordinance. The motion seconded by Councilmember Padilla carried unanimously. The Mayor did not vote on the proposed ordinance because it involved a matter of Home Rule authority on which the Mayor has veto power. (9-0-0)

The ordinance was adopted on roll call vote as follows: Ayes: Hiller, Valdivia-Alcala, Ortiz, Emerson, Padilla, Naeger, Dobler, Duncan, Lesser and Mayor De La Isla. -10

RESOLUTION NO. 9249 introduced by the members of the Public Infrastructure Committee comprised of Council Members Neil Dobler, Tony Emerson and Mike Lesser recommending approval of certain Facility projects for 2021/2022, was presented.

Councilmember Dobler, Public Infrastructure Committee Chair, reported the Committee recommended approval of the projects listed in the resolution by a vote of 3-0-0 on July 19, 2021. He stated The Public Works Infrastructure Committee met on July 19, 2021, to review the resolution identifying projects for 2021 and 2022. The Committee approved the resolution and recommends approval by the Governing Body of the projects below:

- Fire Station Renovation Program Project Group 1: Roof Replacement of Stations 4 and 7
- Paving, HVAC, Lighting, & Fire Alarm
- Fire Station Renovation Program Project Group 2: Windows, Generators, Apparatus Exhaust, Access Control, Extractors/Dryers, Sand and Oil Separators
- Fire Station 11 Roof Replacement
- Holliday Boiler Replacement
- Holliday Condensing Unit Replacement
- Holliday Exterior Lighting Replacement
- City Facility Lighting Replacement (2nd Street and Golden Avenue)
- TPAC HVAC Replacement (Main Entrance Lobby and West Air Handler Unit)
- TPAC Condition 1: Roof and Envelope Issues
- LEC Condition 1: Window, Overhead Door and Envelope Issues

Councilmember Dobler moved to approve the resolution. The motion was seconded by Councilmember Padilla.

Councilmember Naeger thanked the Committee for including Fire Station No. 7 roof replacement in the project list.

Councilmember Ortiz thanked the Committee for their work.

The motion to approve the resolution carried unanimously on roll call vote. (10-0-0)

DISCUSSION regarding the 2022 City of Topeka Operating Budget, was presented.

Brent Trout, City Manager, reported there would be a future presentation on the inmate crew program and funding as well as Staff is seeking input on what other additional information needs to be provided. He announced the 2022 Operating Budget public hearing is scheduled for September 7, 2021.

Joseph Ledbetter spoke in support of a fully funded Police Department. He stated there needs to be a reorganization of the property code division due to lack of progress, and COVID-19 funding and large reserves should be used to replace water lines with polyvinyl chloride (PVC) piping. He spoke in support of the Utilities Department being a division of the Public Works Department for the purpose of increased productivity, and suggested privatizing some or all Street Division services.

Councilmember Duncan requested to discuss hiring a part-time or full-time employee to assist with grant writing. He stated in reviewing the budget he believes they could make it happen and would be willing to consider different models used by other cities.

Councilmember Emerson stated he agrees this is a valuable position to consider as a full-time internal City position or as an outside contracted position.

Brent Trout reported Staff would consider all possibilities and models that would benefit the City to the fullest extent.

Councilmember Hiller inquired on the internal Information Technology (IT) audit and the approval by the Governing Body of consulting contracts.

Bill Cochran, Chief of Staff, stated he received a draft copy of the audit on August 10, 2021 and hopes to finalize it by the end of September.

Brent Trout reported the Governing Body would consider the ordinance requiring Governing Body approval of professional contracts over the amount of \$50,000 on August 17, 2021.

Mayor De La Isla announced the final discussion on the 2022 City of Topeka Operating Budget would be held on August 17, 2021. She encouraged Governing Body members to submit their questions to Staff in advance if possible.

PUBLIC COMMENT was submitted via electronic mail by Joseph Ledbetter (*Attachment A*) and provided by the following individuals:

Juanice Crowley asked how unemployment is being budgeted on a local level and how to improve open access to the Kansas Department of Labor. She suggested to separate unemployment services for regular employees and union employees.

