

MANAGERS REPORT

DATE: May 1, 2024
TO: Mayor Benage and City Council
FROM: Ted Henry, City Manager
RE: May 7, 2024 Agenda



Proclamations (Item V)

Older Americans Month (OAM) - Since 1963, OAM has been a time to celebrate older Americans, their stories, and their contributions. Led by the Administration for Community Living (ACL), the annual observance offers a special opportunity to learn about, support, and recognize our nation's older citizens. This proclamation shows support of our seniors and assists with grant opportunities through Sedgwick County.

Public Service Recognition Week (PSRW) - Celebrated the first week of May since 1985, Public Service Recognition Week (PSRW) is organized annually by the Partnership for Public Service and its member organizations to honor the men and women who serve our nation as federal, state, county and city government employees. This is an opportunity for the governing body and community to show support for those who work in public service, especially Bel Aire city employees.

Consent Agenda (Item VII)

For this meeting, several items have been included under the consent agenda:

- Minutes of the April 16, 2024 City Council meeting.
- Petitions for Improvements to serve Chapel Landing 6th.
- Resolutions for Improvements to serve Chapel Landing 6th.
- Three applications for permits to sell fireworks are on the consent agenda. All of the applicants held permits last year and all have submitted the required paperwork for 2024. Per Article 4 of the Bel Aire City Code, the City shall only issue four (4) permits to retail establishments or premises to sell or transfer fireworks in any calendar year.

The City Attorney spoke to these three applicants and discussed the need to be mindful of the potential for unintended lighting nuisances. The applicants were very understanding and provided a contact name with phone number for any concerns. If there are any lighting concerns during the dates of operation on their applications, the City Attorney will contact the applicant and discuss any necessary modifications. Per Article 8 of the Bel

Aire City Code, parking lot lighting is discussed. No fixtures that shine outward and create a glare from street right-of-way or residential properties shall be permitted. Lighting used to illuminate parking areas shall be arranged, located or screened to direct light away from any adjoining or abutting residential district or any street right-of-way.

AP Ordinance (Item VIII)

This appropriations ordinance covers expenses from April 9, 2024, through April 30, 2024, including two payroll cycles. The total expenditure amounted to \$2,291,672.24. Of this, \$369,314.52 was allocated to infrastructure costs for new developments, which are funded through special assessments.

City Requested Appearances (Item IX)

Two individuals are scheduled to speak in this section of the meeting:

- Gary O’Neal, representing the Bel Aire Lion’s Club, will discuss the Lions Club’s 2024 Application for a Fireworks Retail Sales Permit.
- Ken Lee from Garver will present modifications to the preliminary design of the roundabout at 45th Street. Garver proposes shifting the roundabout northward for two main reasons:
 - The revised design impacts the property at the northwest corner more significantly than the original, increasing the cost of property acquisition. Approving Garver to put together exhibits for this would allow the property acquisition to be frontloaded to reduce the chances of issues later.
 - The northward shift would lessen the effect on the Oliver RCB caused by the additional widening to two lanes throughout the roundabout. It also improves the approach angle for eastbound traffic coming from the west.

Application for Fireworks Retail Sales Permit (Item A)

A fourth application (Bel Aire Lions Club) has been received by the City Clerk. However, at the time of the packet publication, additional required paperwork has not yet been provided by the applicant. Gary O’Neal, Bel Aire Lions Club, will speak regarding the application under City Requested Appearances.

Purchase Option & Title Transfer – North Webb, LLC (Item B)

In connection with original issuance of industrial revenue bonds, the City took a legal interest in real property and the facility financed by the bonds, and leases the real property and facility to North Webb, LLC, in exchange for rental payments

that are used to make debt service payments on the bonds. The bonds have matured and the Company has exercised its option to purchase the bond financed facility. This resolution will authorize the City to deliver various documents in connection with the redemption of the bonds, including a warranty deed, bill of sale, and terminations of bond documents, to transfer the real property and facility to North Webb, LLC, free and clear of any bond document encumbrances. Sarah Steele with Gillmore & Bell will be at the meeting to answer any questions.

Work Order for Professional Services, 2024 Street Preservation (Item C)

The City is ready to initiate design on the 2024 Street Preservation Program Projects. The City has been working with PEC to develop the 2024 Street Maintenance Plan. The agreement presented with this report includes fees to develop bidding documents and assist with the procurement of a contractor to perform this work. A contract for inspection services will be forthcoming. The cost of the improvements for these projects will be paid by the Street Maintenance Fund. Staff recommends that the City Council accept Work Order 24-04 from PEC in the amount of \$27,570.00 for the design, bidding and construction administration services (a work order for construction observation will be forthcoming) for the 2024 Street Preservation Program Projects.

Bid for Paving Improvements to Serve Aurora Park (Item D)

The received bids for this project were significantly higher than the original costs outlined in the January 2023 petition and the letter sent to residents. At the April 16th meeting, Council had a discussion about options moving forward, but ultimately decided to table the bids in order to get a more detailed cost breakdown from Garver. Ken Lee will be present for questions.

Charter Ordinance & Ordinance setting Referendum (Items E-F)

The Bel Aire City Council has expressed interest in exempting itself from the requirement to publish certain legal notices in a general circulation newspaper, a requirement created in K.S.A 12-1651. Maria has included a report in your packet, outlining the multi-step process. On the agenda tonight are two initial steps. Step one is passing a Charter Ordinance to empower the City to use self-publication. Step two is passing an Ordinary Ordinance to set the date of a referendum election. Holding the referendum vote during the primary election avoids any additional costs to the City, which was a major concern during previous City Council discussions. The estimated cost savings, were self-publication on the City's website put into use, would be approximately \$4,500.00 per year. Maria will be at the meeting to answer any questions.

Executive Session (XIII)

Staff does not have any need for an executive session.

Discussion And Future Issues (Item XIV)

The regularly scheduled workshop falls on May 14th at 6:30 p.m.