

# MANAGER'S REPORT

**DATE:** March 10, 2026  
**TO:** Mayor Benage and City Council  
**FROM:** Ted Henry, City Manager  
**RE:** March 17, 2026 Agenda



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## **Appropriations Ordinance (Item VI)**

This appropriation ordinance encompasses 02/25/2026 through 03/10/2026 expenses and one payroll cycle. Expenditures amounted to \$1,059,505.99. Of the reported expenses, \$575,525.21 are infrastructure costs for new developments. These costs are paid through special assessments.

## **Resolution regarding IRB Series 2025B, Waltons (Item A)**

The City has issued its Taxable Industrial Revenue Bonds, Series 2025B for the new Waltons facility in the City. In connection with other financing related to the facility, the Small Business Administration and an affiliated lender will take a mortgage on the facility property, and require that the mortgage and related security be superior to the obligations represented by the Industrial Revenue Bonds. To accomplish this superior lien status, the City must agree to subordinate its interests in the bond documents and facility. In this instance, because the Waltons company purchased and is the holder of the Industrial Revenue Bonds, granting such subordination does not practically impact the lien status of the City and its bonds and bond documents, as the Waltons company owes a lease payment to the City and the City owes a bond payment back to the Waltons company in the same amount, meaning the bonds and bond documents secure Waltons payments to itself. Kevin Cowan will be at the meeting to provide more explanation and answer questions.

## **Design Concept for Multi-Use Path (Item B)**

The City of Bel Aire was awarded a grant through the Wichita Area Metropolitan Planning Organization (WAMPO) Transportation Alternatives Program to assist with the development of a multi-use path system within the community. The originally proposed Phase 1 alignment followed the concept identified in the 2019 City's Bicycle and Pedestrian Plan. The total estimated project cost is \$1,000,000, with \$700,000 covered by grant funds. Following community outreach and a public workshop held on February 17, 2026, staff received a significant amount of public feedback regarding the Phase 1 alignment. While many residents expressed general support for expanding bicycle and pedestrian connectivity throughout the City, concerns were raised about the proposed path location behind residential properties, including issues related to privacy, access to backyards, property impacts, and potential maintenance concerns. Residents also suggested that future pathways should prioritize connections along arterial streets and between major community destinations such as parks, schools, and the Recreation Center. Based on this feedback, staff developed an alternative concept that would provide connectivity while reducing potential impacts to adjacent residential properties. Regardless of which alignment is ultimately pursued, the next step in the process would require preparation of a concept design to determine feasibility, costs, right-of-way needs, and compliance with WAMPO grant requirements. The City Council may provide direction to proceed with concept design for the original Phase 1 alignment, the alternate alignment, or choose not to move forward with the project at this time.

### **Sidewalk Replacement Program (Item C)**

Under State statute, sidewalk repairs are the responsibility of the owner of the abutting property. However, in 2021 the City Council recognized that there is a benefit to all citizens for sidewalks to be in good condition and therefore adopted a policy aimed at assisting homeowners with the cost of repairs. Each year since then, the City Council has approved a new grant program for the fiscal year. After the 2025 program, staff determined that additional language should be added to the program for clarity and to assist in the approval of applications. Paula Downs, Director of Community Development, has provided a detailed report in your packet outlining the proposed updates. Paula will be available for questions at the meeting.

### **Amended Development Agreement for Chapel Landing 5<sup>th</sup> (Item D)**

The Developer has requested to privately design, construct and inspect the segment of Central Park Avenue located in the Chapel Landing 5th subdivision privately. Once constructed, the street would then be dedicated to the City as a public street. The revision to the Developer's Agreement is necessary to revise the funding, design, construction and inspection responsibilities for this section of street. The Street will be designed, constructed and inspected in accordance with City standards. The design plans will be reviewed by the City Engineer prior to construction. All construction related documents and as-builts will be turned into the City for permanent records and a final walk-through with the City Engineer will occur prior to the City accepting ownership of the newly completed street. There will be no financial costs to the City for signing this Amendment, other than future maintenance to the street.

### **Fireworks Ordinance (Item E)**

The City's current fireworks ordinance contains vague language regarding dates and times for the sale and detonation of fireworks. This has resulted in confusion among residents and retailers, and challenges for police officers in determining when a violation has occurred. On March 3<sup>rd</sup>, the City Council discussed a draft ordinance and recommended some changes. Maria has provided a revised ordinance and staff report in your packet. Staff recommend approving the ordinance.

### **Municipal Water Conservation Plan 2026 (Item F)**

The Utility Advisory Committee reviews and revises the Municipal Water Conservation Plan annually. As a wholesale water customer to Wichita, Bel Aire is required to submit this plan to Wichita. The 2026 plan is now ready for City Council consideration. Maria will be at the meeting to answer any questions.

### **Consent Agenda (Item XI)**

The consent agenda contains the Minutes of the March 3<sup>rd</sup> City Council meeting. Three applications for Fireworks Sales Permits are also on the consent agenda. Three vendors have applied for the permits. All three vendors have provided the necessary documentation and paid the required fees. Final inspection of the sales locations will be completed by the Sedgwick County Fire Marshal a few days before sales begin. Staff recommend approval of the applications.

### **Executive Session (Item XII)**

There are two executive sessions on the agenda.

### **Discussion And Future Issues -Renewal of Solid Waste and Recycling Agreement (Item XIII)**

I have provided a report in the agenda packet.