Joseph Ledbetter referenced the ordinance on the August 17, 2021, agenda relating to the approval of contracts of the amount of \$50,000 and would like to see all contracts approved by the Governing Body. He expressed the importance of creating new ideas received from the Planning and Development Department for housing incentives to grow the community and to include input from builders and real estate agents.

Lazone Grays referenced the American Rescue Plan Act presentation provided by City Manager Trout and noted there were additional ideas, organizations and programs that could be included. He stated the sooner the community is made aware of the funding opportunities the more advantageous it would be. He reported he was asked to provide his input on the Consolidated Action Plan and it was his understanding his comments were included as an attachment in the Plan.

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

Brenda Younger, City Clerk, provided an overview of the August 17, 2021, Governing Body meeting agenda.

Mayor De La Isla thanked the Greater Topeka Partnership (GTP) for the 20/30 Gala; and announced Billy Bob Thornton would be performing at the Jayhawk Theatre on August 23, 2021. She stated she will be absent from the August 17, 2021 Governing Body meeting.

Councilmember Ortiz offered her condolences to the family of the late Ellen Ross. She announced local schools will start on August 11, 2021, and reminded citizens to be mindful of the safety of school children and teens.

Councilmember Emerson stated he believes the Federal and State funding assistance being offered to the City may provide a one-time opportunity to make infrastructure improvements that could decrease the mill levy rate in the long-term. He referenced other communities that have a much lower mill levy rate and encouraged the Governing Body to find ways to do the same for the Topeka-Shawnee County area.

Councilmember Padilla requested to speak with Lazone Grays regarding his ideas on improving the community.

Councilmember Naeger announced August as National Dog Month and urged residents to take care of their pets during the hot weather. She highlighted the Helping Hands Humane Society (HHHS) and encouraged citizens to support their efforts and make sure pets are vaccinated. She stated of the eligible residents in Shawnee County 53% are fully vaccinated and those that are vaccinated that have contracted COVID-19 experience less symptoms. She stated those interested in receiving the vaccination should contact the Shawnee County Health Department at 785-251-5600 or at <https://www.snco.us/hd/>.

Councilmember Dobler stated he concurs with Councilmember Emerson on the need to find a way to lower the City's mill levy. He suggested a great way to lower taxes is to consolidate City and County governments.

Councilmember Duncan reported on the progress of the Urish Road improvements. He stated the Topeka Veterans Affairs (VA) Medical Center announced that they are not alternating their services and thanked all those involved in the efforts. He stated there is a consideration that the Evel Knievel Museum may be moved to Las Vegas and he will keep the community apprised.

Councilmember Lesser stated a press release had been made during the Governing Body meeting that the move of the Evel Knievel Museum to Las Vegas was imminent. He stated the Transient Guest Tax (TGT) Committee will review the TGT funds being allocated to this organization for incentives and take action accordingly.

Councilmember Hiller commented on the success of the 2021 National Night Out events held throughout the city the weekend of August 7, 2021. She announced the Union Pacific Steam engine Big Boy No. 4014 will travel through Topeka on September 2, 2021 at 11:45 a.m.

She concurred that the City of Topeka needs to take advantage of the one-time Federal and State funding opportunities by removing maintenance and interest costs from bonding amounts.

Councilmember Valdivia-Alcala commended all the neighborhoods for hosting successful National Night Out events. She thanked Barry Feaker, Executive Director, Topeka Rescue Mission Ministries; and Bill Pursinger, Chief Executive Officer, Valeo Behavioral Health Care along with Shawnee County Commissioner Kevin Cook and City representatives for addressing homeless individuals in the Oakland area. She commented on the Intergovernmental Panel Climate Change (IPCC) report on climate change evolved from volunteer scientists and noted future generations are in serious trouble specifically in North and Central America. She stated there is a need to be proactive and not reactive for the inevitability of migration of population to the Midwest. She stated she would like to work with Councilmember Naeger to partner with large local corporations to fund a full-time City of Topeka sustainability position.

