



MANAGERS REPORT

DATE: September 14, 2023
TO: Mayor Benage and City Council
FROM: Ty Lasher, City Manager
RE: September 19, 2023 Agenda

Consent Agenda (Item VI)

Contains the minutes of the September 5th regular City Council meeting, and the September 12th special City Council meeting.

Appropriations Ordinance (Item VII)

This is a light reporting period which includes one payroll. Expenses were mainly operational expenditures. Utility Maintenance Contractors (UMC) was paid \$41,560.03 for 3 water line service installs, 53rd St manhole rehab, water main repair on Cozy and a hydrant repair at 4041 N Woodlawn.

City Requested Appearances (Item VIII)

There are two City Requested Appearances on the agenda.

- A. *2022 Audit Presentation*- Tara Laughlin from Allen, Gibbs & Houlik will give the annual audit presentation.
- B. *45th Street Design Update* – Ken Lee will present an update from the Garver team on this design project.

Public Hearing (Item IX)

The following projects have been completed:

*Project No. 1 – Bristol Hollows Phase 1 - Drainage Improvements
Authorized by Resolution No. R-20-01*

Construction of drainage improvements and mass grading, including tree and bush removal, all in accordance with City standards and plans and specifications prepared or approved by the City Engineer.

*Project No. 2 – Bristol Hollows Phase 1 - Paving Improvements
Authorized by Resolution No. R-20-02*

Grading, paving, curb and gutter appurtenant improvements, and otherwise improve Bristol Street from the south line of 53rd Street North to termination at Lot 22, Block B; and Bristol Circle; all in Bristol Hollows

Addition, Bel Aire, Sedgwick County, Kansas, with plans and specifications to be furnished by the City Engineer of the City of Bel Aire, Kansas.

*Project No. 3 – Bristol Hollows Phase 1 – Sanitary Sewer Improvements
Authorized by Resolution No. R-20-03*

Install a sanitary sewer main, manholes, easement grading and appurtenant improvements in the following locations in Bristol Hollows Addition, Bel Aire, Sedgwick County, Kansas: Running along Lots 20-31, Block A, Bristol Hollows Addition, beginning near the east line of said Lot 20 and ending near the east line of said Lot 31; and Running along lots 23-30, Block B, Bristol Hollows Addition, beginning near the west line of said Lot 23 and ending near the north line of said Lot 30; all in accordance with City of Bel Aire standards and plans and specifications prepared or approved by the City Engineer.

*Project No. 4 – Bristol Hollows Phase 1 – Water Main Improvements
Authorized by Resolution No. R-20-04*

Install a water main along with appurtenant improvements in the following locations in Bristol Hollows Addition, Bel Aire, Sedgwick County, Kansas: Beginning at the existing water main built in the south right of way of 53rd Street north, then running south along the east right-of-way of Bristol Street. Temporary termination at the west line of Lot 22, Bristol Hollows Addition, Bel Aire Sedgwick County; and Install a water main along with appurtenant improvements in the following locations in Bristol Hollows Addition, Bel Aire, Sedgwick, County, Kansas: Beginning at the proposed water main built in the east right of way of Bristol Street, then running west along the north right-of-way of Bristol Circle and across Bristol Street. Then looping back into a connection on the north side of Bristol Circle; all in accordance with City standards and plans and specifications prepared or approved by the City Engineer.

*Project No. 5 – Central Park 3rd Addition Phase 2 - Paving Improvements
Authorized by Resolution No. R-20-05*

That there be constructed pavement on Gabriel from the north line of Lot 12, Block A, north to the south line of Hampton; on Hampton from the south line of Gabriel north to the west line of Pheasant Ridge St.; on Pheasant Ridge St. from the west line of Hampton, east to the east line of Lot 31, Block A; on Holder Ln. from the north line of Lot 12, Block B, north to the south line of Pheasant Ridge St. That said pavement between aforesaid limits be constructed for a width of twenty-six (26) feet from gutter line to gutter line, and each gutter to be two (2) feet in width, making a total roadway width of thirty (30) feet with plans and specifications to be

furnished by the City Engineer of the City of Bel Aire, Kansas. Drainage to be installed where necessary.

Project No. 6 – Central Park 3rd Addition Phase 2 – Sanitary Sewer Improvements

Authorized by Resolution No. R-20-06

That there be constructed a lateral sanitary sewer, according to plans and specifications to be furnished by the City Engineer of the City of Bel Aire, Kansas.

Project No. 7 – Central Park 3rd Addition Phase 2 – Water Distribution Improvements

Authorized by Resolution No. R-20-07

That there be constructed a water distribution system, including necessary water mains, pipes, valves, hydrants, meters and appurtenances, according to plans and specifications to be furnished by the City Engineer of the City of Bel Aire, Kansas.

