

MANAGER'S REPORT

DATE: July 16, 2026
TO: Mayor Benage and City Council
FROM: Ted Henry, City Manager
RE: July 21, 2026 Agenda



Consent Agenda

- Minutes of July 7, 2026
- Reappointment of Bill Moss to the UAC

The consent agenda includes the minutes from the previous regular City Council meeting. In addition, Mayor Benage has nominated Bill Moss for reappointment to the Utility Advisory Committee. If confirmed, Bill's term will be from August 1, 2026 to August 1, 2029.

Appropriations Ordinance

This appropriation ordinance encompasses 07/01/2026 through 07/14/2026 expenses and one payroll cycle. Expenditures amounted to \$244,490.96. No expenses during this period included costs paid through special assessments.

Bids and Contract for Skyview at Webb Phase 1 Infrastructure (Item A)

The bid letting for Phase 1 of Skyview at Webb was held on Wednesday, June 24th at City Hall. Four contractors responded to the solicitation. This project includes the water, sanitary sewer, storm sewer and paving for Phase 1 of the Skyview at Webb subdivision. All four portions of the project are tied under one Contractor. The paving for this project will be concrete. No asphalt option was bid. The cost of the improvements for these projects will be financed through a bond and spread as special assessments against the benefiting lots. Staff recommend that the City Council accept the bid from Mies Construction in the amount of \$1,163,439.80.

Contract for Inspection Services, Skyview at Webb Phase 1 (Item B)

The construction of the Skyview at Webb Infrastructure is getting ready to begin. It is necessary to hire a firm to conduct Construction Inspection to ensure that the project is installed per design and in accordance with the City's standard specifications and details. City Staff reached out to three firms (Baughman, Garver and PEC) requesting a quote for construction inspection services. Only two firms (Baughman and PEC) responded to the request. Both firms have a successful history of previous work in the City.

The costs associated with the project will be financed through a bond and spread as special assessments against the benefiting lots. Staff recommends that the City Council accept Baughman's quote for Construction Services for Skyview at Webb, Phase 1.

Building Codes Updates (Item C)

Bel Aire has historically followed the Metropolitan Area Building and Construction Department's (MABCD) planning and amendment cycles. However, Bel Aire has not continuously adopted the most current cycles and has fallen behind. On December 18, 2024, the city entered into a contract with Metropolitan Area Building and Construction Department (MABCD) to provide for commercial building plan review, permitting, inspection and back-up residential inspections. The agreement was a result of the city no longer having a commercial building inspector on staff. The City agreed to adopt and incorporate by reference the provisions of the Wichita-Sedgwick County Unified Building and Trade Code with amendments. This requires the City to update Articles of Chapter 17 of our Municipal Code. In addition, SB 418, an act related to new housing development suggests that municipalities use the 2018 edition of the International Residential Code.

The city published notification of a public hearing regarding updates to the building codes on May 13, 2026; the affidavit of publication is in the packet. Chapter 17 Building Code Updates were originally brought to the June 2, 2026, City Council meeting. The item was tabled at that time. The review made updates to titles, department information and language to make the article clear and current.

Staff is recommending approval of the following codes:

1. Article 3- Adoption of the International Residential Code for One- and Two-Family Dwellings, **2018 Edition**
2. Article 4- Adoption of the International Building Code, **2024 Edition**, as the Commercial Building Code
3. Article 5- Adoption of the National Electric Code, **2023 Edition**, including Informative Annex C (Conduit and Tubing Fill Tables, as published by the National Fire Protection Association as N.F.P.A. No. 70.
4. Article 6- Adoption of the Uniform Plumbing Code **2021 Edition**, with amendments as the Plumbing, Drain Layers and Gas Fitting Code
5. Article 7
 - a. Adoption of the International Mechanical Code, **2024 Edition**
 - b. Adoption of the International Fuel Gas Code, **2021 Edition**
6. Article 11- Wichita-Sedgwick County Unified Building and Trade Code, including its modifications to national and international building codes- **Effective Date January 1, 2019**

Chapter 17 Articles are being updated for the purpose of establishing standards for the safety, health, and public welfare, as set forth in the Wichita/Sedgwick County Unified Building and Trade Code, with amendments also adopted and incorporated by reference. All Articles will be phased in from the date of their adoption January 1, 2027, to allow for conclusion of projects being completed in conformance with the previously adopted standardized code. Staff recommends approval of the Chapter 17- Building Code updated Articles pending the outcome of City Council review and public hearing.

Resolution for Project Authorization, 45th Street Reconstruction (Item D)

The Design phase of the 45th St. reconstruction project from Oliver to Woodlawn is nearing completion. The next step in the project timeline includes right of way acquisition, utility relocations, construction engineering, and construction. Before the City can proceed with these portions of the project, a project authorization resolution is needed. The project authorization resolution formally authorizes the project and allows the City to be reimbursed for expenditures made related to the project before financing has been obtained. The current total estimated cost of the project is \$17,688,285. The City portion of the project includes 100% of all preliminary costs including design, utility relocation, right-of-way acquisition and 20% of all construction and construction engineering costs. The total City portion is estimated at \$6,000,000. The project authorization resolution authorizes the City to utilize general obligation bonds to finance the City portion of the project. Staff recommend that the City Council approve and adopt the project authorization resolution for the 45th St reconstruction project from Oliver to Woodlawn.

Contract for Land Acquisitions, 45th Street Reconstruction (Item E)

As the 45th Street Reconstruction project moves through the design process, Garver has identified 18 parcels of property that the City will need to either purchase right-of-way, acquire a temporary construction easement, or acquire a permanent drainage easement.

The process of obtaining temporary construction easements and permanent right-of-way is a very time intensive process. In a nutshell, the steps are as follows:

1. Preparation of individual parcel descriptions and exhibits that show exactly what land needs to be acquired.
2. Conduct an appraisal, which includes a valuation for each parcel of land so the City has a “fair market value” for each parcel needed.
3. Valuations approved by City Council.
4. Property owners contacted to start the negotiation process.
5. Transactional documents prepared and signed by both parties.

Since this project is federally funded, there are specific guidelines that must be followed during each step. Staff recommends contracting with a company who has performed similar acquisitions and is familiar with the KDOT process so we do not jeopardize the process or the federal funding.

The City is required to pay 100% of all land acquisition costs related to the 45th Street Reconstruction project. The City’s portion of this project will be paid for with temporary note proceeds. After three years, the temporary note will be refinanced with a GO Bond and the City will pay annual debt service payment over the next 20 years. Staff contacted three firms to provide quotes on land acquisition services and of which only three responded.

Executive Session

Staff are not aware of the need for an executive session at this time.

Discussion & Future Issues: None.