

MANAGERS REPORT



DATE: December 1, 2022
TO: Mayor Benage and City Council
FROM: Ty Lasher, City Manager
RE: December 6, 2022 Agenda

Consent Agenda (Item VI)

The consent agenda contains only the Minutes of the November 15, 2022 City Council meeting.

Appropriations Ordinance (Item VII)

This reporting period includes two payroll periods. Expenses include \$1,152,487 in bonded project expenses. An expense to Boyd Group for F450 repairs was offset by an insurance claim check received by the city. The GIS Workshop expense of \$20,266 is the annual software subscription for payroll, accounts payable and utility billing modules. Burns and McDonnell was paid \$74,082 for the water/wastewater facility evaluation and was split between the water and wastewater expense funds.

Public Hearing - 2022 Budget Amendment (Item IX)

The purpose of this public hearing is to hear any concerns of taxpayers and other interested parties relating to the proposed amended use of funds. A Notice of Hearing was published in the *Ark Valley News*, per state statute.

2022 Budget Amendment (Item A)

Once a budget has been adopted, expenses cannot increase above the published amounts. If expenses exceed that adopted amount, a budget amendment must be approved. This process requires a public hearing and governing body approval. Due to the items outlined in Ted's report, expenses in the water, sewer and general funds will exceed the published amount. All of these expenses were discussed and approved by the Council. Each fund has received revenues in excess of budgeted amounts and have substantial reserves. There are no financial concerns but simply needed to meet state requirements.

Ordinance Amending Winkley Addition C-2 Commercial PUD (Item B)

The Council approved changes to the Winkley PUD back in August of this year authorizing the reduction of building setbacks, removing certain screening requirements, and allowing the property owner to install a fuel tank storage

area onsite. Since the original PUD was granted by ordinance, these changes must be approved by ordinance as well. The Ordinance now comes before Council for approval.

Master Plan for Bel Aire Rec, Bel Aire Park & Central Park (Item C)

The Bel Aire Recreation Complex has never had a formal master plan. Over the years the current outdoor Rec Complex components were built by forward-thinking volunteers, governing bodies, and staff, without the benefit of adequate budgeting, engineering, and professional design. As a result outdoor ADA access is minimal. Bel Aire Park is the oldest park and has been updated several times. It was originally built when the city was an improvement district. Currently the tennis court surface is dilapidated, and the park will soon be expanding due to the current Woodlawn expansion. Central Park is the newest park in the city and discussions are underway to repurpose/expand its components, including possibly adding pickleball courts funded by a local developer. Staff contacted several firms to provide proposals to create/update master plans for the Rec Complex and Bel Aire Park. The request was later revised to include updating Central Park's master plan. Three firms responded to the RFP, with Landworks Studio being the lowest cost. Staff recommends accepting the proposal submitted by Landworks Studio for \$19,210.

Quote for 2022 Sidewalk Repair Program (Item D)

For the second year of the program, City Council approved \$15,000 for the 2022 Sidewalk Repair Program. The program is aimed at improving sidewalk safety and helping homeowners make repairs that might otherwise be outside of their budgets. Bundling the repairs in the program enables possible cost-savings through competitive bidding. The grant program was advertised on the City's website and social media platforms. Code Enforcement also enclosed a program application with all Courtesy Letters sent for dangerous or defective sidewalks. Requests for 20 repairs were received through the application. Of the twenty, 15 were code violation cases that were reported to the homeowner. Three concrete contractors were asked for a quote with two returning bids. Staff recommends Council accept the bid from Ruiz Concrete in the amount of \$12,608.

New Truck Quote For Building Inspections (Item E)

The Community Development Department currently has two vehicles that are used for Code Enforcement and Building Inspections. The current building inspections vehicle is a 2007 Chevrolet Silverado that gets greater-than-normal wear from the demands of the job: frequent starts, long idling periods and driving in unpaved areas. At the November 15th meeting, Council approved a quote in the amount not-to-exceed \$45,000 from TCS for a 3.3L V6 4X4 Ford

