

MANAGER'S REPORT

DATE: May 20, 2025
TO: Mayor Benage and City Council
FROM: Ted Henry, City Manager
RE: May 15, 2025 Agenda



Consent Agenda (Item VII)

The Consent Agenda includes the Minutes of the May 6, 2025 City Council meeting, and three reappointments. City Code requires that the City Manager, City Attorney and Municipal Court Judge (Terry Beall) be formally reappointed each May.

Appropriations Ordinance (Item VII)

This appropriation ordinance encompasses 04/30/2025 through 05/15/2025 expenses and one payroll cycle. Expenditures amounted to \$1,761,973.55. Of the reported expenses, \$396,072.36 are infrastructure costs for new developments. These costs are paid through special assessments.

City Requested Appearances (Item VIII)

The Director of Public Works & Utilities for the City of Wichita, Gary Jantz, will speak about water reuse.

Resolution, 2025 Solid Waste Fee Increase (Item A)

The solid waste collection and recycling agreement with Waste Connections that was approved in 2016 and allows for Waste Connections to request a 2% fee increase annually. Included in your packet is a letter requesting such an increase, as well as the agreement. Council approved a 1.5% increase in 2017, nothing in 2018, 2019 or 2020, 1% in 2021, 2% in 2022, 2% in 2023, 2% in 2024. Herschel West with Waste Connections will be at the meeting to explain the need and answer any questions.

Change Order No. 3, Stratford & Perryton – 2025 Street Maintenance Program (Item B)

After milling the top 2" of Perryton between Woodlawn and just east of Stratford, several areas of soft spots were uncovered. Additionally, Stratford between Odessa and Perryton has developed soft spots, likely due to heavy traffic (school buses, trash trucks and construction traffic) traversing the milled section, indicating that there was not enough of an underlying base to support the traffic loading. The funds for this change order will be paid from the Street Improvement line item in the Streets Fund. The City had additional carryover funds from the 2024 streets program that were not utilized. Staff recommend that the City Council accept Change Order No. 3 for the full-depth replacement on Stratford, between Odessa and Perryton and the full-depth replacement of Perryton as shown on the attached map with the 2025 Street Maintenance Project in the amount of \$120,502.00.

Bid for 45th and Oliver Bridge Project (Item C)

The bridge located just south of 45th Street on Oliver has been rated as poor condition for several years and is needing replacement. The City received a Kansas Local Bridge Improvement Program (KLBIP) grant to remove and replace this bridge with a structure that is non-bridge length in 2024, requiring the project to be under contract for construction prior to August 29, 2025. Garver worked with City Staff to design the bridge replacement to coordinate with the upcoming improvements to the intersection at 45th and Oliver. Plans were sent to 8 contractors, but only two responded with bids for the work. The plans and specifications include a time frame of approximately four weeks (20 working days) and is intended to be completed prior to school starting. However, during the bidding process, the City has been informed that there may be issues with obtaining the box structures during this time frame. Specific dates for the work will not be scheduled until Dondlinger has delivery dates for the box structures from Wichita Concrete pipe. It should also be noted that this work will require the closure of Oliver during the construction work so it can be completed in the quickest possible timeframe. The funds for this project will be paid for in part from a Kansas Local Bridge Improvement Program Grant in the amount of \$180,000.00 and the remaining balance will come out of the stormwater fund, which currently has a cash balance of \$590,000. Staff recommends that the Council accept the bid from Dondlinger in the amount of \$362,037.20.

Bid for 53rd and Rock Road Culvert Replacement Project (Item D)

For several years, the City has been monitoring the culvert located north of 53rd on Rock Road. Over the past two years, a depression has been building on the south side of the culvert indicating that soil appears to be migrating through the box and it is a matter of time before something more catastrophic happens. Garver has been working on the replacement of this culvert, coming up with different ideas to be able to replace the culvert with a reasonable cost and timeframe. The City has had the box informally inspected by PEC on each occasion that they are in town formally inspecting our other bridges. While they won't give the bridge a condition rating, they now strongly encourage replacement due to the depression on the south side of the box. The plans include the work being completed by August 8, 2025 and allow for 10 working days once the work has started. This work will require a complete closure of Rock Road in the area of the work, but Lycee provides a convenient detour. The funds for this project will come from the stormwater fund. The stormwater fund currently has a cash balance of \$590,000. Staff recommends that the City Council accept the bid from Dondlinger in the amount of \$130,689.00.

