

MANAGER'S REPORT

DATE: April 2, 2026
TO: Mayor Benage and City Council
FROM: Ted Henry, City Manager
RE: April 7, 2026 Agenda



Appropriations Ordinance

This appropriation ordinance encompasses 03/11/2026 through 03/31/2026 expenses and two payroll cycles. Expenditures amounted to \$836,475.13. Of the reported expenses, \$6,137.52 are infrastructure costs for new developments. These costs are paid through special assessments.

City Requested Appearances

Rebecca Armstrong and Bruce Roepke will give a presentation about Tree Board activities.

2026 PD Vehicle Purchase (Item A)

The City of Bel Aire Police Department maintains a fleet of seven patrol vehicles. All are fully marked patrol vehicles equipped with audio/visual recording devices, radios, emergency lighting, prisoner transport systems, weapons and additional small items for traffic control and working cases in the field. To balance out the mileage of the vehicles, the police department works to move the vehicles around on the shifts. This helps balance out the mileage according to the age of the vehicles. There is no concern about abuse of the equipment. Police patrol vehicles are often used around the clock, on city streets, country roads, and often off-road to accomplish the policing purpose. These are not family transport vehicles.

As the Ford vehicles near the end of their police patrol life cycle, which is around 80,000 miles, they require more maintenance. It is a challenge to keep the vehicles in operation even with regular maintenance when the vehicles go beyond 80,000 miles. The police department has Ford vehicles that need to be removed from the fleet as their mileage is beyond 80,000 miles. On 02-04-2026, a Ford Explorer, the next one to rotate out of the fleet, had to be towed to Rusty Eck due to transmission issues. The police department was notified on 02-05-2026 that it would cost at least \$7,339 to repair the vehicle. The vehicle has 100,000 miles on the odometer.

Staff reached out to local dealerships and received competitive quotes from three dealerships. Chief Atteberry has provided a detailed report in your packet. Staff are recommending the purchase of a 2026 Dodge Durango Police vehicle for \$42,515.

Final Plat for Spring Pines (Item B)

At the Planning Commission meeting on December 12, 2024, the final plat for Spring Pines (SD-24-03) was reviewed and approved by a vote of 5-0. After the Planning Commission's approval of the final plat, the property owner did not move forward with submitting the final plat, petitions and development agreement for approval by the City Council. In August/September of 2025, the owner provided petition information and city staff provided a draft development agreement for approval and signature by the owner. The case did not move forward for City Council approval at that time. In January/February of 2026, the owner's representative reached out the City and

advised they would be submitting the final plat application for City Council approval. The final plat document has been reviewed, and it conforms with the approved final plat approved by the Planning Commission on December 12, 2024. Petitions and the development agreement were reviewed and have been finalized with developer signatures. Paula Downs has provided a staff report and will be available for questions. Staff recommend approval of the final plat.

Development Agreement for Spring Pines (Item C)

The development agreement sets out the responsibilities of the Developer and the City before, during and after construction. City staff have reviewed the agreement and recommend approval.

Revised Bid for Sanitary Sewer and Storm Sewer, Chapel Landing 7th

Bids for the water, sanitary sewer and storm sewer improvements to serve Chapel Landing 7th were accepted on June 24, 2025. Two contractors provided bids, with Nowak Construction providing the lowest total bid. However, the majority of the bids were over the Engineer's Estimate and petition amount and the Developer asked for time to decide how they wanted to proceed. The bids were not presented to the Council for this reason. Since the bid-letting, Baughman, the Design Engineer, has been working with the Developer and the low bidders to discuss potential paths forward.

For the Sanitary Sewer, Baughman has redesigned the plans to raise the flowlines up. The revised plans have been reviewed and approved by the City Engineer. This revision in plans has allowed Nowak to reduce their price for the Sanitary Sewer project by \$150,000.

Regarding water, the Developer has requested to pay for the Design, Construction and Construction Inspection services for the water line privately. These plans have already been approved by the City and a revised Developer's Agreement has been prepared to reflect this change and is being presented to the City Council for approval.

The Storm Sewer petition and resolution have been revised to reflect the increased costs and is being presented to the City Council, along with the accompanying resolution for approval.

The cost of the improvements for these projects will be financed through a bond and spread as special assessments against the benefiting lots. Staff recommend that the City Council accept the revised bid from Nowak Construction for the Sanitary and Storm Sewer Improvements to Chapel Landing 7th in the amount of \$1,056,426.25.

Bids for Aurora Park Ditch Seeding

The original bids for the Aurora Park Paving and Drainage project only included a bid item for seeding in the area of the paving improvements (Base Bid). The remaining portion of the project (Alternate 2) where the ditches were cleaned out did not have a bid item for seeding. The original plans for the Aurora Park Paving and Drainage project included a note that stated that the project seeding was subsidiary to the cost of the project. However, despite this note, the Base Bid for the project, which included the paving and ditch grading of the north portion of Parkwood and 40th Street, east of Parkwood, included a bid item for project seeding. The alternate for the ditch cleanout did not include this same bid item. Typically, if a note indicating that seeding is subsidiary to the project costs is added to the plans, there will be no separate bid items for project seeding.

