

MANAGERS REPORT



DATE: April 19, 2022
TO: Mayor Benage and City Council
FROM: Ty Lasher, City Manager
RE: April 14, 2022 Agenda

Proclamations (Item V)

LifeSmarts- LifeSmarts is a student organization that provides real-world education about consumer rights and responsibilities, the environment, health and safety, personal finance, and technology. The Sunrise Christian Academy LifeSmarts Team recently won 1st place for the State and will be representing the State of Kansas at Nationals in Washington, D.C. on April 21-24. Peggy O'Donnell, SCA LifeSmart's sponsor, will be at the meeting to accept the proclamation.

Arbor Day – This year marks the 150th Anniversary of Arbor Day. Additionally, Bel Aire was recently honored with the Tree City USA designation for the 26th year in a row. The Tree Board and Parks Department will host a tree dedication ceremony in Central Park on April 30th to celebrate Arbor Day. President Gary Northwall plans to be at the meeting to share details.

Consent Agenda (Item VII)

Contains the Minutes of the April 5th City Council meeting.

In addition, the consent agenda contains the Petitions and Resolutions authorizing Paving, Sanitary Sewer, and Water Improvements for Bristol Hollow Phase 2.

Appropriations Ordinance (Item VIII)

The reporting period for AP ORD 22-07 includes one payroll period. Expenses to note include full payment to PEC for the Biennial Bridge Inspection (\$3,000) and Base Grant Assistance (\$6,200) as well as second payment towards the Street Evaluation project.

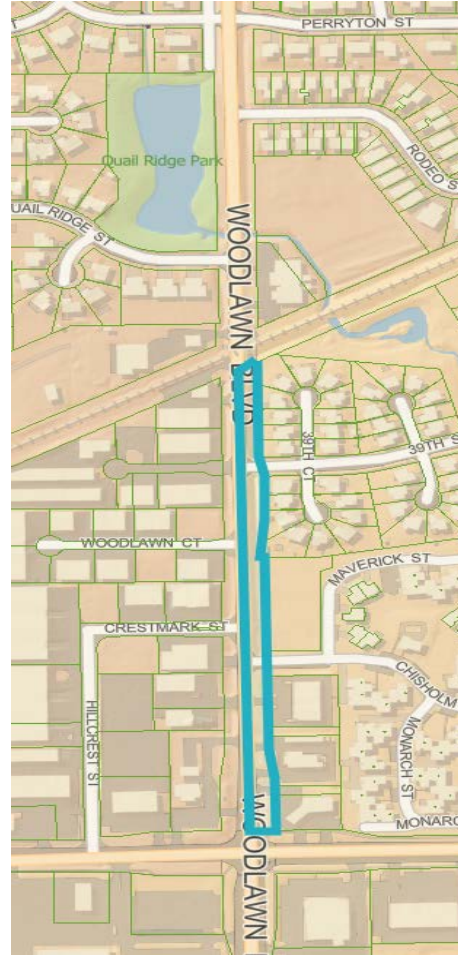
City Requested Appearances (Item IX)

Dakota Zimmerman and Eric Strecker from Garver will be at the meeting to update Council on the progress to date, what comes next and answer any questions.

Annexation Ordinance for Woodlawn (Item A)

Currently, the east half of Woodlawn Avenue from 37th Street to the Union Pacific rail crossing is owned by Sedgwick County. The west half and remaining portion going north is Bel Aire's. The intersection and going south belongs to the City of Wichita.

Sedgwick County requested Bel Aire annex the road in 2017 citing K.S.A. 12-520. Bel Aire suggested if Sedgwick County would cover the five-lane expansion for their part of Woodlawn, Bel Aire would agree to annex the county's portion. That agreement was signed by Sedgwick County in January and then by Bel Aire City Council on February 1, 2022. As a final step, the Ordinance approving the annexation now comes before Council for approval. Staff recommends approving the annexation Ordinance.



Zoning Ordinance for Skyview at Block 49 3rd (Item B)

The Developer of Skyview at Block 49 3rd requested a zoning classification change from AG Agricultural to C-1 and C-2 Commercial with a PUD Overlay. At their December meeting, Planning Commission reviewed the request and held a public hearing regarding the matter. At the public hearing, citizens and interested parties were given an opportunity to be heard. No interested parties, other than the agent for the applicant showed up to speak either for or against the proposed rezoning. Following the public hearing, Planning Commission considered the evidence and discussed the plat in relation to the zoning code and the 'Golden Factors' for zoning. After thoroughly reviewing the matter, the Planning Commission voted (by

passing a 5-0 motion) to recommend approval of the rezoning. The request, in the form of a zoning ordinance, now comes before Council for final approval.



