



MANAGERS REPORT

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

Consent Agenda (Item VI)

Contains only the minutes of the July 5th City Council meeting.

Appropriations Ordinance (Item VII)

This reporting period includes one payroll period. The first bonded development expenses for Cedar Pass-Phase 1 are also included in the bonded capitol project expenses totaling \$100,458.20.

Special Assessment and GO Bond Issuance (Item A)

The following projects are complete and ready for permanent financing. In addition, all of the improvements will be special assessed. As such, mailing notices, public hearing and formal adoption will be taking place over the next few weeks. These actions start the process. Staff as well as Gilmore & Bell will be at the meeting to explain the process and answer questions.

Project No. 1 – Villas at Prestwick Phase 1 - Drainage Improvements Authorized by Resolution No. R-18-05

Construction of a drainage system to serve certain lots of Villas at Prestwick Addition, an addition to the City of Bel Aire, Sedgwick County, Kansas.

Project No. 2 – Villas at Prestwick Phase 1 - Street Improvements Authorized by Resolution No. R-18-07

Construction of pavement on Villa Place from the south edge of Prestwick Avenue at a point approximately 105 feet south of the intersection of Cambridge Street and Prestwick Avenue looping around approximately 1200 feet to the south edge of Prestwick Avenue at a point approximately 145 feet north to the intersection of Cambridge Street and Prestwick Avenue; Sidewalk from the south edge of Prestwick Avenue in Reserve B, along the inside loop of Villa Place crossing Lots 1 through 6, Block 2, to the south edge of Prestwick Avenue in Reserve B; Side walk crossing from Villa Place to Jasmine Street across the drainage way, all in accordance with City standards and plans and specifications prepared or approved by the City Engineer.

Project No. 3 – Villas at Prestwick Phase 1 – Sanitary Sewer Improvements
Authorized by Resolution No. R-18-09

Construction of a lateral sanitary sewer, to serve certain lots of Villas at Prestwick Addition, an addition to the City of Bel Aire, Sedgwick County, Kansas, all in accordance with City standards and plans and specifications prepared or approved by the City Engineer.

Project No. 4 – Villas at Prestwick Phase 1 – Water Distribution System Improvements
Authorized by Resolution No. R-18-11

Construction of a water distribution system including necessary water mains, pipes, valves, hydrants, and appurtenances, to serve certain lots of Villas at Prestwick Addition, an addition to the City of Bel Aire, Sedgwick County, Kansas, all in accordance with City standards and plans and specifications prepared or approved by the City Engineer.

Project No. 5 – Rock Spring Addition Phase 6 - Paving Improvements
Authorized by Resolution No. R-19-04

Construction of pavement on Pebblecreek from the west line of Lot 5, Block 2, Rock Spring Addition to the North line of said Addition including the cul-de-sac serving lots 7-9, Block 1.

Project No. 6 – Rock Spring Addition Phase 6 – Water Improvements
Authorized by Resolution No. R-19-05

Construction of a water distribution system, including necessary water mains, pipes, valves, hydrants, meters and appurtenances to serve certain lots of Rock Spring Addition to the City of Bel Aire, Sedgwick County, Kansas, according to plans and specifications to be furnished by the City Engineer of the City of Bel Aire, Kansas.

Project No. 7 – Rock Spring 3rd Addition – Phase 1 Paving Improvements
Authorized by Resolution No. R-21-26

Construction of pavement on TOBEN from the South line of Lot 9, Block 3, Rock Spring 3rd Addition to the North line of said Addition; TOBEN COURT from the West line of Toben to and including the cul-de-sac; and TOBEN COURT from the West line of Toben to and including the cul-de-sac.

Project No. 8 – Rock Spring 3rd Addition – Phase 1 Sewer Improvements
Authorized by Resolution No. R-21-28

Construction of a lateral sanitary sewer to serve certain lots of Rock Spring 3rd Addition to the City of Bel Aire, Kansas.

Project No. 9 – Rock Spring 3rd Addition - Drainage Improvements
Authorized by Resolution No. R-21-30

Construction of a stormwater pond, swales and mass grading to serve the area described above, according to plans and specifications to be furnished by the City Engineer of the City of Bel Aire, Kansas.

Project No. 10 – Rock Spring 3rd Addition – Phase 1 Water Improvements
Authorized by Resolution No. R-21-31

Construction of a water distribution system, including necessary water mains, pipes, valves, hydrants, meters and appurtenances, according to plans and specifications to be furnished by the City Engineer of the City of Bel Aire, Kansas.

Project No. 11 – Webb Road Gravity Sewer Main Improvements
Authorized by Resolution No. R-20-10

Construction of a sanitary sewer gravity trunk main line, and related improvements, with plans and specifications to be furnished by the City Engineer of the City of Bel Aire, Kansas.

