

(As Amended by Senate Committee)

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[As Amended by House Committee of the Whole]

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Session of 1973

## HOUSE BILL No. 1568

By Committee on Ways and Means

3-8

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AN ACT relating to the acquisition of certain tracts of land and improvements thereon in the city of Topeka by the state director of architectural services for use of the state of Kansas and agencies thereof; authorizing the issuance of revenue bonds and providing for the retirement thereof; creating a state investment board and prescribing its powers and duties; authorizing the leasing and subleasing of space in the building and grounds so acquired and for rental rates for use thereof; prescribing the powers and duties of the director of architectural services in connection therewith and establishing an advisory committee to advise and consult with such director.

*Be it enacted by the Legislature of the State of Kansas:*

1 Section 1. The state director of architectural services is hereby  
2 authorized and directed to acquire the fee simple title by negotia-  
3 tion to tracts of land and improvements thereon located in the  
4 city of Topeka, Shawnee county, Kansas, on the block beginning  
5 at the southwest corner of the intersection at Fifth street and  
6 Kansas avenue; thence westward on Fifth street to Fifth and  
7 Jackson street; thence southward on Jackson to Jackson street and  
8 Sixth street; thence eastward on Sixth street to Sixth and Kansas  
9 avenue; thence north on Kansas avenue to the point of beginning,  
10 all more particularly described as follows: Lots 501, 503, 505, 507,  
11 509, 511, 513, 515, 517, 519, 521, 523, 525, 527 and 529, 145,  
12 147, 149, 151, 153, 155, 157, 159, 161, 163, 165, 167, 169, 171 and 173,  
13 all on Kansas avenue; Lots 146, 148, 150, 152, 154, 156 and 158, all on  
14 the east side of Jackson street; all in the city of Topeka, Shawnee

1 county, Kansas: *Provided*, If the director of architectural services  
 2 is unable to negotiate an agreement for the purchase of any lot or  
 3 tract hereinbefore authorized and directed for acquisition, said di-  
 4 rector may, after consultation with the advisory committee, dis-  
 5 continue all negotiation with the owners of such lots or tracts of  
 6 land.

7 To provide for the payment of the costs of acquisition of said  
 8 lots or tracts of land and improvements thereon, and to provide  
 9 additional funds for acquisition of facilities for use in connection  
 10 therewith and for improvements and renovation of the office build-  
 11 ing and facilities, and until moneys are available in the operating  
 12 fund for such purpose for the maintenance and security of the  
 13 building and grounds so acquired, the director of architectural  
 14 services is authorized to issue callable revenue bonds in an amount  
 15 not to exceed one million three hundred thousand dollars (\$1,300,-  
 16 000).

17 Sec. 2. The state board of treasury examiners and the state  
 18 treasurer shall be a state investment board for the purpose of this  
 19 act and shall have authority to purchase and shall purchase the  
 20 bonds issued hereunder by the state director of architectural ser-  
 21 vices and for such purpose said board is authorized and directed  
 22 to use any moneys in the active accounts or time deposits, open  
 23 accounts of the state of Kansas. All bonds so purchased shall be  
 24 kept by the treasurer in his office and shall be subject to the inspec-  
 25 tion and audit of the state board of treasury examiners at all times.  
 26 The bonds shall bear interest at a rate equal to the interest rate be-  
 27 ing paid on state inactive account moneys at the time of issuance  
 28 of such bonds and such interest when accrued shall be credited to  
 29 the state general fund.

30 Sec. 3. The state director of architectural services, in the acquisi-  
 31 tion of said tract or tracts and improvements thereon and in the

1 operation, management and leasing thereof as well as in the issu-  
 2 ance of revenue bonds therefor shall have and exercise and be sub-  
 3 ject to all the powers, duties and authority and all the limitations  
 4 conferred or placed upon him by K. S. A. 75-3608, 75-3611, 75-3612,  
 5 75-3613, 75-3615 and 75-3616. In addition to said powers, he shall  
 6 have and exercise all the powers and be subject to all the limitations  
 7 conferred or imposed by this act. Such revenue bonds shall mature  
 8 within a maximum period of ten (10) years and shall bear interest  
 9 at the rate prescribed in section 2 of this act. The director of  
 10 architectural services shall acquire such tracts of land for a purchase  
 11 price of not to exceed the amount specified in section 1 of this act  
 12 to be paid solely from the proceeds of the sale of the revenue  
 13 bonds herein authorized. The state treasurer shall deposit the  
 14 proceeds received from the sale of revenue bonds as authorized  
 15 by this act in the 5th and Kansas avenue bond proceeds fund, which  
 16 fund is hereby created. Upon approval of merchantable titles and  
 17 warranty deeds to such tracts of land by the attorney general as  
 18 to form and legality, the state director of accounts and reports shall  
 19 issue warrants to the seller or sellers of such tracts for the purchase  
 20 price thereof, such warrants to be paid from moneys in the 5th and  
 21 Kansas avenue bond proceeds fund in the state treasury. On  
 22 order of the director of architectural services, the state director of  
 23 accounts and reports shall transfer any moneys in the bond pro-  
 24 ceeds fund which are not and will not be required for acquisition of  
 25 lands and improvements provided for in section 1 to the operating  
 26 fund created by section 2 [4] of this act.

