



## MANAGERS REPORT

**DATE:** June 30, 2022  
**TO:** Mayor Benage and City Council  
**FROM:** Ty Lasher, City Manager  
**RE:** July 5, 2022 Agenda

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### **Consent Agenda (Item VI)**

Contains the minutes of the June 21st City Council meeting. Also included are revised petitions for Sanitary Sewer and Water Distribution Improvements to serve Chapel Landing 5th Addition, phase 1, and the corresponding amending Resolutions. The petitions will divide the cost of the improvements among the lots in the development. The Resolutions will authorize temporary funding of the improvements, which will eventually be bonded and spread as special assessments to the benefitting lots. Our Bond Counsel, Kevin Cowan from Gilmore and Bell, will be at the meeting to answer questions.

### **Appropriations Ordinance (Item VII)**

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

### **City Requested Appearances (Item VIII)**

Senator Ty Masterson - On May 10, 2022, Mayor Benage sent a letter to Senator Masterson inviting him to attend a Council meeting and give the Governing Body an update on legislative action that occurred during the 2022 session. Senator Masterson will be at the meeting to share legislation that was important to Bel Aire, follow up on the legislative priorities adopted by the City Council for 2022 as well as an update on ARPA grants through SPARK.

Garver – Representatives from Garver will be at the meeting to update the Governing Body and citizens as to the progression of Woodlawn as well as phased changes that will be affecting traffic.

### **Consulting Agreement, Burns & McDonnell (Item A)**

The CCUA board has reviewed studies from MKEC and Wilson Engineers suggesting a need for the sewer plant to be upgraded as well as expanded. The new CCUA Manager has also shared some of his concerns related to sewer treatment as well as water production. Bel Aire currently has an agreement with the City of Wichita to purchase water and send overflow sewer to Wichita. Bel Aire staff nor Bel Aire CCUA board members have a true understanding of plant operations or capacities, and are concerned about conflicting reports. As a result, Bel Aire believes a performance audit is needed to answer the many unanswered questions. Staff contacted several parties who we thought might be good candidates for such an audit. Burns & McDonnell was the unanimous choice to handle the performance audit. They had several experts and were familiar with the CCUA plant. Staff has reviewed the agreement and is comfortable with the language. There is no specific fee as we don't know how deep we need to go to get the answers we need.

### **Consulting Agreement, Loyd (Items B)**

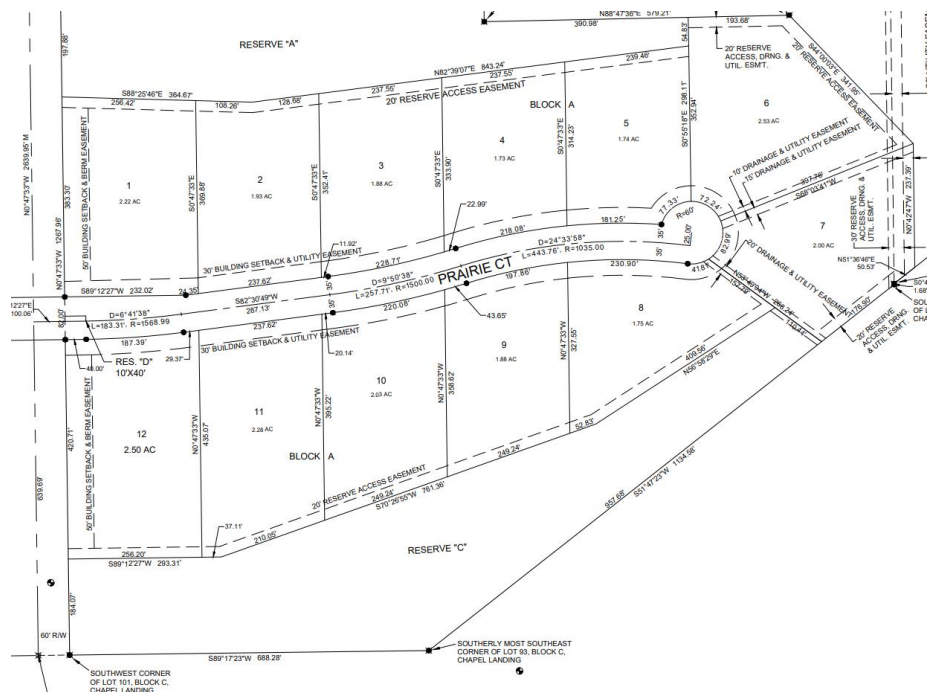
As a 50% member of CCUA, Bel Aire is responsible for debt service as well as operational costs for the treatment of sewage and water from the plant. Bond documents spell out cost sharing vaguely and CCUA has billed Bel Aire based on what Bel Aire staff feel is incorrect figures. After interviewing several accounting firms, the unanimous agreement was for Loyd Consulting to handle the financial audit. The agreement was drafted by our City Attorney and includes a scope of service as well as consulting fees.

### **Revenue Neutral (Item C)**

State law governs the timetable for budget preparation, publication, hearing, adoption, and certification. In 2021, the budget process was modified by new legislation that created a revenue neutral rate. As discussed in our workshop, the city intends to exceed the revenue neutral rate while keeping the same property tax rate that was applied last year (mill rate of 43.565). The new budget process requires staff to notify the County Clerk of our intentions so notices can be sent and set our budget deadline. The notice of intent sent to the County Clerk does not set the official property tax rate. The City Council will adopt the official rate when it passes the budget in September.

### **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.



### **Revised TIF Policy (Item E)**

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 revised at your June 7, 2022 meeting. As interest continues on the lot across from City Hall, I have been working on updating the TIF section. This item was discussed at our June 21, 2022 meeting. The revised TIF section is now ready for consideration and adoption.

### **Land Bank Appointments (Items F-G)**

The bylaws of the Bel Aire Land Bank state all members of the Bel Aire Governing Body shall make up the Land Bank Board. Terms run concurrently with the City Council terms. As new council members Emily

and Tyler have been sworn in, they now need to be appointed to the Land Bank.

### **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.

### **Discussion And Future Issues (XIV)**

Keeping with the traditional schedule for workshops (the second Tuesday of the month), the next workshop will fall on July 12<sup>th</sup> at 6:30 p.m. Ted will present his first draft of the 2023 budget and be asking for input from the governing body.