

MANAGER'S REPORT

DATE: December 31, 2025
TO: Mayor Benage and City Council
FROM: Ted Henry, City Manager
RE: January 6, 2026 Agenda



Appropriations Ordinance (Item VI)

This appropriation ordinance encompasses 12/10/2025 through 12/31/2025 expenses and one payroll cycle. Expenditures amounted to \$2,141,742.77. Of the reported expenses, \$390,208.07 are infrastructure costs for new developments. These costs are paid through special assessments.

City Requested Appearances (Item VII)

Kenly Zehring, Sedgwick County Register of Deeds, will give a presentation about property and notary fraud alert programs.

Final Plat of the Chapel Landing 8th Addition, SD-24-02 (Item A)

In October, the Planning Commission considered the final plat for Chapel Landing 8th Addition (SD-24-02). At that meeting, the Commission voted (5-0) to recommend approval of the plat as presented. Minutes of that meeting are included in your packet, in addition to a staff report, final plat, and application. The recommendation now comes before City Council for consideration.

Development Agreement for Chapel Landing 8th (Item B)

The Developer of Chapel Landing 8th is ready to move forward with the development. City Attorney Maria Schrock has drafted the Development Agreement in your packet. The agreement outlines the responsibilities of the Developer and the City, before, during and after construction.

Ordinance, Special Use Request (Item C)

At their December meeting, the Planning Commission held a public hearing and considered a Special Use Request. The applicant is requesting the Special Use in order to utilize the subject property for an adult group home for elderly. The Planning Commission's recommendation now comes before the City Council for consideration. The draft Minutes of the December 11, 2025 Planning Commission Meeting, which summarize the proceedings of the hearing, are included in your packet. Also included are a staff report and the application for Special Use. Mayor Benage will lead the City Council's hearing for this case. Following the hearing, City Council may consider the findings of fact and recommendation of the Planning Commission. City Attorney Maria Schrock has provided options for the Motion on the agenda. If the recommendation is approved, the special use will be adopted by Ordinance; the draft Ordinance is also included in your packet.

Consent Agenda (Item XI)

The consent agenda contains the Minutes of the December 16th City Council meeting, as well as Petitions and Resolutions for improvements to serve Chapel Landing 8th Addition.

The Petitions set the not-to-exceed cost for the improvements and establish a fair division of costs among the lots. The associated Resolutions will authorize the funding for the improvements. The costs for all improvements will eventually be bonded and spread as special assessments to the benefiting lots.

Discussion And Future Issues - City Council Workshop (Item XIII)

The next workshop is scheduled for January 13, 2026 at 7 p.m.