This was oversight and confusion was not noticed until the project was nearing completion. The City reached out to three vendors (Countryside, Seeders and Tree Top). Of the three, only Seeders said they could complete the work within the timeframe. Seeders submitted a bid in the amount of \$33,410.00. Kansas Paving also provided a change order for the seeding of the ditches in the amount of \$47,968.25. The change order also included \$83,417.99 for additional potholing of utilities (\$36,363.64 for labor and \$47,054.35 in equipment) plus an additional 15% for overhead and profit on all three items amounting to an additional \$19,707.94 for a grand total request of \$151,094.17. (Staff will not accept this change order)

In your packet, staff have provided a staff report which includes a map, the direct quote from Seeders and a copy of Kansas Paving's Change Order Request #8. The additional costs for the seeding will come from the City's Storm Sewer budget. Staff recommend that the City Council accept the direct quote from Seeders in the amount of \$33,410.00.

Motion to Rescind Change Order No 1, approve Change Order #2 for Bel Aire Lakes (Items F&G)

On the agenda, there are two items regarding this improvement. The first is a motion to rescind a previous change order made by the Council in December. The second, is to approve a new change order, Change Order #2.

The additional subgrade work that was authorized in December 2025 (Change Order No 1) was not sufficient/stout enough to hold up the reinforced box culvert (RCB). After further discussions with the project team and PEC's geotech team, a revised plan has been presented. This Change Order (No. 2) includes two parts – the additional subgrade work for the RCB and the decommissioning of an abandoned well that was found on-site. This change order supersedes and replaces the previously approved Change Order 1. The work that has been performed thus far under Change Order 1 will not be charged twice and the previously approved Change Order 1 and should be rescinded.

RCB Subgrade Foundation Work: The additional subgrade work authorized in December 2025 to shore up the stability of ground underneath the box culvert was not strong enough to support the box. Additionally, there is considerably more water entering the excavation than anticipated. The project team met on February 5th to discuss the current situation and receive guidance for how to proceed. PEC's geotech team was present at the meeting and it was generally agreed to by all present to go back to PEC's original recommendation of over-excavating to a depth of 7' from the flowline of the box. This depth will expose the shale, which should provide a solid surface from which to build up from. A larger aggregate will be used in the lower portion of the excavation with smaller aggregate being used closer to the top of the excavation.

The costs for this change order are significantly higher than the previous change order due to the additional depth, the amount of water that was found during the initial excavation and the need to support existing utilities (16" water line and 8" water line) so the utilities are not damaged due to the size and depth of the excavation needed.

Due to the delay in getting this additional subgrade work approved, it will take Pearson a minimum of two weeks to remobilize their pipe crew back on-site as their pipe crews have been committed to other projects and approximately a month and a half to complete the remaining work.

Decommission Existing Well: An abandoned brick well was found within a copse of trees on the west edge of the RCB excavation. The well is roughly 5' in diameter and when found, was covered with a sheet of plywood. Costs to abandon the well have been included in this change order. The cost to abandon the well has been provided as a Not To Exceed Price, depending on what is found within the well. If the water within the well is just stale water, then the price to abandon the well will be significantly reduced, as there is no remediation work that will need to be performed prior to the decommissioning. If there is found to be any contaminants within the well, special steps will need to be taken to decommission and abandon the well. The pricing for these additional steps has been included in the price provided in the change order.

SEH Design Engineering Supplemental Agreement, SCP 3rd

The Development of the area north of 53rd Street in the Sunflower Commerce Park is proceeding. In reviewing the sanitary sewer needs with Developers, it was determined that a common gravity sanitary sewer main made more sense than individualized lift stations from the continued maintenance aspect of the City. The original platting and utility layout of Sunflower Commerce Park (SCP) 3rd included a small lift station to transport the sewage from the northern lots of SCP 3rd to the existing sanitary sewer line that runs along the south side of 53rd Street. Since the original platting, SCP 4th has been platted and Developers have approached the City regarding developments in the easterly section of SCP 2nd and the unplatted ground to the north. City Staff held a series of meetings with the Engineer's representing SCP 2nd and unplatted area, as well as SCP 3rd. PEC was also present at the meetings as the Engineer behind the Master Sanitary Sewer Plan. The result of these meetings is that a gravity sanitary sewer trunk line can be installed along the half mile line and be able to serve a large portion of these developments, reducing the need for additional lift stations and the continual maintenance and expenses that come along with additional lift stations.

Since SEH is currently working on plans for the final phase of SCP 3rd, it makes sense to have the same engineering firm work on the sanitary sewer trunk line that will then serve this area. This will allow for consistency in the plans and allow the work to be performed at the same time so the development area is not ready before the sewer line. The costs associated with the project will be financed through a general obligation bond and eventually spread as special assessments against the benefiting lots. The Council previously approved an Agreement for Engineering Services with SEH for the design of the municipal infrastructure to serve SCP 3rd, and the Amendment presented modifies the original agreement to include design services for the additional sanitary sewer main.

Executive Session (Item XII)

There is one Executive Session on the agenda.

Discussion And Future Issues

The next scheduled City Council Workshop is April 14th at 7:00 p.m.