Development Agreement for Tierra Verde South Addition PUD (Item E)

The Development Agreement outlines the responsibilities of the Developer and the City, before, during and after construction. Paula and Maria will be available to answer any questions.

Vacation Ordinance and Zoning Ordinance for Tierra Verde South (Item F-G)

At their April meeting, the Planning Commission considered two applications for the same property in Tierra Verde South Addition; one for vacation of a building setback, and one to

amend the zoning (PUD). Following public hearings on each application, the Planning Commission voted, in two separate actions, to Recommend approval of the Vacation and PUD with no conditions. Now the Recommendations come before Council for consideration. The May 20th City Council agenda packet includes the unapproved Minutes of the April Planning Commission meeting and a detailed staff report on both cases. Mayor Benage will lead the Council through the public hearing procedures. Community Development Director Paula Downs and City Attorney Maria Schrock will be present to answer questions.

Bid for the Bel Aire Lakes Paving and Drainage Project (Item H)

The Developer of Bel Aire Lakes is ready to move forward with the construction of the Paving Improvements to support the subdivision. Certified Engineering Design (CED) worked with the Developer to design the water and sanitary sewer improvements for Bel Aire Lakes. Bids were accepted on April 29th for the project. Four contractors responded to the solicitation. The Base Bid consists of asphalt paving and a pre-cast Reinforced Concrete Box Culvert (RCBC). Alternate A removes the pre-cast RCBC and substitutes a Cast-In Place RCBC. Alternate B is for concrete pavement. The low bid fell within the initial petition amount (\$2,150,000). The cost of the improvements for these projects will be financed through a bond and spread as special assessments against the benefiting lots. The total costs for concrete pavement is 8.35% higher than the costs for asphalt pavement from Pearson Construction, who was the low bidder for each option. The original petition amount for the paving and drainage improvements is \$2,150,000.00. Adjusting the petition amount for creep (calculated at the pro rata of 1 percent per month from and after October 17, 2023), the adjusted amount is \$2,597,435.00. The engineering design cost \$145,590.00. The construction staking costs \$58,236, leaving \$2,393,609.00 for construction, construction inspection and any change orders. Taking the low bid for asphalt leaves us a balance of \$708,143.65 for inspection and any change orders. Taking the low bid for concrete leaves us a balance of \$765,160.65. Staff have reached out to four firms for quotes on construction inspection services. Three of the four have declined to provide a quote due to lack of availability. Staff is working with the fourth firm, but the quote was not available at the time of publication. Staff recommends that the City Council accept the Base bid plus Alternate B from Pearson Construction, LLC in the amount of \$1,832,274.35.

BASE Grant Contract (Item I)

The City of Bel Aire was awarded BASE Grant funding for improvements to the Sunflower Commerce Park. The purpose of the amended grant award is to improve and enhance the reliability and service capabilities of critical infrastructure, supporting economic development efforts. Specifically, the City is in the process of expanding infrastructure service capabilities by constructing a Utilities and Public Works Facility within the Sunflower Commerce Park. This critical piece of infrastructure will house water and sewer materials and equipment, along with additional administrative space, and will incorporate enhanced cybersecurity measures. The next step is to attach this agreement to each of our three contracts with the Ownership Representative, Architect, and Contractor. Maria has reviewed the BASE grant contract.

Quote For Purchase Of Replacement UTV (Item J)

The Rec utility vehicle is a vital piece of equipment used by recreation staff. Uses include maintaining infields, fertilizer & herbicide application, water reel irrigation, ballfield set-up, hauling, towing, general transportation, and transporting handicapped and elderly spectators from the parking lot to the ballfields. The current Rec utility vehicle is not operable. It needs a starter belt, clutch adjustment, and an electrical issue repaired. This service is scheduled but may take some time to get it back from the shop. Staff had planned to trade or sell the current vehicle on Purple Wave later this year. After discussions with Public Works and the City Manager, we believe it is more feasible to repair and use the old one as a secondary vehicle for all departments and move forward with the budgeted replacement. Funds were budgeted in the 2025 budget for utility vehicle replacement. Staff researched possible replacements and received quotes. Staff recommend accepting the lowest quote from Kansas Golf and Turf for a new Cushman Hauler 1200x in the amount of \$9,570.75

Executive Session (Item XII)

Staff is not aware of a need for Executive Session at this time.