Project No. 8 – Rock Spring Addition Phase 7 –Paving Improvements

Authorized by Resolution No. R-20-12

That there be constructed pavement on CHRIS from east return of Chris and Pebblecreek Street to the East line of Rock Spring Addition (Phase 7); CHERRYWOOD CT. from east return of Cherrywood Ct. and Pebblecreek Street to and including the cul-de-sac. That said pavement on Chris and Cherrywood Ct. between aforesaid limits be constructed for a width of twenty-four (24) feet from gutter line to gutter line, and each gutter to be two and one-half (2-1/2) feet in width; making a total roadway width of twenty-nine (29) feet with plans and specifications to be furnished by the City Engineer of the City of Bel Aire, Kansas. Drainage to be installed where necessary. A 5' sidewalk shall be installed on the south side of Chris adjacent to the new pavement.

Project No. 9 – Rock Spring Addition Phase 7 – Sanitary Sewer Improvements

Authorized by Resolution No. R-20-13

Construction of a lateral sanitary sewer to serve the area described below, to be constructed with plans and specifications to be furnished by the City Engineer of the City of Bel Aire, Kansas.

Project No. 10 – Rock Spring Addition Phase 7 –Water Improvements

Authorized by Resolution No. R-20-14

Construction of a water distribution system, including necessary water mains, pipes, valves, hydrants, meters and appurtenances to serve the area

described below, according to plans and specifications to be furnished by the City Engineer of the City of Bel Aire, Kansas.

As a result, the cost of said improvements are now to be special assessed against those properties benefiting. All properties being assessed have been notified and the public hearing allows property owners the ability to ask questions or share any comments. The mayor will open the public hearing and Council will close.

Special Assessment Ordinance (Item A)

The City issued Temp Notes to fund certain projects. The work has been completed and the projects are set to be special assessed to the respective benefit districts. Notice was mailed to all affected property owners and a public hearing was held earlier in the meeting. The Ordinance is ready for approval if there were no accounting discrepancies found. This will also move the refinancing along from a temp note to GO bond. Kevin Cowan with Gilmore & Bell will be at the meeting to answer any questions.

Agreement for 45th Street Traffic Counts (Item B)

Due to their expertise in this area, Garver has proposed working with The Traffic Group for this traffic study. The Traffic Group provided the agreement in your packet. The agreement has two parts – the first part is intersections that have been identified as the most important, and the second part is “nice to have” intersections. The City is required to pay 100% of all engineering design costs related to the 45th Street – Oliver to Woodlawn Reconstruction Project. The City’s portion of this project will ultimately be financed with a GO Bond and the City will pay annual debt service over the next 20 years. Representatives from the Traffic Group will be at the meeting to answer questions.

Arthur Heights Engineering Services (Item C)

The Developer of Arthur Heights is ready to move forward with engineering design. The Developer would like to work with Garver on the project. The costs associated with the project will be financed through a bond and spread as special assessments against the benefiting lots. Staff recommends that the City Council accept the Agreements for Professional Services from Garver in the amount of \$110,900.00 for the design, construction staking, construction administration and observation for the water, sanitary sewer and street improvements.

Supplemental Agreement, Woodlawn Construction Observation (Item D)

As part of the City’s agreement with KDOT for the Woodlawn funding, a qualified construction inspector is required to oversee this project. City Staff do not have the necessary qualifications to fulfill the construction engineering / inspection requirements of the contract between the City and KDOT. Garver was selected for this role by the City Council at the beginning of the project. Per

KDOT's guidelines, Garver based their fee on the initial working day count for the project. Since then, the project has been granted an additional 70 working days.

The consensus was to complete the project and therefore additional inspections are needed. Garver has adjusted their agreement based on the estimated time for completion and it is a not-to-exceed price. If additional inspection days are needed, a second supplemental agreement based on more days may be required. Staff recommends approving to ensure the remaining work is done per specs.

Central Park Pool Plastering and Repair (Item E)

The Central Park pool was originally built to be a neighborhood pool for Central Park. At that time, Central Park consisted of the current Central Park development as well as Elk Creek. Since the city has been responsible for the debt and the HOA does not have the dues to fund such a pool, the city has operated it as a municipal pool. It typically breaks even but expenses do not include water costs or rec staff time managing and maintaining the pool. The pool was built in 2005 at a cost of \$790,000. The annual debt service is \$41,000 per year and will be paid off in 2030.

The pool sits in a location with a high-water table that has caused issues in the past. Currently, the plaster is coming off and there are repairs that need to be made. Council ranked the pool as #8 on their capital improvement priority list. Discussion at the workshop included problems and fixes. After considering options and costs, consensus was to replaster the pool and repair any cracks. Quotes were received and the low bid can complete the work prior to the pool opening in 2024. Staff recommend accepting the low quote from Mid-West Plastering LLC at a cost of \$47,200.

Executive Session (XIII)

Staff has no need for an executive session at this time.