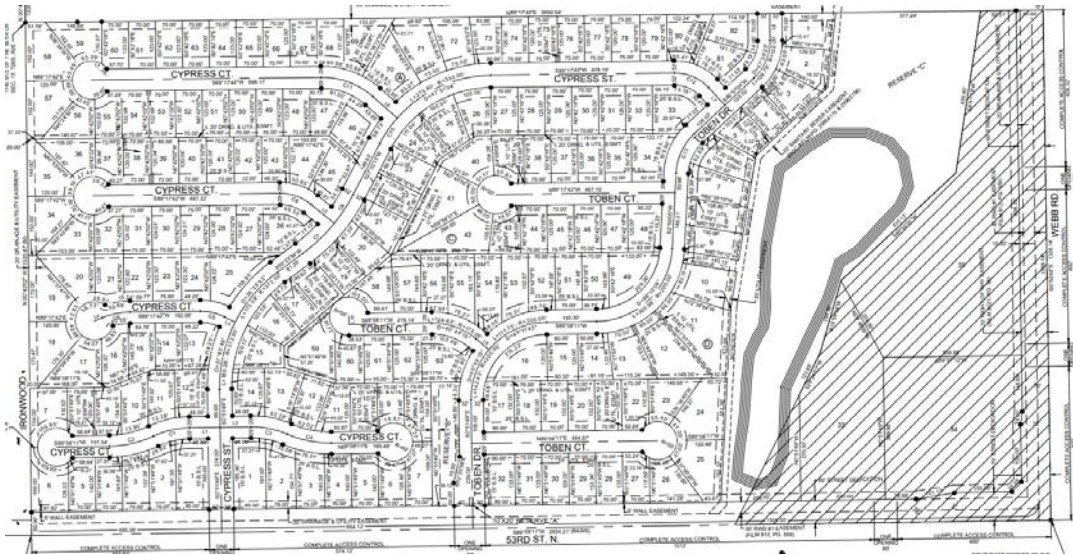
Agreement for Professional Services, Bristol Hollow, Phase 2 (Item C)

The Developer is ready to move ahead with engineering design on the second phase of Bristol Hollow and has asked Garver to prepare this agreement for professional engineering services. The engineering design costs associated with the project will be financed through a bond and spread as special assessments against the benefiting lots. Staff recommends that Council accept the Agreement for Professional Services from Garver in the amount of \$208,200.



Dedications, Final Plat of Rock Spring 5th (Item D)

Also at their December meeting, the Planning Commission reviewed the Northeast Developers, LLC's request to replat approximately 81 acres of R-5 Residential and C-1 Commercial, and conducted a public hearing regarding the matter. At the public hearing, citizens and interested parties were given an opportunity to be heard. There were no parties wishing to speak at the public hearing regarding this plat. Having thoroughly reviewed the issue, Planning Commission voted (by passing a 5-0 motion) to approve the final plat without changes and recommends that the governing body accept the Developer's commitment to dedicate certain land within the plat for public purposes.



Development Agreement for Skyview at Block 49 2nd (Item E)

For every new development, the City requires a Development Agreement be negotiated and approved. This agreement spells out, in writing, the responsibilities of each party during construction and after. The agreement is filed with the plat for future reference. Staff and the Developers have agreed upon the language contained in this agreement and it is now ready for final approval by the City Council.



Bid for Replacement Rotary Mower (Item F)

The City's rotary mower is scheduled for replacement in 2022. This mower gets heavy use mowing 90% of the ditches and large areas of land. The current rotary mower being replaced is a 2006 Land Pride RC5015 and 16 years old. Many of the parts are getting worn out, expensive and difficult to find. In addition, downtime results in ditches not getting mowed causing safety issues for drivers. Funding for this replacement was planned and is available in the 2022 Equipment Replacement Reserve Fund. Bids went out to three dealers with the low bid from Schmidt and Sons. Schmidt and Sons currently have a mower in stock. Staff recommends that Council accept the quote from Schmidt and Sons in the amount of \$17,400 for the new rotary mower.



Bid for Mastic street repair machine (Item G)

In the past, Public Works has used many different methods to repair streets. These include pothole filling, crack sealing, surface milling and patching, and full depth asphalt repair. Last year, Public Works rented a mastic melting machine to try. They realized a great value in the machine when making many types of street repairs, including potholes, wide cracks and joints, skin-patch repairs, leveling manholes, and leveling bridge deck approaches. It can be used for larger repairs than those typically repaired by crack sealing. In some situations it can also be used in place of hot asphalt for repairing most street cracks. Additionally, the mastic method is much faster than the milling method. Staff was able to repair roughly 5 times more street cracks per day, using fewer staff. Last year staff reserved and rented the only mastic machine available in the Wichita area at a cost of about \$1,000 per week. Anticipating the need for many more street repairs in the next few years, staff requested bids from the two local vendors that sell these machines. Staff recommends that Council accept the low bid from Crafcro for \$66,992.80.



Executive Session (Item XIII)

Staff is requesting an executive session.