

(Published in *The Topeka Metro News*, on April 14, 2025)

ORDINANCE NO. 20556

AN ORDINANCE CREATING THE LAUREN'S BAY COMMUNITY IMPROVEMENT DISTRICT IN THE CITY OF TOPEKA, KANSAS; AUTHORIZING CERTAIN PROJECTS THEREIN; APPROVING THE ESTIMATED COSTS OF SUCH PROJECTS; CONTAINING THE LEGAL DESCRIPTION AND MAP OF THE BOUNDARIES OF THE DISTRICT; APPROVING THE MAXIMUM AMOUNT AND METHOD OF ASSESSMENT; AND APPROVING THE METHOD OF FINANCING THE PROJECTS.

WHEREAS, the governing body of the City of Topeka, Kansas (the "City"), has heretofore received a Petition pursuant to K.S.A. 12-6a26 *et seq.* (the "Act") and adopted Resolution No. 9640 of the City, containing the time and place of a public hearing on the advisability of creating a community improvement district for the Lauren's Bay Estate Subdivision, Lauren's Bay Subdivision, and Lauren's Bay Subdivision No. 2 in the City (the "Lauren's Bay Community Improvement District"), the general nature of proposed projects within the Lauren's Bay Community Improvement District (the "Projects"), the estimated costs of the Projects, the proposed method of financing the Projects, the proposed amount and method of assessment, if any, and a map and legal description of the proposed District; and

WHEREAS, Resolution No. 9640 was published three times in *The Topeka Metro News*, on March 24, 2025, March 31, 2025 and April 7, 2025.

WHEREAS, the governing body has on the date of this Ordinance conducted a public hearing on advisability of creating the Lauren's Bay Community Improvement District; and

WHEREAS, the governing body hereby finds and determines it to be advisable to adopt this Ordinance to create the Lauren's Bay Community Improvement District, authorize the Projects therein, approve the estimated costs of such Projects, contain the legal description and map of the boundaries of the Lauren's Bay Community Improvement District, approve the maximum amount and method of assessment for the improvement Projects and approve the method of financing the improvement Projects, all in accordance with the provisions of the Act.

THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF TOPEKA, KANSAS:

SECTION 1. Creation of Lauren's Bay Community Improvement District; Legal Description and Map.

The governing body hereby finds and determines that it is advisable to create, in accordance with the provisions of the Act, the Lauren's Bay Community Improvement District. The legal description of the Lauren's Bay Community Improvement District is as follows:

Lots 11, 12, 13, 14, 20, 21, 22, 24 and 28, Block B, Lauren's Bay Estates Subdivision; Lots 1, 2, 3 and 5, Block C, Lauren's Bay Estates Subdivision; Lot 2 and part of Lot 1 (Parcel ID 1442004005052000),

and Lots 12 and 13, Block A, Lauren’s Bay Subdivision; and Lots 2 and 3, Block A, Lauren’s Bay Subdivision No. 2, all in and to the City of Topeka, Shawnee County, Kansas

A map of the property contained in the Lauren’s Bay Community Improvement District is set forth on *Schedule I* attached hereto and incorporated by reference herein.

SECTION 2. Authorization of Lauren’s Bay Community Improvement District Projects; Estimated Costs.

The governing body hereby authorizes construction and acquisition of the Projects within the Lauren’s Bay Community Improvement District, as more fully described below:

(a) Street paving, curbing and guttering, sewer system, public water system, and drainage/storm water retention improvements that serve the Lauren’s Bay Community Improvement District, including any such improvements that are already owned by the City and financed by the issuance of bonds; and support of economic development, including, but not limited to, the promotion of business activity, development and retention and the recruitment of developers.

(b) The estimated costs of the proposed Projects are approved, as follows:

The estimated costs of the Projects, including costs authorized by K.S.A. 10-116a, are \$423,287.62, plus City administrative costs and bond issuance costs which are estimated to be \$20,000.

SECTION 3. Method of Financing; Protest Period.