Project No. 12 – Webb Road Lift Station Improvements
Authorized by Resolution No. R-20-11

Letter of Intent, Block 49, LLC (Item B):

Block 49, LLC is developing 80 acres on the west side of Webb north of Tierra Verde. Part of their development includes a storage facility. They plan to construct ten storage buildings and one office building totaling 67,000 square foot of storage. The valuation of the facility will be roughly \$7 million dollars and employ one full time manager. Based on the value of the building, number of employees and IRB policy, staff has determined a 100% property tax exemption for 10 years with the following PILOT payments:

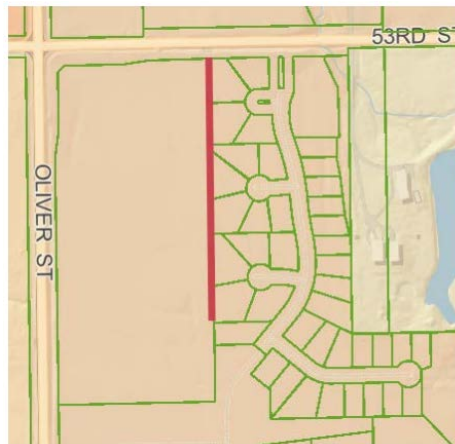
Year 1	0%
Year 2	10%
Year 3	20%
Year 4	30%
Year 5	40%
Year 6	50%
Year 7	60%
Year 8	70%
Year 9	80%
Year 10	90%

A cost benefit analysis was completed by Wichita State University and required by the State of Kansas before any tax abatements can be issued. We focus on page 3 to see the ratio of benefit for each taxing entity. You will see Bel Aire is at 2.3, Sedgwick County is 2.4, State of Kansas is 5.8 and USD 375 is 3.7. Our goal is to be above 1 meaning for every dollar in lost taxes we receive a dollar in benefit. In this case, every entity receives

more than a dollar in return for each dollar given up. Staff recommends approving the LOI.

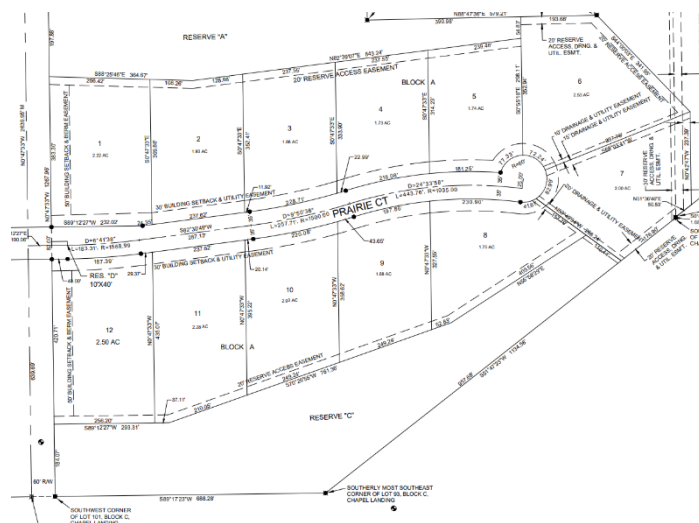
Profession Services Agreement with Baughman Engineering (Item C)

The Developers of Chapel Landing and Homestead Senior Living have coordinated to share the cost of the sanitary sewer line that runs between their developments. The Developers have asked Baughman to prepare an agreement for Engineering Design and Construction Services for the design and construction observation for their development. The cost of this work will be charged toward the project and spread as special assessments. Staff recommend approving the agreement.



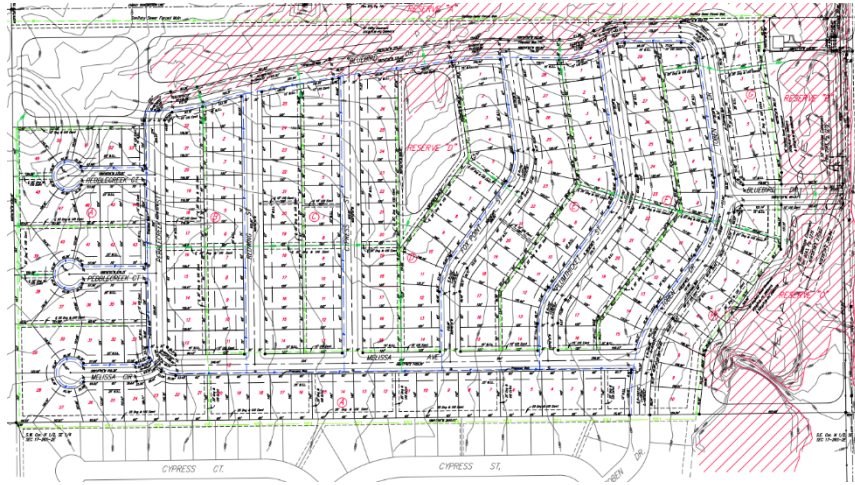
No parking Ordinance (Item D)

The Developer of Prairie Preserve requested Prairie Court be 24' wide instead of 29' as codes require. The reason being these are large lots and the cost for such a road can get too expensive for special assessments. In addition, the large lots have longer driveways and there would be no need for on street parking. When the Development Agreement was approved by Council, the request was made to not allow parking along Prairie Court. City Attorney Kelly drafted an ordinance that prohibits on street parking along Prairie Court and allows Bel Aire Police to enforce.