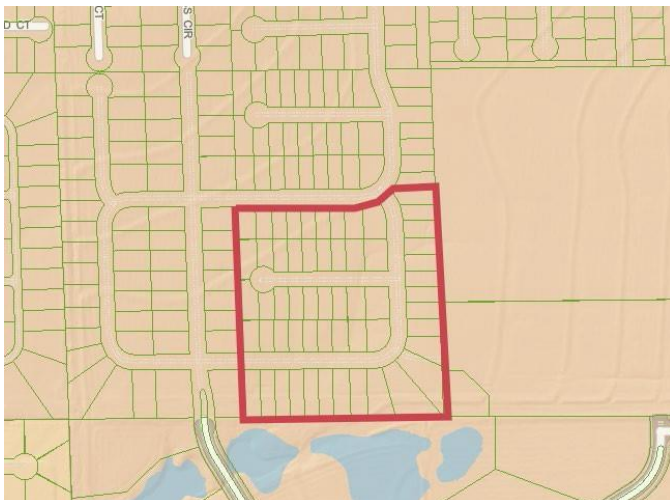
F-150 Crew Cab. Unfortunately, when TCS contacted Ford to order the vehicle, they were told that certain discounts are no longer being offered to public entities; meaning that TCS cannot provide the vehicle at the price Council approved. Revised quotes were obtained by staff from the same dealers and they come before you now for final consideration. Staff recommends accepting the quote from Rusty Eck Ford in the amount of \$44,865 as their bid is close to the original approval.

Committee Recommendation for Design Engineer, 45th Street (Item F)

Council instructed staff to solicit Request for Qualifications for the redesign of 45th street from Oliver to Woodlawn. Engineering design must be completed prior to construction and aids the city when applying for funding through WAMPO and other means. The Design Engineer will determine the lane needs and then create a final design for 45th street from Oliver to Woodlawn. Mayor Benage appointed himself, City Engineer Anne Stephens, Councilmember Tyler Dehn and Councilmember Greg Davied to the Selection Committee for choosing the project's Design Engineer. Three firms responded to the Request for Proposal. The committee held interviews with the three firms on November 21st. After the interviews, the committee recommended that Garver be selected as the Design Engineer for the project. The recommendation now comes before Council for final approval.

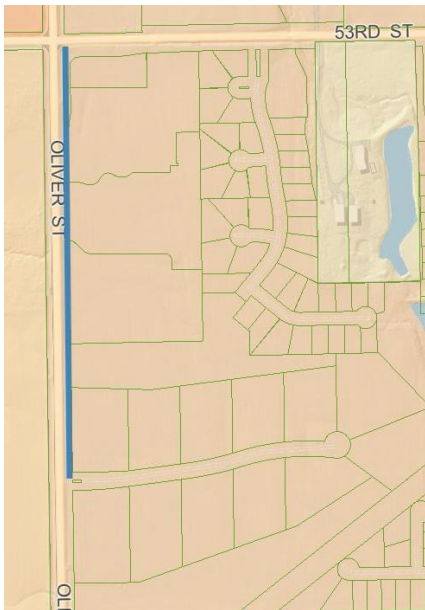
Bid for Skyview 2nd Paving Improvements (Item G)

The Developer of Skyview at Block 49 second is ready to continue with paving improvements. These improvements will ultimately be bonded and spread as special assessments against the benefitting lots. Garver designed the paving improvements. Three contractors submitted bids, with Conspec (dba Kansas Paving) being the low bidder. Staff recommends Council accept the bid from Conspec (Kansas Paving) in the amount not-to-exceed \$295,294.70.



Bid for Homestead Senior Landing Water Main (Item H)

The Developer of Homestead Senior Landing is ready to proceed with water main improvements. Seventy-five percent (75%) of the cost of the improvements for these projects will be financed through a bond and spread as special assessments against the benefiting lots. The remaining 25% of the cost will be paid for through the water fund since the line also serves to close the loop between Homestead Senior Landing Development and Prairie Preserve Development, which improves water flow and quality for the City as a whole. Baughman worked with the Developer to design the water main and connection to the existing water main. Three contractors submitted bids, with Mies Construction being the low bidder. Staff recommends that Council accept the bid from Mies Construction for \$239,535.00.



Executive Session (Item XII)

A 45 minute executive session is requested by staff.

Discussion And Future Issues (Item XIV)

The regular workshop for this month will be on December 13th at 6:30 pm. Topics include Woodlawn / KDOT street projects, capital projects wish list and proclamations.