

# MANAGERS REPORT



**DATE:** June 10, 2022  
**TO:** Mayor Benage and City Council  
**FROM:** Ty Lasher, City Manager  
**RE:** June 14, 2022 Workshop

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## **2023 Budget Development & Review (Item IA):**

Ted would like to start the 2023 budget process with a glimpse of what he is seeing for next year as well as five year projections relating to income, expenses and balances. This will be very high level but wanted the Governing Body to begin thinking about staff needs as well as Council goals for the 2023 fiscal year. Ted will present his information at the meeting so no report is included in the packet.

## **Capital Improvements (Item IB):**

Each year there are capital needs to replace aging equipment, make upgrades or bring on new technologies. It is imperative that we also look years down the road at larger capital improvements such as new facilities to meet the growing needs of the organization and community. I will present some larger projects for Council to consider funding or looking to fund over the next several years.

## **Land Bank Funds (Item IC):**

Councilmember Welch asked that additional discussion occur on Land Bank Funds and opportunities for those dollars. The Land Bank is a separate entity and as such those funds are not part of the city. However, the city transfers money to the Land Bank to cover land related expenses. Those payments can stop or change requiring the Land Bank to fund some of those expenses with cash on hand. Ted will present the finances of the Land Bank, cash on hand, as well as options for those funds. Depending on how the Land Bank spends their money directly impacts dollars available in the city's general fund.

## **BIL Opportunities (Item ID):**

BIL, known as the Bipartisan Infrastructure Bill, was passed by the U.S. Congress in 2021. The bill provides \$973 billion between 2022 – 2026 with oversight between 7 federal agencies. The dollars are being distributed

through the states with Kansas receiving \$3.8 billion. Eligible projects for funding include water /sewer upgrades, internet expansion, roads and bridges, public transit, airports, rail, EV chargers, electrical power upgrades, cyber-attacks, and pollution. Obviously, Bel Aire has a number of projects that would fall under these criteria. We understand they are requiring “package” projects that benefit several groups. Mayor and I met with Sedgwick County to discuss their role. Sedgwick County has hired two staff members to monitor the BIL funds, look for other grant opportunities as well as assist in the application process where they benefit Sedgwick County governments. It is our understanding that Sedgwick County plans to take the lead on building projects to increase the ability of completing upgrades. Staff will be working with their team to ensure our projects are included. Discussion at the workshop is to identify projects we want included in BIL packages. In addition, should the need to match funding be required, how much are we willing to set aside for matching funds?

**Lot Across From City Hall (Item IIA):**

Councilmember Welch asked that discussion occur on the city’s intent for development for the lot across from City Hall. In 2002, the city hired an architectural firm to create a master plan for the development of Central Park which included the City Hall site, as well as a “downtown” to be located across from City Hall. In 2018, the city hired LK to gather public input on the desire for development of the lot across from City Hall. Those ideals changed from 2002 to what is included in your packet relating to that lot. As I work to find investors to take on such development based on the 2018 master plan, it is important that this Council is supporting that vision.

**TIF Policy (Item IIA):**

With interest gaining on the lot across from City Hall and Sedgwick County staff supporting the creation of a TIF district to improve that site for development, I have created a TIF policy that spells out what the developer requirements are to meet a TIF project. Discussion will center around the policy.

**Future Dates – Council Orientation (Item IIIA):**

With the recent appointment of Tyler and Emily as well as Greg being elected in November of 2021, we have three new Council members that are in a steep learning curve and not completely familiar with the City organization, staff, policies, processes, etc. In years past, we have scheduled a Council retreat. This has traditionally been held on a Saturday starting at around 8 am and ending around 1 pm. The goal is for council to learn about

each other, how to effectively work as a group, become familiar with each city department and set goals for the upcoming year. I was looking at July to schedule an orientation session so please review your calendars and let's determine if there is Saturday morning that works for everyone.

**Council Photos (Item IIIB):**

Emily and Tyler are both new and we need professional pictures taken for our website and other purposes. I have scheduled the photographer to be here before the council meeting on June 14<sup>th</sup>. Here is the proposed schedule:

- 6:00 pm – Photographer set up
- 6:15 pm – Emily Hamburg
- 6:30 pm – Tyler Dehn
- 6:45 pm – Group photo of Council
- 7:00 – 7:30 pm – Council shots during the meeting

Please review your schedule and let me know if this works for you. Also, if any other council member would like to update their photo, please let me know.