

Governing Body Minutes – March 29, 2022

CITY COUNCIL CHAMBERS, Topeka, Kansas, Tuesday, March 29, 2022. The Governing Body members of the City of Topeka met in special session at 6:00 P.M. with the following Councilmembers present: Councilmembers Hiller, Emerson, Kell, Dobler and Duncan -5; and Councilmembers Valdivia-Alcala , Ortiz, Naeger and Lesser participated remotely -4. Mayor Padilla presided -1.

AFTER THE MEETING was called to order, Bill Cochran, Interim City Manager provided opening comments on the upcoming capital improvement plan and budget.

Stephen Wade, Director of Administrative and Financial Services, referenced the 2023-2032 Capital Improvement Plan Book distributed to the Governing Body. He provided information on the following:

- CIP Policy
- Project Pages
- Projects by Initiatives
- Funding Sources
- ARPA Projects
- GO Projects
- New Projects
- Revenue Bond Projects

In response, Governing Body members inquired on the following:

- If KDOT would pay the City for the loss of the fleet maintenance building; does the fleet maintenance shop service smaller vehicles; and has Staff considered outsourcing light vehicle maintenance?
- If Staff has considered buildings that could be retrofitted or will the City purchase a new facility for fleet maintenance?
- Questioned the estimates on the disinfection of the North Topeka Nutrient Removal.
- If Desktop Virtualization would be cloud based and include purchasing new desktop personnel computers?
- If the \$10 million earmarked for Municipal Building Heating, Ventilation, and Air Conditioning (HVAC) upgrades would solve the air conditioning issues at the Topeka Performing Arts Center (TPAC); if tax credits will be used for the renovation; and is the \$3 million ventilation cost for City Hall included in the \$10 million amount?

- Inquired about the \$4 million slated for City Hall renovations. The Governing Body would like to view a plan, associated costs, and priorities in order to understand components of the plan before making a decision.
- Inquired about one-way street projects.
- What is the plan for City parking garages and the maintenance of those garages?
- Regarding alley reconstruction projects, could only a portion of an alley be reconstructed?
- What are the ADA ramp requirements at crosswalk intersections and is there a master list of crosswalks to be improved?

Councilmember Dobler stated he is not interested in constructing a new building to house the City's Fleet Maintenance Division at this time.

Councilmember Duncan expressed his relief that Staff was only requesting an additional \$7 million for the Polk Quincy Viaduct project instead of the initial anticipated amount (\$20 million). He spoke in support of the project and questioned what other City funding sources may be available to assist with the cost.

City Staff provided the following responses:

- KDOT will pay the City for the loss of the Fleet Maintenance building.
- Staff estimates a new Fleet Maintenance building to cost approximately \$5-7 million. Staff is also looking at existing buildings and continues to look at properties that meet the needs and can be retrofitted.
- The shop located east of the Law Enforcement Center services light vehicles and Staff will revisit the outsourcing of light vehicle maintenance.
- The Desktop Virtualization would be a transition from desktops to cloud storage.
- The City Hall renovation cost is estimated at \$5-\$6 million. The cost includes updates to the fire suppression system, a \$1 million investment for a minimum standard fire suppression system. Tax credits have not been included in the project budget.
- The Municipal Building renovation funds were bonded and \$2.8 million of those dollars have not been spent. The original plan includes an extended request related to the CIP amount for unanticipated expenses for the mechanical, electrical and plumbing (MEP) and HVAC. Staff will gather the historical information from the original plan to present to the Governing Body.
- One-way street projects have been removed from the CIP budget.
- Staff suggests the parking fund renovation request be changed to taxable general obligation bonds. Staff created a Request For Qualifications (RFQ) for operation of City parking structures and the maintenance of the structures have yet been determined.

- Staff is preparing a resolution for the alley rating program that will be presented to the Public Infrastructure Committee and includes full reconstruction of alleys and spot repairs for paved alleys. The delay of alley projects is due to staffing issues.
- Staff is working towards making city intersections Americans with Disabilities Act (ADA) accessible and Staff is working on a plan to complete projects in a more efficient manner.

Finance Director Wade referenced project information outlined in the CIP Book and reported, upon completion of an initial facilities assessment, it was determined that extensive renovations were needed to address age/condition, functionality, capacity, code compliance, performance and availability of parts. In addition to deficient MEP (mechanical, electrical, and plumbing), asbestos abatement will likely be necessary during replacement. To replace these systems, extensive work throughout the 45,647sf of building interiors will be required. This work is necessary to access and replace duct work, plumbing, electrical and other MEP systems that are within existing walls. The project scope includes renovation of building interiors for the needed MEP repair work. Work will take into account the historical nature of the building and future needs. As city hall is located within a historic district, parts of the project could be eligible to receive State Historic Tax Credits upon completion. Firm was selected in late 2017 for the work with project planned for completion within 3 to 5 years.”

Councilmember Dobler confirmed the HVAC project would be considered by the Public Infrastructure Committee before Staff would move forward with the project.

Interim City Manager Cochran noted the compensation study completed by Human Resources will be brought before the Governing Body at an upcoming City Council meeting.

