

MANAGERS REPORT



DATE: January 27, 2022
TO: Mayor Benage and City Council
FROM: Ty Lasher, City Manager
RE: February 1, 2022 City Council meeting

Presentation of Colors and Pledge of Allegiance (Items IV And V)

Boy Scout Pack #585 will do a presentation of colors and lead the pledge of allegiance.

Consent Agenda (Item VII)

Contains only the minutes of the January 18, 2022 City Council meeting.

Appropriations Ordinance (Item VIII)

This reporting period includes a few final 2021 expenses as well as first-of-year fees. AP ORD 22-02 breaks down the total payment of \$43,489 to KMIT for 2022 Work Comp Insurance. Premiums decreased 20% from the previous year due the combination of a favorable experience rating, and the awarding of Gold Star Status which earns a 10% discount. Page 4 reports the bonded capital projects amounting to \$331,300.39.

City Requested Appearances (Item IX)

Shelley Rich from the Medical Society of Sedgwick County will be at the meeting to discuss tobacco free parks. In recent years, Tabaco Free Wichita (TFW) has accomplished the adoption of smoke-free athletic fields, parks and other outside venues throughout the metro. TFW and residents also advocated for smoke-free Kids' Zone and food court policies at the annual Wichita Riverfest.

Why Tobacco Free Parks & Trails?

- 1) Tobacco free parks and trails ordinances protect children and families from secondhand smoke.
- 2) Tobacco free parks and trails ordinances protect small children and pets from harm.
 - a) If ingested, tobacco litter can cause choking, nicotine poisoning, & burns
- 3) Prohibiting tobacco use in public change social norms and model healthy behaviors for youth.
 - a) Teens hang out in parks to use tobacco; the most popular products among youth are e-cigarettes, cigars, and smokeless tobacco

- 4) Tobacco litter adds to the overall cost of cleaning up our parks.
 - a) Cigarette litter takes 10-15 years to break down
- 5) The community supports tobacco free parks and trails.
 - a) TFW has spent the past two years talking to the community about tobacco free parks & trails with overwhelming support
 - b) Only 20% of Wichita residents use tobacco

Temporary Appointment of Paul Matzek to Planning Commission (Item A)

The Bel Aire Planning Commission consists of seven members, two of whom are to reside outside the city limits, not in another city and within four miles of the city limits. Currently, Dee Roths is our only county resident. In 2018, Clara Zielke was our second county resident who resigned leaving that seat vacant. Paul Matzek meets the requirements and is interested in serving on the Planning Commission.

Staff is recommending a temporary appointment of Paul through the June Planning Commission meeting. In July, you can consider making a regular appointment. The code does not address temporary appointments, though not something we use often, it can be helpful here. In this case, it is hard for Planning Commission to reach quorum with COVID as well as other absences and Planning Commission is very active currently due to city growth. A temporary appointment will alleviate this issue and allow us to get all Planning Commission members on the renewal cycle in June. As an aside, having Planning Commission appointment renewals in June would be helpful for staff in training (every June) and keeping appointment cycles straight.

Change Order for the Villas at Prestwick, Phase 2 (Item B)

Earthwork for Phase 2 of the Villas at Prestwick is nearly completed. However, there is a significant amount of soil left over after grading. The Contractor added some of the additional soil to the berm, but there is still a large amount left. After conversations with the design engineer and developer, it was decided that the leftover soil should be hauled off-site by Pearson. Since this work is beyond the original scope of the project, a change order has been submitted. The additional costs associated with this change order will be included in the contract costs for the grading, drainage and pavement improvement project and will be financed through a bond and spread as special assessments against the benefiting lots. Staff recommends that Council accept Change Order No. 1 for \$24,391.00.

Agreement with Baughman Company for Oliver Lift Station (Item C)

The developers for Homestead and Chapel Landing 3rd are ready to move forward with sewer improvements. As Anne explains in her report, a gravity-fed sewer line alone is not going to be sufficient to meet KDHE's standards. A sewer lift station will need to be installed in this area near Oliver. One consideration is how future development may be impacted by the availability of sewer. In

anticipation of future growth in the area, staff requested that Baughman investigate a higher-capacity option that would serve the region, in addition to the localized developments. So for the Oliver Lift Station, Staff is presenting two options from which Council may choose. Staff have worked with Baughman, the engineer for the two developments, to investigate these options.

The first option, a localized lift station, would serve Homestead and Chapel Landing -- approximately 31.5 acres. This lift station would be located in the northeast corner of the Homestead property and a force main would take the sewage from the lift station to the west and empty into a manhole in Chapel Landing 3rd. The localized lift station option is estimated to cost \$890,630.00 and would be financed through a bond and spread as special assessments against the benefitting lots within the Homestead and Chapel Landing developments.

