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**RESOLUTION NO. 9640**

**A RESOLUTION CALLING AND PROVIDING FOR THE GIVING OF NOTICE  
OF A PUBLIC HEARING ON THE ADVISABILITY OF CREATING A  
COMMUNITY IMPROVEMENT DISTRICT IN CITY OF TOPEKA, KANSAS AND  
UNDERTAKING AND FINANCING OF CERTAIN COMMUNITY  
IMPROVEMENT DISTRICT PROJECTS THEREIN; AND PROVIDING FOR THE  
GIVING OF NOTICE OF SAID HEARING (LAUREN'S BAY COMMUNITY  
IMPROVEMENT DISTRICT).**

**WHEREAS**, K.S.A. 12-6a26 *et seq.* (the "Act") authorizes the governing body of any city or county to create community improvement districts within such jurisdiction, to undertake construct any "project," which means (1) Any project within the district to acquire, improve, construct, demolish, remove, renovate, reconstruct, rehabilitate, maintain, restore, replace, renew, repair, install, relocate, furnish, equip or extend: (A) Buildings, structures and facilities; (B) sidewalks, streets, roads, interchanges, highway access roads, intersections, alleys, parking lots, bridges, ramps, tunnels, overpasses and underpasses, traffic signs and signals, utilities, pedestrian amenities, abandoned cemeteries, drainage systems, water systems, storm systems, sewer systems, lift stations, underground gas, heating and electrical services and connections located within or without the public right-of-way, water mains and extensions and other site improvements; (C) parking garages; (D) streetscape, lighting, street light fixtures, street light connections, street light facilities, benches or other seating furniture, trash receptacles, marquees, awnings, canopies, walls and barriers; (E) parks, lawns, trees and other landscape; (F) communication and information booths, bus stops and other shelters, stations, terminals, hangers, rest rooms and kiosks; (G) paintings, murals, display cases, sculptures, fountains and other cultural amenities; (H) airports, railroads, light rail and other mass transit facilities; and (I) lakes, dams, docks, wharfs, lakes or river ports, channels and levees, waterways and drainage conduits, *provided that* a project can include projects already owned by the municipality and previously financed by the issuance of bonds; (2) within the district, to operate or to contract for the provision of music, news, child-care, or parking lots or garages, and buses, minibuses or other modes of transportation; (3) within the district, to provide or contract for the provision of security personnel, equipment or facilities for the protection of property and persons; (4) within the district, to provide or contract for cleaning, maintenance and other services to public or private property; (5) within the district, to produce and promote any tourism, recreational or cultural activity or special event, including, but not limited to, advertising, decoration of any public place in the district, promotion of such activity and special events and furnishing music in any public place; (6) within the district, to support business activity and economic development, including, but not limited to, the promotion of business activity, development and retention and the recruitment of developers and business; (7) within the district, to provide or support training programs for employees of businesses; (8) to contract for or conduct economic impact, planning, marketing or other studies; and (9) within or without the district, costs for infrastructure located outside the district but contiguous to any portion of the district and such infrastructure is related to a project within the district or substantially for the benefit of the district and

**WHEREAS**, the Act further authorizes said governing body, in order to pay the costs of such community improvement district projects, including costs authorized by K.S.A. 10-116a, to levy special assessments upon property within such community improvement districts; and

**WHEREAS**, a petition (the "Petition") has been filed with the City Clerk of City of Topeka, Kansas (the "City"), proposing the creation of a community improvement district for certain properties within 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 undertaking of community improvement district projects therein, and the levy of special assessments on certain property within the Lauren's Bay Community Improvement District in order to pay the costs of such projects; and

**WHEREAS**, said Petition was signed by the owners of more than 55% of the land area within the proposed Lauren's Bay Community Improvement District, and signed by owners collectively owning more than 55% by assessed value of the land area within the proposed Lauren's Bay Community Improvement District; and

**WHEREAS**, the Act provides that prior to creating the proposed Lauren's Bay Community Improvement District, the governing body shall adopt a resolution to give notice of a public hearing on the advisability of creating such Lauren's Bay Community Improvement District, publish the resolution to give notice of the hearing at least once a week for two consecutive weeks in the official City newspaper, and mail the resolution by certified mail to all property owners within the proposed Lauren's Bay Community Improvement District, the second of such publications to be at least seven days prior to the hearing and such certified mailing to be at least ten days prior to such hearing; and

**WHEREAS**, such published and mailed notices shall contain the following information: (a) the time and place of the hearing; (b) the general nature of the community improvement district projects; (c) the estimated cost of such projects; (d) the method of financing the costs of the such projects; (e) the amount of community improvement district sales tax, if any; (f) the amount of special assessments and the method of assessment, if any; and (g) the map and legal description of the proposed Lauren's Bay Community Improvement District; and

**WHEREAS**, the governing body hereby finds and determines it to be necessary to direct and order a public hearing on the advisability of creating the proposed Lauren's Bay Community Improvement District and the undertaking and financing of community improvement district projects therein, as set forth in the Petition, pursuant to the authority of the Act; and further to provide for the giving of notice of said hearing in the manner required by the Act.