(a) The costs of the Projects are proposed to be financed by full faith and credit general obligation bonds of the City, or, as an alternative to such bonds, “pay-as-you-go financing,” as defined in the Act.

(b) There will be **no** community improvement district sales tax levied on property within the boundaries of the Lauren’s Bay Community Improvement District.

SECTION 4. Special Assessments.

There are hereby approved special assessments on property within the boundaries of the Lauren’s Bay Community Improvement District, with the properties to be assessed each being assessed the specific amount set forth below, payable in not more than 20 equal annual installments, with interest, if not yet paid in full, at such rate as the Governing Body of the City determines, not to exceed the maximum rate of interest prescribed by K.S.A. 10-1009, and amendments thereto, as follows, *provided that* the assessment for each lot will also include an amount for an estimated \$20,000 in City administrative costs and bond issuance costs, apportioned to each lot in an amount that is in the same proportion that each assessment bears to the total of all assessments:

Parcel ID	Lot/Block	Subdivision	Assessment Amount
1492901006014000	Lot 14, Block B	Lauren's Bay Estates Subdivision	\$24,198.02
1492901006013000	Lot 13, Block B	Lauren's Bay Estates Subdivision	\$24,198.02
1492901006012000	Lot 12, Block B	Lauren's Bay Estates Subdivision	\$24,198.02
1492901006011000	Lot 11, Block B	Lauren's Bay Estates Subdivision	\$24,198.02
1492901006021000	Lot 21, Block B	Lauren's Bay Estates Subdivision	\$24,198.02
1492901006020000	Lot 20, Block B	Lauren's Bay Estates Subdivision	\$23,531.87

1442004005064000	Lot 13, Block A	Lauren's Bay Subdivision	\$14,442.59
1442004005063000	Lot 12, Block A	Lauren's Bay Subdivision	\$14,442.59
1442004005052000	Lot 2 & part of lot 1, Block A	Lauren's Bay Subdivision	\$28,885.09
1442004004028000	Lot 2, Block A	Lauren's Bay Subdivision No. 2	\$14,798.14
1442004004027000	Lot 3, Block A	Lauren's Bay Subdivision No. 2	\$18,973.60
1492901007005000	Lot 5, Block C	Lauren's Bay Estates Subdivision	\$23,531.87
1492901007009000	Lot 3, Block C	Lauren's Bay Estates Subdivision	\$23,531.87
1492901007008000	Lot 2, Block C	Lauren's Bay Estates Subdivision	\$23,531.87
1492901007007000	Lot 1, Block C	Lauren's Bay Estates Subdivision	\$23,531.87
1492901006028000	Lot 28, Block B	Lauren's Bay Estates Subdivision	\$30,801.14
1492901006024000	Lot 24, Block B	Lauren's Bay Estates Subdivision	\$31,147.51
1492901006022000	Lot 22, Block B	Lauren's Bay Estates Subdivision	\$31,147.51

SECTION 5. Effective Date. This Ordinance shall take effect and be in full force from and after its passage by the governing body of the City and publication in the official City newspaper.

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PASSED by the governing body of the City of Topeka, Kansas, on April 8, 2025, and **SIGNED** by the Mayor.

(Seal)

Mayor

ATTEST:

City Clerk

CERTIFICATE

I hereby certify that the above and foregoing is a true and correct copy of Ordinance No. 20556 of the City of Topeka, Kansas adopted by the governing body on April 8, 2025, as the same appears of record in my office, and that it was published in ***The Topeka Metro News***, on April 14, 2025.

DATED: April 8, 2025.

City Clerk

SCHEDULE I

MAP OF COMMUNITY IMPROVEMENT DISTRICT



Notice: If within 60 days following the public hearing held on the date of this Ordinance, a protest petition signed by 5% of the qualified voters of the City is filed with the City Clerk, in accordance with K.S.A. 25-3601 *et seq.*, no full faith and credit bond shall be issued by the City to finance the Projects until such issuance is approved by a majority of the voters voting at an election held thereon in the City.