

(Published in the Topeka Metro News December 16, 2019)

ORDINANCE NO. 20226

AN ORDINANCE introduced by City Manager Brent Trout, amending City of Topeka Code § 3.40.030 establishing a service fee levy for 2020 relating to the Capital City Downtown Business Improvement District and specifically repealing said original section.

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

Section 1. That section 3.40.030, Method of raising revenue, of The Code of the City of Topeka, Kansas, is hereby amended to read as follows:

3.40.030 Method of raising revenue.

(a) The method to be used to raise the funds necessary for the district shall be the levy of service fees upon all businesses located within the district. "Business" means a fixed place of business where one or more persons are employed or engaged in the purchase, sale, provision or manufacturing of commodities, products or services. The ownership of real estate which is unoccupied and which is held for investment purposes, for sale or lease, shall be considered a business. For the purposes of this chapter, the operation of multifamily residential property and the operation of structured parking facilities shall not be considered to be a business.

(b) The service fees shall be based upon the location of the business in one of the tier areas located in the map which is incorporated by reference. However, the maximum service fee per business will not exceed \$15,000 regardless of the number of square feet or tier area. The service fees assessed shall be as follows:

Number of square feet	Rate
0 – 999	\$60 (all tiers)
1,000 plus (tier	\$.0905 per square

Number of square feet	Rate
one)	foot
1,000 plus (tier two)	\$.0405 per square foot
Unoccupied Real Estate	Rate
Tier One	\$.04525 per square foot
Tier Two	\$.0205 per square foot

28 (c) For the purposes of this chapter, the number of square feet of floor area
29 occupied shall be determined as the total area designated for the exclusive use by the
30 owner or tenants expressed in square feet and measured from the centerline of joint
31 partitions and from outside wall faces. In the case of leased property, square feet of
32 floor area occupied is considered that area for which tenants pay rent. In no event shall
33 square feet of floor area occupied include public toilets, corridors, stairwells, elevators,
34 mechanical equipment rooms, lobbies, mall areas, or hotel sleeping rooms. Further, in
35 no event shall square feet of floor area occupied include area which is unusable or is
36 not occupied due to applicable city codes. In the case of a building occupied by a single
37 business, the gross floor area may be reduced by subtracting the actual measured
38 square footage of excluded areas as defined in this section or by subtracting 15 percent
39 of the gross floor area, whichever is greater.

40 (d) Service fees under this section shall be levied for the year ~~2019~~ 2020 and
41 shall be due and payable in two semiannual installments. Service fees shall be deemed

42 delinquent if not paid within 30 days of the due date provided for the second semiannual
43 installment.

44 Section 2. That original § 3.40.030, of The Code of the City of Topeka,
45 Kansas, is hereby specifically repealed.

46 Section 3. This ordinance shall take effect and be in force from and after its
47 passage, approval and publication in the official City newspaper.

48 Section 4. This ordinance shall supersede all ordinances, resolutions or rules,
49 or portions thereof, which are in conflict with the provisions of this ordinance.

50 Section 5. Should any section, clause or phrase of this ordinance be declared
51 invalid by a court of competent jurisdiction, the same shall not affect the validity of this
52 ordinance as a whole, or any part thereof, other than the part so declared to be invalid.

53 PASSED AND APPROVED by the Governing Body on December 10, 2019.

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55 CITY OF TOPEKA, KANSAS

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61 Michelle De La Isla, Mayor

62 ATTEST:
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67 Brenda Younger, City Clerk