

MANAGER'S REPORT



DATE: October 10, 2024
TO: Mayor Benage and City Council
FROM: Ted Henry, City Manager
RE: October 15, 2024 Agenda

Proclamation – Red Ribbon Week (Item V)

Since it began in 1985, the Red Ribbon has touched the lives of millions of people around the world. In response to the murder of DEA Agent Enrique Camarena, parents and youth in communities across the country began wearing Red Ribbons as a symbol of their commitment to raise awareness of the killing and destruction caused by drugs in America. In 1988, National Family Partnership (NFP) sponsored the first National Red Ribbon Celebration. Today, the Red Ribbon serves as a catalyst to mobilize communities to educate youth and encourage participation in drug prevention efforts, particularly in combating modern challenges such as the fentanyl crisis.

Consent Agenda (Item VII)

The Consent Agenda contains the Minutes of the October 1st regular City Council meeting and the October 8th Special City Council meeting.

Appropriations Ordinance (Item VIII)

This appropriation ordinance encompasses 9/26/2024 through 10/08/2024 expenses. Expenditures amounted to \$1,295,281.77. Of the reported expenses, \$133,286.11 are infrastructure costs for new developments. These costs are paid through special assessments. Both September payrolls are included in this AP Ordinance.

City Requested Appearances (Item IX)

Aaron Maxwell, President of the Bel Aire Area Chamber of Commerce, will give the Chamber's quarterly report. Then, representatives from Schaefer Architecture will give a brief presentation on the new public works facility. Finally, Ken Lee will give an update on the Aurora Park project.

Resolution Authorizing Offering of GO Bonds and Temp Notes (Item A)

This Resolution authorizes the sale of general obligation bonds and Temporary Notes. The bond will be for 20 years and special assessments collected from the benefiting lots will cover the annual bond payments. The specific projects covered by the bonds and temp notes are listed in the packet. Kevin Cowan will be at the meeting to answer any questions.

Agreement with MABCD (Item B)

With the upcoming retirement of Keith Price, Bel Aire will need to find an alternative way to provide plan review, building inspections and other services related to industrial and commercial buildings. Staff researched how other cities of our size manage commercial inspections and found that nearly all surrounding cities partner with the Metropolitan Area Building and Construction Department (MABCD) for these types of inspections. With this knowledge, staff

met with MABCD to negotiate an agreement and establish a process for them to conduct inspections for new industrial and commercial buildings in Bel Aire. City Council then discussed this issue at length at the October 8th workshop. Although the number of buildings needing inspections is relatively small, without this capability, there is a risk of delaying business development in Bel Aire. The Bel Aire City Attorney has reviewed the agreement in your packet.

Ordinance and PUD Agreement for PUD-24-03 (Items C-D)

This property has been zoned R-4 since 2008 and was replatted in 2020. The R-4 zoning district has a 10' side yard setback requirement. Without knowledge of our processes, the developer hired a surveying company that completed a metes and bounds survey to split the lots. This survey was filed with the Sedgwick County Register of Deeds Office, which accepted and processed the lot split. This situation has created zoning and building code issues. In order to rectify this situation, the Developer filed for a Planned Unit Development. At their September meeting, the Planning Commission held a public hearing on this matter and voted to approve the PUD. Staff and the developer will be at the meeting to discuss this issue in length and answer any questions you may have.

Supplemental Agreement # 2 with Garver for Woodlawn (Item E)

Because Woodlawn is an open project, KDOT requires that regular inspections continue: daily inspections for traffic control and bi-weekly inspections for stormwater pollution protection. City Staff does not have the necessary qualifications to be able to fulfill these requirements of the contract between the City and KDOT. Anne has provided a detailed staff report in your packet and will be at the meeting to answer questions.

Ordinances Incorporating 2024 STO & UPOC (Item F-G)

Published by the League of Kansas Municipalities, the Uniform Public Offense Code (UPOC) and Standard Traffic Ordinance (STO) are designed to be comprehensive ordinances that cities may adopt by reference. This has been Bel Aire's practice for many years now. The 2024 editions of the STO and UPOC have been reviewed by City Attorney Maria Schrock. City Council discussed the STO and UPOC at their workshop on October 8th. Now, two Ordinances come before Council to formally adopt the latest editions of the STO and UPOC. Maria has also included a staff report in the packet. Maria will be present at the meeting to answer any questions.

Executive Session

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