



MANAGERS REPORT

DATE: November 16, 2023
TO: Mayor Benage and City Council
FROM: Ty Lasher, City Manager
RE: November 21, 2023 Agenda

Consent Agenda

The consent agenda contains the November 7, 2023, Regular City Council Minutes.

Appropriations Ordinance

This reporting period included one payroll period. Annual principal and interest payments for twelve G.O Bonds totaled \$2.659 million. Final payment was made to Insituform for CIPP sewer lines project.

City Requested Appearances:

Garve will be at the meeting to update Council on Woodlawn progress. There are some limitations due to the road conditions but other work has been done.

Request from Vance Brothers, Micro-Surfacing (Item A)

Vance Brothers will be at the Council meeting to discuss the micro-surfacing project and request approval to finish the project in the spring. The original contract specified a substantial completion date of June 30, 2023 with a final completion of July 14, 2023. The City requested, due to Woodlawn only being one way and the need for alternate routes, that the micro-surfacing project be delayed. Union Pacific then closed the railroad tracks to through traffic for about 3 months. Vance Brothers accommodated our requests for delay and held off until October of this year. The scrub seal was to be installed the third week of October which did not occur due to weather. Since we are now in November and with temperatures declining, Vance Brothers is requesting to complete the project in the Spring of 2023. Their concern is when the weather drops below a certain temperature, asphalt work cannot be done. If Vance Brothers' request is granted, at a minimum, staff recommends that temporary striping needs to be installed on Oliver for

safety during the winter months. Representatives from Vance Brothers will be at the meeting to answer any questions.

2023 Budget Amendment (Item B)

Once a budget has been adopted, expenses cannot increase above the published amounts. If expenses exceed that adopted amount, a budget amendment must be approved. This process requires a public hearing and governing body approval. Due to the items outlined in Ted's report, expenses in the water, sewer and general funds will exceed the published amount. All of these expenses were discussed and approved by the Council. Each fund has received revenues in excess of budgeted amounts and have substantial reserves. There are no financial concerns but simply needed to meet state requirements.

Zoning Ordinance, ZON-23-03 (Item C)

At their October 12th meeting, the Planning Commission held a public hearing on an application to rezone approximately 20 acres zoned AG-agricultural, to M-1 manufacturing (ZON-23-03). The property in question is located a ½ mile east of Webb Rd on the north side of 45th Street North. At the public hearing, the Commission heard from representatives of the applicant, the Wichita Airport Authority. No members of the public were present to speak for or against the proposed rezoning. Following the public hearing, Commissioners discussed some of the Golden Factors in relation to the application. Property surround this site is all zoned for manufacturing and industrial use. The City of Wichita/Sedgwick County master plan documents indicates the intended use is consistent with the area and plan. Commissioners noted that the requested zoning will fit with the character of the neighborhood and will be consistent with the zoning of surrounding properties. Following discussion, the Planning Commission voted unanimously (5-0) to recommend that City Council approve the change in zoning district classification of the subject property from AG agricultural to M-1 manufacturing, based on findings of fact in the staff report. The Ordinance to change the zoning now comes before Council.

Zoning Ordinance, ZON-23-04 (Item D)

At their October meeting, the Planning Commission heard a request to rezone approximately 2 acres zoned C-1 commercial, to R-1 estate residential. The property is located a ¼ mile south of 53rd Street North on the east side of Rock Road and is commonly known as Hollenbeck Farm. At the same meeting, the Planning Commission held a public hearing regarding the application. There was no one from the public in attendance to speak.

Following the public hearing the Commission discussed the application in relation to the Golden Factors. Commissioners stated that the proposed re-zoning meets the requirements of the character of the neighborhood as there are several large residential lots surrounding this location. Following discussion, the Council voted unanimously (5-0) to adopt the findings of fact as presented by staff and recommend to the City Council approval of the change of zoning district classification of the subject property from C-1 commercial to R-1 estate residential. The Ordinance to change the zoning now comes before Council.

Final Plat, Hollenbeck Farm (ZON-23-04) (Item E)

Also at the October meeting, the Planning Commission considered the request of the property owners of Hollenbeck Farm to approve a final plat. The Commission held a public hearing. Due to some scheduling issues, the representative for the applicant had not arrived when the item was first taken up by the Commission. Therefore, the Commission voted to table the item. However, during the current events portion of the agenda, the representative arrived at approximately 7:00 p.m. The Chairman re-opened the public hearing once the representative arrived. Other than the representative for the applicant, no one requested to speak during the public hearing. Following the public hearing, the Commission voted unanimously (5-0) to accept the final plat on the condition that certain corrections be made to the final plat and be submitted to and approved by the City Engineer by November 8, 2023. Those corrections have been approved by the City Engineer. Now the final plat comes before the City Council to consider accepting the dedication of land for public uses such as streets and easements.

Executive Session

JT Klaus has requested an executive session.