

MANAGER'S REPORT



DATE: July 1, 2021
TO: Mayor Benage and City Council
FROM: Ty Lasher, City Manager
RE: July 6, 2021 Agenda

Consent Agenda:

Contains only the minutes of the June 15th City Council meeting.

Appropriations Ordinance:

The final total is much larger than normal, mostly due to a pass through of bond proceeds funds. Page 1 shows payment to Security Bank of Kansas in the amount of \$1,929,000 for bond proceeds funds. The AP Ordinance also lists a number of checks for the 2020 tax year incentive rebate program. The total amount for the rebate checks was \$26,778.33. As development projects move along, there has been an increase in the number of invoices being processed for payment. Lastly, this period includes two payroll cycles due to June being five weeks.

Resolution Adopting Kansas Homeland Security Region G Hazard Mitigation Plan (Item A):

Local municipalities are encouraged to adopt this plan for a number of reasons. One of the benefits is that local organizations within the municipality such as the City or schools, can then apply for federal funding for hazard related improvements, like storm shelters. Staff recommends adopting the Plan. Cody Charvat, Operations Officer for Sedgwick County Emergency Management, will be at the meeting to explain the plan and answer any questions.

Ordinance Changing Zoning from C-2 Commercial To R-4 Residential (Item B):

At their June meeting, Planning Commission reviewed 53rd & Oliver, LLC's request to rezone property located in the southwest corner of 53rd and Woodlawn to R-4 Residential. Following the public hearing Planning Commission considered the evidence and discussed the application in relation to the "Golden Factors" and Bel Aire's Zoning Regulations. Having thoroughly reviewed the request, Planning Commission voted 4-1 to recommend rezoning the property from C-2 Commercial to R-4 Residential to Council. The Rezoning Ordinance now comes before Council for consideration. Staff recommends approving the ordinance based on Planning Commission recommendation. Council can accept the recommendation and approve the ordinance, deny the zoning request or send it back to the Planning Commission for additional consideration.

Ordinance Changing Zoning from AG Agricultural To C-1 Neighborhood Commercial (Item C):

At their June meeting, Planning Commission also reviewed the City's request to rezone property located northwest of Webb Rd and 49th St N. After thoroughly reviewing the issue, Planning Commission voted 5-0 to recommend Council approve rezoning the property from AG Agricultural to C-1 Neighborhood Commercial. Staff recommends approving the ordinance based on Planning Commission's recommendation. The Rezoning Ordinance now comes before Council for consideration. Council can accept the recommendation and approve the ordinance, deny the zoning request or send it back to the Planning Commission for additional consideration.

Ordinance, Sale of PBC Property (Item D):

The PBC approved a sales agreement for Lot 6, Block C of the Sunflower Commerce Park for asking price. The PBC will meet on July 6th to consider the sale resolution. As the City leases the land from the PBC, the City must also approve the sale through an ordinance. Kevin Cowan will be at the meeting and can answer any questions.

Revised Petitions, Chapel Landing 4th and Skyview at Block 49 (Items E-F):

Bids were received this week for water improvements in Chapel Landing 4th & Skyview at Block 49 as well as sewer mains in Chapel Landing 4th. All bids came in above the engineer's estimate. The higher costs are mainly due to increased material costs. In this situation, all bids can be rejected and the project rebid hoping for new bids to come in under the engineers estimate. Or, the developer can sign new petitions where the engineers estimate is increased above the low bid. After conversations with both developers, the developers chose to revise the petitions so the projects could move forward. Staff recommends accepting the revised petitions based on the developers' requests.

Resolutions, Chapel Landing 4th and Skyview at Block 49 (Items G-I):

Due to the petitions being revised on these projects, amended Resolutions must also be approved by Council in order to cover the increased engineers estimate. Kevin Cowan with Gilmore and Bell will be at the meeting to answer any questions.

Bids for Sanitary Sewer and Water, Chapel Landing 4th Addition (Item J):

The Developer is ready to begin development of Chapel Landing 4th. The cost of these improvements will be financed through a bond and spread as special assessments against the benefiting lots. Five contractors responded to the solicitation for bids. Staff recommends Council accept the low bid from APEX Excavating for \$142,562.00.