Bel Aire Lakes Zone Change Ordinance (Item E)

The Developer of Bel Aire Lakes, formerly known as Sham Way Estates, requested a zone change from AG- Agriculture to R5 – Residential. Planning Commission reviewed the applicants request to rezone the parcel and held a public hearing at their July 7th meeting. There were no public comments regarding the proposed zoning change. Planning Commission considered the evidence and discussed a number of factors and voted 5-0 to recommend approval of the rezone request. Final consideration is now with the City Council. Staff supports the Planning Commission's recommendation.



Set Back Vacation in Lawn Terrace (Item F)

Thomas Goodson, owner of 5125 E. 46th, requested the front setback for his lot be reduced from 30' to 15'. The request was to allow him to build a garage addition to the front of his house as well as to add more first-floor living space in order to remain in their home as they age. Public notice was given, and a public hearing was held at the July 7th Planning Commission meeting. There were no citizens in attendance that protested the vacation. The Planning Commission considered the front of the house would still be 25' from the road and there was no adverse effect on the vision triangle and as such voted 5-0 to approve the vacation. Final action now comes to the City Council for approval. Staff supports the Planning Commission recommendation.



Revised TIF Policy (Item G)

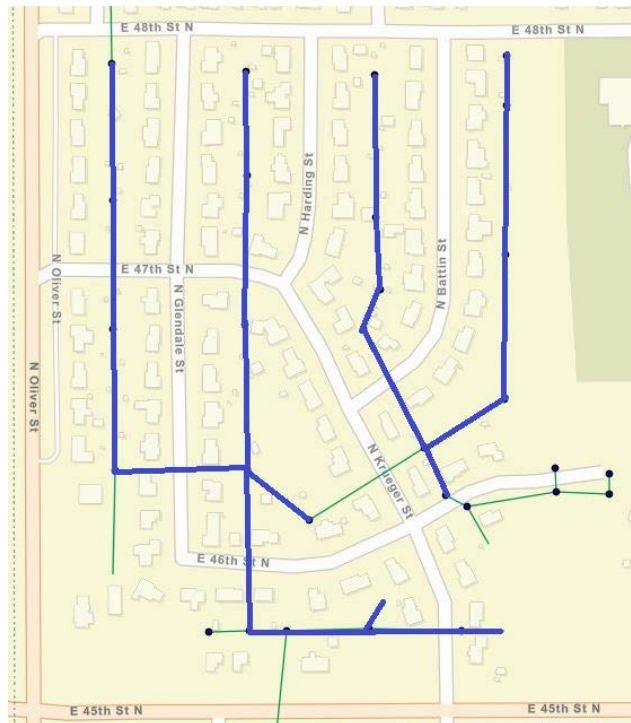
Included in your packet is a copy of the current Comprehensive Economic Development Policy approved in 2009 and revised in 2012. Rather than tackle the entire policy at once, I pulled out the IRB section which was discussed at the June 21st Council Meeting. The revised TIF section is now ready for final consideration and adoption.

Cured in Place Piping Quote (Item H)

The 2023 Sewer Budget contains \$600,000 for sewer main improvements. The city completed CCIP in Pearson's Addition and the next area due for this improvement is Lawn Terrace. Staff contacted three contractors requesting quotes for 4,602 linear feet of 8" CIPP and 2,020 linear feet of 10" CIPP in Lawn Terrace.

Contractor	Total Bid	Protruding Tap Removal
Insituform	\$228,196.80	\$220.00
UMC	No Bid	
Mayer Specialty Services	Could not meet specs.	

Staff recommends accepting the quote from Insituform.



Voting Delegates to the LKM Annual Business Meeting (Items I & J)

As a member of the League of Kansas Municipalities (LKM), Bel Aire receives three votes at the annual business meeting that will be held during the LKM conference in Overland Park. In addition, the City may appoint up to three alternate voting delegates who fill in for a voting delegate should one not be able to make the meeting. The annual business meeting will be held on Monday, October 10th from noon to 1:30 pm. Mayor Benage, Tyler Dehn, Emily Hamburg and myself will be attending. I believe Jim, Tyler and I will be there on Monday and could be voting delegates. Emily could be an alternate in case someone can't make it as she may be able to stay.

Executive Session (XIII)

Will need an executive session. Following the executive session, Council may consider taking action on the Revised Employment Agreement for the City Manager.