Stephen Wade, Director of Administrative and Financial Services, highlighted the following Public Safety projects:

- Shunga Creek Flood Mitigation
- Stormwater/Wastewater Flow Monitoring
- Fire Department Fleet Replacement

- Body Worn Camera/Taser Equipment Replacement Plan
- Police Department Fleet Replacement
- Fire Department Mobile Data Terminal Upgrade
- Portable Radios
- Police Department Mobile Data Terminal
- WPC Supervisory Control and Data Acquisition (SCADA) System Upgrades
- Central Zone Improvements & Optimizations Phase II
- Southeast Zone Improvements & Optimizations North Zone Optimization
- Montara Zone Optimization
- West Zone Improvements & Optimizations
- Self-Contained Breathing Apparatus
- Portable and Installed 800 MH
- Traffic Safety Program 2023

In response, Governing Body members inquired on the following:

- In reference to the Fire Department, what happens to aging firetrucks removed from service; what new public safety radios were purchased; and will the maintenance of deteriorating fire stations be addressed.
- In reference to Police Department surplus vehicles, could the equipment be removed in order to allow the vehicles to be sold to the general public?
- In reference to page 110 of the CIP Book concerning stormwater/wastewater flow monitoring, how many leases does the City have for the maintenance of flow meters?
- A list of waterlines that will be replaced in 2023 was requested.
- Inquired on median placement at SE 6th Street and SE Branner Street.
- In regards to the City using salt brine, how often is the salt brine maker used and is the salt brine made ahead of time; is the City partnering with local organizations and how many manpower hours were saved by using salt brine. What type of product does the County use; what is their application process; and do they have the equipment to use the salt brine.

City Staff provided the following responses:

- The Fire Department Fleet Replacement allocations include \$1.8 million to be used in FY 2023 for the replacement of the platform aerial apparatus at Station 5; and \$1.7 million to be used in FY 2024 for the replacement of an engine company and rescue body style company. Retired fire trucks are sent to surplus. It was noted a firetruck was donated to Washburn Tech for the mechanic program.
- All City facilities are maintained with FIRM funds and \$4 million is set aside for fire station repairs.
- The City no longer sells Police Department vehicles to the general public.
- Staff will provide information to the Governing Body on which radios were purchased and the number of waterline replacements that are slated for 2023.

- In reference to street median replacements, median placement at SE 6th Street and SE Branner Street would cost approximately \$680,000; however, the backlog list will be addressed first.
- In regards to the use of salt brine, the City purchased the salt brine maker and it has been used four times. Shawnee County Public Works uses a salt/sand mix and Staff will report back to the Governing on the additional requested information.

Councilmember Emerson stated Staff has done a great job of removing snow from the streets during inclement weather.

Councilmember Dobler commended Tony Trower, Street Department Deputy Director, and Braxton Copley, Utilities Director, for their hard work and continued leadership of the Public Works Department.

Stephen Wade, Director of Administrative and Financial Services, highlighted the following Quality of Life projects:

- North Topeka WWTP Nutrient Removal
- Parking Facilities Capital Repairs 2022
- Disinfection Modification
- Bikeways Master Plan 2023
- Odor Control
- OpenCities
- Electric Vehicle Charging Stations

In response, Governing Body members inquired on the following:

- Additional information was requested about the electric vehicle charging stations.
- In reference to the 2023 Bikeways Master Plan, it was requested that additional push button crosswalk lights be installed at certain crosswalks and the bike path patrolled to enhance public safety.
- A CIP project comparison list (current year vs. prior year) was requested.
- Inquired on the \$500,000 allocated for the bikeways master plan and if those funds are not utilized then should those funds be utilized elsewhere.

Councilmember Duncan stated the bikeways master plan was approved by the Governing Body; however, some of projects have been delayed due to street improvement projects.

City Staff provided the following responses:

- The City is wanting to move in the direction of electric charging vehicles and has budgeted \$65,000 for the initiative; however, Staff does not have specific details on the plan at this time.
- The funds outlined in the CIP is match funding for the bike network to be used to repair existing bikeway facilities to include crosswalks. The City has been awarded a \$1 million grant from KDOT, funding three large projects connected in the downtown area that will have an effect on bikeway projects.
- The CIP Project comparison list will be prepared and distributed to the Governing Body next week.

Stephen Wade, Director of Administrative and Financial Services, spoke briefly to the Good Governance projects.

In response, Governing Body members inquired on the following:

- What is the term of the ESRI (Geographical Information Software - GIS) agreement?
- In reference to the recent security briefing by Staff, are the security recommendations included in the CIP budget.
- Inquired about the maintenance of the AS400 software.

City Staff provided the following responses:

- The ESRI is a standard three-year term based on the population of the city.
- Staff confirmed the security recommendations were included in the CIP budget.
- The AS400 software will need to be maintained as a large amount of City records are archived and remain in the system.

Interim City Manager Cochran thanked Staff for preparing the CIP presentation. He stated Staff will work to respond to the questions from the Governing body in a timely manner.

Written public comment was received via email by Joseph Ledbetter (Attachment A).

NO FURTHER BUSINESS appearing the meeting adjourned at 8:35 p.m.

(SEAL)

Brenda Younger
City Clerk

Attachment A

Kelly L. Bogner

From: Joseph Ledbetter <joe@josephledbetter.com>
Sent: Tuesday, March 29, 2022 3:04 PM
To: City Clerk; City Council; Tony Emerson; Mike Padilla; Sylvia Ortiz; Michael Padilla; Michael Lesser; Neil Dobler
Cc: Bill Cochran
Subject: CIP Discussion My Comments for tonight.

I am questioning spending \$10 million for HVAC City Hall. I know we did alot of work on HVAC several years back at City Hall back(Million+?) .I will file a KORA request on that previous work.
I am NOT in favor of spending \$10 Millions on changing one way streets downtown! It's time for staff to learn the value of money and Stop proposing these kinds of unnecessary projects!

Sorry I cannot attend the meeting tonight because I have Parks N Rec Advisory and need to give a report on some findings. Thank you.
Joseph Ledbetter, JD, MPA