Bids for Phase 1 Water, Skyview at Block 49 Addition (Item K):

The Developer is ready to begin development of Skyview at Block 49. The cost of this improvement will be financed through a bond and spread as special assessments against the benefiting lots. Four contractors responded. Staff recommends Council accept the low bid from Mies Construction for \$235,159.00.

Bid for Sanitary Sewer and Water, The Villas at Prestwick, Phase 2 (Item L):

The Developer is ready to move forward with the final phase of The Villas at Prestwick. The cost of these improvements will be financed through a bond and spread as special assessments against the benefiting lots. Six contractors submitted bids. Dutton was the low bidder. However, after the bids were tabulated, staff received a phone call from Dutton Construction regarding an error in their bid. Dutton has written a letter explaining the mistake for Council to consider. Council options are to reject all bids and hope rebidding will produce lower bids, or accept the bid as presented. However, the bid process allows the bidder to withdraw their bid and the project would then need to be rebid or accept the next lowest bid. Lastly, the bid with addendum could be accepted and the project move forward under the engineers estimate. After substantial conversations with MKEC, staff and the Developer, all parties would be comfortable accepting the bid from Dutton with the addendum. Staff and the bidder will be at the meeting to answer any questions.

Bids for Arterial Street Repairs (Item M):

At the March, 30th workshop, Council reviewed a preliminary street improvement plan for 2021, which included most of the work in this bid. In the months since the Council workshop, staff has received concerns about 45th Street from Woodlawn to Rock, so thermal crack repairs to 45th were included with this bundle of work. The cost of these improvements will be paid for out of the Capital Improvement

Fund from dollars set aside for street improvements. Staff reached out to three contractors and two submitted bids. Staff recommends that the City Council accept the low bid from PPJ in the amount of \$249,626.00.

Change Order No. 02 for the Woodlawn – 37th to 45th Utility Relocation Project (Item N):

Change Order No. 2 consists of a deduction (directional drilling that will no longer be used), and an increase of \$92,825.00 relating to open cutting utility lines across Woodlawn. This adds up to a net additional cost of \$52,324.90. The Contractor is also asking for an additional 30 working days to complete the work as the open cutting takes longer than directional drilling. Dondlinger is planning on performing this work in two phases. Splitting the work into two phases allows access at all times to Woodlawn Court, which is in the middle of the work. There was discussion about deleting this work from the contract and adding it into the KDOT project, but staff did not want to push back the current bid date of September 22nd for the KDOT project. All of the work directly benefits the City of Bel Aire and is being performed on Bel Aire infrastructure. The additional costs associated with this change order will be included in the contract costs for the Woodlawn Utility Relocations and will be paid for with temporary note proceeds. After three years, the temporary note will be refinanced with a GO Bond and the City's Utility Funds will pay annual debt service payments over the next 20 years. Staff recommends that Council accept Change Order No. 2 for \$52,324.90 and grant Dondlinger the additional working days.

Bids for protective liner in Rock Road sanitary sewer lift station (Item O):

Staff reached out to two contractors requesting bids for cleaning and installing a protective liner in the wet well of the Rock Road lift station. This liner will help protect the concrete from sewer gasses. The cost of these improvements will be paid for out of the Lift Station Operations line item in the sanitary sewer budget. This line item currently has a balance of \$42,885.61. The City has used both UMC and Meyer in the past and have had good results with both. Staff recommends Council accept the bid from Meyer for the amount of \$26,480.00.

Bids for cured-in-place pipe lining for sewer lines in Pearson's Addition (Item P):

This is a continuation of the City's efforts to rehabilitate sewer lines in older neighborhoods. Staff reached out to three contractors requesting bids for Cured-in-Place Pipe in Pearson's Addition. Only two of the contractors responded. Additional costs will be incurred for any protruding tap removals and if any point repairs are necessary. Costs for point repairs won't be known until the Contractor has had a chance to assess each individual situation. Point repairs are only necessary when the sewer has failed to a point where lining is not possible. Three point repairs were needed on the project completed in 2019. Costs for protruding tap removals were bid on a per each basis. The cost of these improvements will be paid for out of the Sewer System Improvements line item in the sanitary sewer budget. This line item currently has a balance of \$300,000. If costs exceed this amount, funds will be pulled from the Wastewater System Maintenance and Repair line item, which currently has a balance of \$145,100. Staff recommends Council accept the bid from Insituform for \$286,551.50.