27 Sec. 4. Funds derived from the leases to state agencies or to  
 28 state employees for space in the office building and on parking and  
 29 other facilities acquired pursuant to this act, shall be deposited  
 30 by the state director of architectural services in the 5th and  
 31 Kansas avenue operating fund, which fund is hereby created, and

at least annually, on order of the director of architectural services, the director of accounts and reports in accordance with the covenants contained in the bonds issued hereunder, shall transfer from said operating fund to the 5th and Kansas avenue bond and interest sinking fund hereby created, an amount necessary to pay the principal and interest then due and unpaid upon said bonds. A 5th and Kansas avenue depreciation reserve fund is hereby created, to which shall be credited at least annually amounts sufficient to provide for installation, repair and replacement of equipment and facilities of the buildings and grounds acquired and maintained under this act. The amounts to be so transferred from the operating fund to the bond and interest sinking fund and to the depreciation reserve fund, herein created, shall be determined at least annually by the state director of architectural services.

Sec. 5. The state director of architectural services upon acquisition of said lands and improvements is hereby authorized to enter into leases with any state agency or agencies presently housed in publicly or privately owned office space in Shawnee county or with state officers or employees to occupy space in any building or on facilities acquired under this act at a rental necessary to defray the pro rata cost of the total project of the space so occupied, including the cost of purchase of tracts and improvements thereon, and other costs relating thereto, operation and maintenance thereof, subject to funding being available in the appropriations or funds of any such agency. Before any leases are entered into, the state director of architectural services shall compute the rental rates by amortizing the purchase price with the costs of necessary improvements made or to be made in connection therewith, estimate the cost of operation and maintenance thereof, together with interest on the bonded indebted-

1 ness and other expenses to determine the actual rate required  
2 so that the bonds can be retired within the ten-year period.

3 Sec. 6. To insure prompt action in the acquisition of the prop-  
4 erty provided for in this act, and to aid in expediting all matters  
5 in connection therewith, including the transfer of state agencies  
6 presently housed in the state capitol and in other public and  
7 privately owned space, to the newly acquired building and fa-  
8 cilities, and to otherwise assist in the prompt implementation of  
9 the provisions of the act, there is hereby established a state  
10 building advisory committee to the director of architectural ser-  
11 vices, to be composed of the president of the senate or his des-  
12 ignee, the speaker of the house of representatives or his designee  
13 and the minority leader of the senate or his designee and the  
14 minority leader of the house of representatives or his designee.  
15 The speaker of the house or his designee shall be the chairman  
16 of the advisory committee which shall meet once each month  
17 at the state capitol building in space provided by the secretary  
18 of the joint committee on legislative services on a date selected  
19 by the committee or on call of the chairman until the office  
20 building is acquired and is fully occupied. Members of such  
21 committee when attending ~~meeting~~ [meetings] thereof shall receive  
22 the same compensation, ~~travel expenses~~ [subsistence expenses or  
23 allowances] and mileage as is provided for members of the legisla-  
24 tive coordinating council when meeting in Topeka. [Such com-  
25 pensation and expenses shall be paid from appropriations for legisla-  
26 tive expenses.] It shall be the duty of the advisory committee so  
27 established to:

28 (a) advise, consult and cooperate with the director of archi-  
29 tectural services in accomplishing the intent and purpose of this  
30 act so that an orderly and expeditious transfer may be made by  
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state agencies from their present occupancies to new quarters provided for in this act;

(b) recommend renovations for the newly acquired building with priorities both as to improvements and as to the occupancy thereof;

(c) make recommendations for coordination of any other activities or undertakings directed by the act;

(d) issue monthly reports of progress to the legislative coordinating council and to members of the ways and means committees of the senate and house of representatives.

It shall also be the duty of the director of architectural services to advise, consult with and cooperate with the advisory committee established by this section.

Sec. 7. This act shall take effect and be in force from and after its publication in the official state paper.