Councilmember Ortiz moved to recess into executive session for a period of 15 minutes to discuss the acquisition of real property, as justified by KSA 75-4319(b)(6). To aid in the discussion, the following individuals were present: Members of the Governing Body; City Manager, Brent Trout; Chief of Staff, Bill Cochran; Interim City Attorney, Mary Feighny; and Utilities Director, Braxton Copley. No action was anticipated when the open meeting resumed in the Cyrus K. Holliday Building First Floor Conference Room. The motion seconded by Councilmember Padilla carried unanimously on roll call vote. (10-0-0)

Following a 15-minute time period, the meeting reconvened into open session and Mayor De La Isla announced no action was taken during the Executive Session.

NO FURTHER BUSINESS appearing the meeting adjourned at 9:20 p.m.

(SEAL)

Brenda Younger
City Clerk

Attachment A

Kelly L. Bogner

From: Joseph Ledbetter <joe@josephledbetter.com>
Sent: Tuesday, August 10, 2021 4:52 PM
To: City Clerk; City Council; Neil Dobler; Tony Emerson; Spencer Duncan; Michael Lesser; Michelle De La Isla; Michael Padilla
Subject: Budget Discussion, place in the Record. 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.

It is clear to me we can cut some middle management, since our city also lost 5,000 population in the past few years. It is good to do some pruning . IE Planning and Development-2 middle managers need to be cut in a fairly small department. I have mentioned Forestry having at least some staff cuts, and use some privatization. Last year I had 2 trucks and personnel from forestry sitting beside my house. They were parked on Beverly Ct. for Over two hours waiting on their supervisor, to oversee taking out two stumps in a neighbor's yard. The supervisor finally showed up after I called the manager's office. This job would have taken one man and equipment in the private sector one half hour. I believe our costs and inefficiency are too high. Time to trim. On Street repairs: I am a believer in privatizing this or at least part. Perhaps we could start to phase that in over a couple years as people quit or leave. We have had 3 years of inaction. I am not blaming the new guy. I see some good, but this street repair unit has done very poorly over time-years! Some potholes got so bad they broke the suspension on a 14 ton bus owned by the MTA .Imagine what those potholes did to our citizens' cars/vans/trucks! And our own Police cars, and other vehicles! Tremendous costs to the City of Topeka! I would also like to see public comment at every presentation-since they are now at least half of our meetings, and public comment at the committee meetings as well. This might be the only time we can speak on a project since we don't bring them to the Council anymore!

Sincerely,

Joseph Ledbetter JD, MPA

Kelly L. Bogner

From: Joe Ledbetter <joe_ledbetter@yahoo.com>
Sent: Tuesday, August 10, 2021 6:21 PM
To: City Council; City Clerk; Michael Lesser; Neil Dobler; Tony Emerson; Spencer Duncan
Subject: Rev Bonds.

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.

I am opposed to new borrowing esp revenue bonds. I am opposed to the huge debt mountain we have taken on in the last five years. We nearly doubled our revenue bond debt in five years and will double again if we don't stop this process in the next five years. At \$272 million today before any more debt.

Sent from my iPhone

Kelly L. Bogner

From: Joe Ledbetter <joe_ledbetter@yahoo.com>
Sent: Tuesday, August 10, 2021 6:29 PM
To: City Clerk; City Council; Michael Lesser; Neil Dobler; Tony Emerson; Spencer Duncan; Michael Padilla
Subject: Budget. For the record.

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.

I believe we need to sell off some of our parking garages and save operations money and future maintenance. Cut some staff.
I also believe utilities should be under Public Works as it was before December 2017. They struggle to do adequate water line replacement even when it is funded. We are falling behind. The cost of breaks is ridiculous.
Sent from my iPhone

Kelly L. Bogner

From: Joe Ledbetter <joe_ledbetter@yahoo.com>
Sent: Tuesday, August 10, 2021 8:43 PM
To: City Council; City Clerk; Michael Lesser; Neil Dobler; Tony Emerson; Spencer Duncan; Michelle De La Isla
Subject: Housing incentives

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.

I never hear of any new ideas from Planning on how to actually grow this city. I've never heard from the manager on any ideas. So I will come up with something:
How about anyone spending a minimum of 150,000 to build a new house or duplex in the city get a free water meter and \$5,000 incentive that is a grant after house is built- has occupation certificate given. Aim for 200 new houses per year. Must be on the tax rolls. People are retiring and or moving from west coast inland. Market it. Use the covid money.
Sent from my iPhone