

# MANAGER'S REPORT

**DATE:** October 2, 2025  
**TO:** Mayor Benage and City Council  
**FROM:** Ted Henry, City Manager  
**RE:** October 7, 2025 Agenda



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## **Consent Agenda (Item VI)**

The Consent Agenda contains the Minutes of the September 2<sup>nd</sup> regular City Council meeting and the September 9<sup>th</sup> special meeting.

## **Appropriations Ordinance (Item VII)**

*AP Ordinance 25-17* - This appropriation ordinance encompasses 08/27/2025 through 09/09/2025 expenses and one payroll cycle. Expenditures amounted to \$525,713.10. Of the reported expenses, \$11,230.90 are infrastructure costs for new developments. These costs are paid through special assessments.

*AP Ordinance 25-18* - This appropriation ordinance encompasses 09/10/2025 through 09/30/2025 expenses and two payroll cycles. Expenditures amounted to \$3,155,586.35. Of the reported expenses, \$856,744.48 are infrastructure costs for new developments. These costs are paid through special assessments.

## **Ordinance and Resolution, General Obligation Bonds, Series 2025A (Items A & B)**

On September 2<sup>nd</sup>, the Council authorized the sale of general obligation bonds. These bonds will retire temp notes for projects that were special assessed in September. Bids are scheduled to be taken for the bonds on October 7<sup>th</sup>, before the City Council meeting. The bonds will be for 20 years and special assessments collected from the benefiting lots will cover the annual bond payments. Now the Ordinance and Resolution (Items A&B) come before Council for consideration. The Ordinance will finalize the sale to the chosen bidder, and the Resolution will determine further details, such as delivery of the Bonds. The projects are listed in the packet. Kevin Cowan and Adam Pope will be present to answer any questions.

## **Resolution for G. O. Temporary Notes, Series 2025B (Item C)**

On September 2<sup>nd</sup>, the Council authorized the sale of Temporary Notes to fund new improvements petitioned by property owners. Now, Council will consider a Resolution finalizing the sale of the Temp Notes. The temp note is for a period of three years. After the improvements are completed with total costs determined, a GO bond will be issued to pay off the temp note and permanently finance the improvements for 20 years. The projects are listed in the packet. Kevin Cowan can also answer any questions related to the Temp Notes.

### **Contract with MKEC, Skyview at Webb, Phase 1 (Item D)**

The Developer is ready to begin engineering design for Phase 1 of the Skyview at Webb development. They previously worked with MKEC on the subdivision platting and have asked MKEC to provide an agreement for engineering design and staking services for Phase 1 of the development.

Over the past 10 years, the City of Bel Aire has experienced significant growth. Throughout this growth, the City has allowed Developers to work with their preferred engineering firms, providing the Developer with a sense of security and confidence by working with a trusted partner. The City has employed an in-house City Engineer for the past decade, who works closely with the chosen engineering firm to ensure that the City's neighborhood development standards and preferences are met. To our knowledge, the City has never required developers to solicit competitive bids for engineering services or mandated the use of a particular firm. A competitive bidding process has, however, always been required for the construction of water, sanitary sewer, paving, grading, and drainage infrastructure. Special assessments on future homeowners cover all development-related costs, including this contract for engineering.

Over the past month, MKEC, the City Engineer, and the City Attorney have met several times to develop the agreement now before you. Maria and Anne will be available at the meeting to answer questions.

### **Proposal for Trial Odor and Corrosion Control in sewer lift stations (Item E)**

To address hydrogen sulfide odors and pipeline degradation in the sanitary sewer system between the Webb Road and 53rd Street North lift stations, a pilot study is recommended. The study will use SulFeLox, a chemical from USP Technologies, to control the issues. At a cost of \$14,904, the pilot includes installing dosing systems at the Webb Road and 53rd St. N lift stations, regular monitoring and technical support, and will conclude with a full report on the findings. If successful, the city may proceed with an annual agreement for the service. Rebecca Lewis with Burns and McDonnell will be at the meeting to answer any questions.

### **Authorizing Purchase of Parking Lot Light for new Public Works Facility (Item F)**

On April 1, 2025, the Bel Aire City Council authorized a contingency amount of \$100,000 and granted the City Manager authority to sign change orders up to \$25,000. Bel Aire staff, the owner's representative, and the contractor have been meeting regularly to review progress and address any issues encountered. One issue identified during the project involved the required number of parking lot lights. The original plans called for one light, but after a thorough review of the photometric plan, it was determined that two lights are required to meet City Code.

The motion before you tonight would authorize the City Manager to sign a change order in the amount of \$33,268.40 to install the additional parking lot light and base. With this authorization, the total project contingency costs remain below the \$100,000 approved by City Council on April 1, 2025.

### **Resolution, Commitment of Matching Funds for 53<sup>rd</sup> Street Multi-Use Path (Item G)**

In 2024, we reconstructed 53rd Street and planned for a sidewalk/multi-use path to be installed along 53rd Street from Woodlawn to Oliver. The City issued temporary notes totaling \$2,600,000. With the completion of the road project, \$396,282 remains.

The City applied for grant funding from WAMPO in 2023 to assist with constructing the multi-use path. The City was awarded the grant in the amount of \$292,242 and accepted an agreement with KDOT in July 2025. The agreement is included in your packet. In early 2025, engineers on the project experienced delays as the City needed to ensure compliance with KDOT standards and processes. Since that time, construction cost estimates have risen, resulting in an increase in the City's share of the cost. Garver was recently tasked to review the project and evaluate what cost drivers might have been involved in the higher than anticipated cost of the project. In your packet, I have provided a report that includes Garver's findings and some options for the Council to discuss.

Also included in your packet is a Resolution provided by KDOT to award the contract to the lowest bidder and commit the City's share of the funds. If approved, the City's matching funds contribution will be \$335,000. I will be available at the meeting for questions. Ken Lee will also be present.

### **Executive Session**

Two executive sessions are on the agenda.

### **Discussion and Future Issues – October Workshop**

The next City Council workshop is scheduled for 7:00 p.m. on October 14, 2025.