

(Published in *The Topeka Metro News*, on July 28, 2025)

ORDINANCE NO. 20580

AN ORDINANCE INTRODUCED BY CITY MANAGER DR. ROBERT PEREZ LEVYING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY TO PAY THE ACQUISITION COSTS OF CERTAIN IMPROVEMENTS IN THE CITY OF TOPEKA, KANSAS, INCLUDING COSTS AUTHORIZED BY K.S.A. 10-116a, AS HERETOFORE AUTHORIZED BY ORDINANCE NO. 20556; AND PROVIDING FOR THE COLLECTION OF SUCH SPECIAL ASSESSMENTS.

WHEREAS, the governing body of the City of Topeka, Kansas (the "City") has heretofore authorized acquisition of certain improvements (the "Projects") pursuant to K.S.A. 12-6a26 *et seq.* (the "Act"); and

WHEREAS, the governing body has heretofore received a waiver (the "Waiver") of public hearing and right to protest the levy of special assessment from the owners of 100% of the property liable for assessment for the cost of the Projects, including costs authorized by K.S.A. 10-116a; and

WHEREAS, the governing body desires to levy assessments on certain property benefited by the acquisition of the Projects, and payment of costs of the Projects, including costs authorized by K.S.A. 10-116a.

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

Section 1. Levy of Assessments. For the purpose of paying the costs of the following described Projects:

LAUREN'S BAY COMMUNITY IMPROVEMENT DISTRICT PROJECTS

Ordinance No. 20556

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

there are hereby levied and assessed the amounts (with such clerical or administrative amendments thereto as may be approved by the City Attorney) against the property described on *Exhibit A* attached hereto.

Section 2. Payment of Assessments. The amounts so levied and assessed in *Section 1* of this Ordinance shall be due and payable from and after the date of publication of this Ordinance.

Section 3. Notification. The City Clerk shall notify the owners of the properties described in *Exhibit A* attached hereto insofar as known to the City Clerk, of the amounts of their respective

assessments; and, the notice shall further state that, pursuant to the Waiver, bonds will be issued therefor, and the amount of such assessment will be collected in installments with interest.

Section 4. Certification. The special assessments shall be certified by the City Clerk to the County Clerk in the same manner and at the same time as other taxes are certified and will be collected in 20 annual installments, together with interest on such amounts 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, as prescribed by the Act. Interest on the assessed amount remaining unpaid between the effective date of this Ordinance and the date the first installment is payable, but not less than the amount of interest due during the coming year on any outstanding bonds issued to finance costs of the Projects, shall be added to the first installment. The interest for one year on all unpaid installments shall be added to each subsequent installment until paid.

Section 5. Effective Date. This Ordinance shall take effect and be in force from and after its passage, approval and publication once in the official City newspaper.

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PASSED by the governing body of the City of Topeka, Kansas, on July 15, 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. 20580 of the City of Topeka, Kansas adopted by the governing body on July 15, 2025, as the same appears of record in my office, and that it was published in ***The Topeka Metro News***, on July 28, 2025.

DATED: July 28, 2025.

City Clerk

EXHIBIT A

**LAUREN'S BAY COMMUNITY IMPROVEMENT DISTRICT PROJECTS
ORDINANCE NO. 20556**

Parcel ID	Lot/Block	Subdivision	Assessment Amount*
1492901006014000	Lot 14, Block B	Lauren's Bay Estates Subdivision	\$25,341.36
1492901006013000	Lot 13, Block B	Lauren's Bay Estates Subdivision	\$25,341.36
1492901006012000	Lot 12, Block B	Lauren's Bay Estates Subdivision	\$25,341.36
1492901006011000	Lot 11, Block B	Lauren's Bay Estates Subdivision	\$25,341.36
1492901006021000	Lot 21, Block B	Lauren's Bay Estates Subdivision	\$25,341.36
1492901006020000	Lot 20, Block B	Lauren's Bay Estates Subdivision	\$24,643.73
1442004005064000	Lot 13, Block A	Lauren's Bay Subdivision	\$15,124.99
1442004005063000	Lot 12, Block A	Lauren's Bay Subdivision	\$15,124.99
1442004005052000	Lot 2 & part of lot 1, Block A	Lauren's Bay Subdivision	\$30,249.89
1442004004028000	Lot 2, Block A	Lauren's Bay Subdivision No. 2	\$15,497.34
1442004004027000	Lot 3, Block A	Lauren's Bay Subdivision No. 2	\$19,870.09
1492901007005000	Lot 5, Block C	Lauren's Bay Estates Subdivision	\$24,643.73
1492901007009000	Lot 3, Block C	Lauren's Bay Estates Subdivision	\$24,643.73
1492901007008000	Lot 2, Block C	Lauren's Bay Estates Subdivision	\$24,643.73
1492901007007000	Lot 1, Block C	Lauren's Bay Estates Subdivision	\$24,643.73
1492901006028000	Lot 28, Block B	Lauren's Bay Estates Subdivision	\$25,256.47**
1492901006024000	Lot 24, Block B	Lauren's Bay Estates Subdivision	\$25,619.20**
1492901006022000	Lot 22, Block B	Lauren's Bay Estates Subdivision	\$25,619.20**

*Includes \$20,000 in City administrative costs and bond issuance costs, as referenced in Ordinance No. 20556

**This amount remains after a \$7,000 prepayment of the assessment for each lot by the City of Topeka