The second option, a regional lift station, would serve approximately 191.5 acres and be located approximately ¼ mile north of 53rd Street on the east side of Oliver. In preliminary discussions with Baughman the landowner indicated they are willing to consider locating the lift station on their land. The regional lift station option is estimated to cost \$1,684,125.00. Baughman proposes that Homestead and Chapel Landing be responsible for approximately \$890,630.00 of the cost for the regional option and the City pick up the rest – which would be assessed as a benefit fee when new subdivisions within the service area wished to connect to the lift station. Assuming a 2% interest rate, the City's portion of the debt service is estimated to be between \$55,000 and \$60,000 a year. The City's sewer fund will pay this annual debt service.

Staff would prefer to take a regional approach considering the anticipated future growth in the area, the on-going maintenance required for each lift station, and the limitations of the City's equipment and staffing. Therefore, staff recommends that Council accept the option for the regional sewer lift station design.

Bid for 47th Street Reconstruction (Item D)

The 2021 street plan included reconstruction of 47th Street. City staff worked with Garver to develop a reconstruction plan and bid tab. The solicitation requested four different prices based on material (concrete/asphalt) and the total area of paving (street alone vs. street plus additional pavement east of the spillway). Three contractors responded. Most of the bids came in below the initial estimate for this project, which was \$275,000. Kansas Paving was the low bidder on both concrete options and Pearson Construction was the low bidder on both asphalt options. For main access points like this that get a lot of traffic, staff generally prefers concrete paving for its durability and longevity. The cost of these improvements will be

paid for from the CIP Funds from 2021. Staff recommends that Council award the bid to Kansas Paving for Alternate #2 –replacement of 47th Street plus the additional pavement east of the spillway. Funds were encumbered from 2021 to cover this project.

Change Order for Woodlawn Water Line Lowering (Item E)

Staff brought this potential change order to the attention of Council at the January 4th meeting. The Contractor had noticed a potential conflict with the installation of the water line casing pipe as shown in the plans. It is the opinion of the foreman that the existing casing and proposed casing are too close together to execute the bore as proposed – there needs to be a certain amount of separation to ensure the safety and integrity of the existing water line as it remains in service. The second concern is the number of houses and businesses that will have their service interrupted due to the work and the proximity of the two lines. Since the January 4th meeting, Dondlinger (the subcontractor) has performed some exploratory work and exposed the water line on either side of the railroad tracks. They collected elevations on the water line and noted that the casing pipe did not extend to the edge of the right-of-way as required by current railroad regulations. MKEC has determined that it will be necessary to lower the proposed water main to avoid conflicts with the existing pipe and casing. After further research regarding the valves that were installed during the utility relocation project, MKEC also recommends installing the two valves as initially proposed. With this recommendation, the proposed change orders that were presented to Council in January have been combined into one change order. The additional cost associated with this Change Order will be included as nonparticipating expenses and paid for out of the water fund. Staff recommends Council approve the Change Order Request from Pearson Construction in the amount of \$48,331.50.

Woodlawn Interlocal Agreement with Sedgwick County (Item F):

Currently, the east half of Woodlawn Avenue from 37th Street to the Union Pacific rail crossing is owned by Sedgwick County. The west half and remaining portion going north is Bel Aire's. The intersection and going south is the City of Wichita. Sedgwick County requested Bel Aire annex the road in 2017 citing K.S.A. 12-520. Bel Aire suggested if Sedgwick County would cover the five-lane expansion for their part of Woodlawn, Bel Aire would agree to annex the county's portion. Now that construction is underway and Bel Aire has paid the local match, staff started working on an agreement for the annexation to occur as well as determine the amount Sedgwick County should reimburse Bel Aire for their portion of upgrades. That agreement was signed by Sedgwick County and they have agreed to reimburse Bel Aire \$572,659 in exchange for Bel Aire annexing their portion of Woodlawn.

As you can imagine from a management perspective, there are many difficulties in owning half the road. Enforcement of traffic laws and responding to accidents has been a difficult issue. From the maintenance standpoint, Bel Aire has worked with Sedgwick County to treat their portion of Woodlawn and in exchange they treat Greenwich and Webb for us. The goal is to ensure our citizens have a safe driving route rather than wait on Sedgwick County. Potholes become an issue as Public Works receives the complaints. Often, our staff will go repair the potholes as it is quicker and easier than requesting the county and waiting for their response. Nor do we want to tell our citizens to call Sedgwick County. Therefore, staff recommends approving the agreement and annexation.



Senior Center Agreement with Sedgwick County (Item G)

The City has been awarded \$18,000.00 from Sedgwick County to fund the Bel Aire Senior Center for 2022. The 2022 Senior Center Budget totals \$39,010 which means Bel Aire contributes \$21,010 to help cover expenses above the county grant. Staff has reviewed the document and recommends approval.

Executive Session (Item XIII)

Staff has no need for an executive session.

Workshop (Item XIV)

At this point, I have a presentation from Greg Vahrenberg with Raymond James on the CCUA debt, year-end report by Ted Henry identifying capital outlay dollars and staffing update on the agenda.