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

**SECTION 1. Petition.** The governing body hereby finds that the Petition meets the requirements of the Act.

**SECTION 2. Public Hearing.** It is hereby authorized, ordered and directed that the governing body shall hold a public hearing, in accordance the provisions of the Act, on the advisability of creating a Lauren's Bay Community Improvement District, its intention to levy special assessments on property within such district, and the undertaking and financing of community improvement district projects within such district, as set forth in the Petition, such public hearing to be held on April 8, 2025, at 6:00 p.m., or as soon thereafter as the matter can be heard, at 214 SE 8<sup>th</sup> Street, City Council Chambers, 2<sup>nd</sup> Floor, Topeka, Kansas 66603.

**SECTION 3. Notice of Hearing.** The City Clerk is hereby authorized, ordered and directed to give notice of said public hearing by publication of this Resolution, including the Notice of Public Hearing attached hereto as *Exhibit A*, once a week for three consecutive weeks in the official City newspaper, the second of such publications to be at least seven days prior to the date of the hearing. The City Clerk is hereby further

ordered and directed to mail a copy of such Notice of Public Hearing, via certified mail, to all property owners within such proposed Lauren's Bay Community Improvement District at least ten days prior to the date of the hearing.

**SECTION 4. Effective Date.** This Resolution shall be effective upon adoption by the governing body.

**ADOPTED** by the governing body of City of Topeka, Kansas, on March 18, 2025.

(Seal)

/s/Michael Padilla, Mayor  
Mayor

ATTEST:

/s/ Brenda Younger, City Clerk  
City Clerk

#### **CERTIFICATE**

I hereby certify that the above and foregoing is a true and correct copy of Resolution No. 9640 of the City of Topeka, Kansas adopted by the governing body on March 18, 2025, as the same appears of record in my office.

DATED: March 18, 2025.

\_\_\_\_\_  
City Clerk

## ***EXHIBIT A***

### **NOTICE OF PUBLIC HEARING**

The governing body of City of Topeka, Kansas (the "City"), will meet for the purpose of holding a public hearing, as provided by K.S.A. 12-6a26 *et seq.* (the "Act") for the purpose of considering the advisability of creating a proposed Lauren's Bay Community Improvement District (as described below, the "Lauren's Bay Community Improvement District"), the levy of special assessments on certain property within such district and undertaking and financing certain hereinafter described community improvement projects.

#### **Time and Place of Hearing**

April 8, 2025, at 6:00 p.m., or as soon thereafter as the matter can be heard, at 214 SE 8<sup>th</sup> Street, City Council Chambers, 2<sup>nd</sup> Floor, Topeka, Kansas 66603.

#### **General Nature of Community Improvement District Projects**

The general nature of the proposed community improvement district projects (the "Projects") acquired, constructed and undertaken within the proposed Lauren's Bay Community Improvement District is as follows:

(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

(b) support of economic development, including, but not limited to, the promotion of business activity, development and retention and the recruitment of developers.

#### **Estimated Costs**

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.

#### **Method of Financing**

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.

#### **Special Assessments**

There are proposed to be 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

## Sales Tax

No community improvement district sales tax is proposed for the Lauren's Bay Community Improvement District.

## Map and Legal Description of Proposed Community Improvement District

A map generally outlining the boundaries of the proposed Lauren's Bay Community Improvement District is attached as ***Schedule I*** hereto, and incorporated by reference herein. The legal description of the property to be contained in the proposed 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

The public hearing may be adjourned from time to time. At the conclusion of the public hearing, the governing body may, by passage of an ordinance, create the Lauren's Bay Community Improvement District and establish the boundaries thereof, authorize the Projects, approve the estimated costs of such Projects, approve the maximum amount and method of assessment and approve the method of financing the Projects; ***provided***, however, that the ordinance shall become effective upon publication in the official City newspaper.

ALL PERSONS DESIRING TO BE HEARD WITH REFERENCE TO THE PROPOSED LAUREN'S BAY COMMUNITY IMPROVEMENT DISTRICT, PROJECTS, AND RELATED MATTERS SHALL BE HEARD AT THE PUBLIC HEARING.

**DATED:** March 18, 2025.

/s/ Brenda Younger, City Clerk

***SCHEDULE I***

## MAP OF PROPOSED COMMUNITY IMPROVEMENT DISTRICT

