

MANAGER'S REPORT

DATE: October 14, 2026
TO: Mayor Benage and City Council
FROM: Ted Henry, City Manager
RE: October 20, 2026 Agenda



Consent Agenda (Item VI)

In addition to the minutes of the last City Council meeting, the consent agenda includes Change Order #1 for the Skyview at Webb Phase 1 Sewer project. The change order is for additional work in the amount not to exceed \$10,550.00 and 2 additional working days incurred due to fence and utility conflicts. A fence was installed after bids were taken for the project and the existing utilities, once exposed, required additional shoring and excavation in order to safely install the sanitary sewer.

Appropriations Ordinance (Item VII)

This appropriation ordinance encompasses 09/30/2026 through 10/13/2026 expenses and one payroll cycle. Expenditures amounted to \$1,427,788.68. Of the reported expenses, \$314,769.19 are infrastructure costs for new developments. These costs are paid through special assessments.

City Requested Appearances (Item VIII)

Chamber President Luis Rodriguez Herrera will give an update from the Bel Aire Chamber of Commerce.

City Engineer Anne Stephens will give an update on the 45th Street project.

Garver, Amendment No 2 for 45th Street Water Main Replacements (Item A)

As the design continues for the 45th Street, Oliver to Woodlawn Replacement project, there are several water mains along 45th Street that are needing replacement. Additionally, the water main on Hillcrest from 45th to 47th is scheduled for replacement and will be added to this project as an alternate. During the utility coordination meeting, it was noted that there are several water mains, valve boxes and fire hydrants that are in conflict with the proposed street and storm sewer improvements. Upon further discussion, the water main along 45th Street was scheduled for replacement in the next several years. Since the roadway will have been completely reconstructed and a portion of the water main that is needing replacement will be under the future curb and gutter, it is preferable to replace the water main prior to the road construction occurring in late 2027.

As Garver is the design engineer for the 45th Street reconstruction project, they were asked to provide a scope and fee for the design, staking and construction support services of the water main replacements. They have all of the design information necessary to ensure that the relocated water main will no longer be in conflict with the proposed paving or storm sewer. Construction

observation services are not included in this Contract Amendment at this time, as we are still discussing options and an additional contract amendment to add these services may be forthcoming. We wanted to go ahead and present this amendment so Garver can get started on the design.

The financing for this project will come from the 45th Street project fund. It is the recommendation of staff to accept Contract Amendment No. 2 from Garver in the amount of \$119,923.00 for the design, bidding and construction support services for the 2026 Water Main Replacement Project.

Executive Session (XII)

There is one Executive Session on the agenda.

Discussion And Future Issues (Item XIII)

- A. General Discussion on Communicating Official City Positions (Requested by Council Member Proctor.)
- B. Comprehensive Plan Implementation and Next Steps.

Throughout our zoning code update workshops, we frequently reference the Bel Aire 2035 Comprehensive Plan. The Plan is intended to be a living document that guides the City's growth, development, and future priorities.

During recent budget discussions, the idea of establishing a Recreation Task Force was raised. Similarly, the Comprehensive Plan identifies "Establish a Park, Recreation, and Trails Advisory Board" as its first goal under Parks & Recreation.

I have asked Paula Downs to provide a brief overview of the Comprehensive Plan and help lead a discussion on how we begin turning its recommendations into action. This will also provide an opportunity for Council to discuss the best approach to moving forward with the proposed advisory board or task force.