

MANAGERS REPORT



DATE: April 1, 2022
TO: Mayor Benage and City Council
FROM: Ty Lasher, City Manager
RE: April 5, 2022 Agenda

Proclamations (Item V)

Sunrise Christian Academy (SCA) men's basketball coach, Luke Barnwell, won the 2022 Jersey Mikes' Naismith High School Coach of the Year Award. He won the same award last year. In addition, the team is ranked #1 in the nation for their league. Mayor Benage would like to recognize Luke for his accomplishments at SCA and receiving coach of the year for the second straight year.



Here is a local article on Luke:
<https://www.kwch.com/2022/03/03/sunrise-basketball-coach-luke-barnwell-wins-national-award/>

Senior SCA Men's Basketball player, Gradey Dick, won the Gatorade National Player of the year for the 2021-2022 season. Not only was he recognized for his basketball abilities but also his volunteer work in the community as well as academic accomplishments. Mayor Benage would like to recognize Gradey for his accomplishments at SCA. He has committed to play basketball at KU for the 2022-2023 season.



Here is an article on Gradey:
https://www.ksn.com/sports/local-sports/wichita-basketball-player-wins-national-gatorade-player-of-the-year/?utm_source=facebook&utm_medium=news_tab#

Consent Agenda (Item VII)

Contains only the Minutes of the March 15th City Council meeting.

Appropriations Ordinance (Item VIII)

This three-week reporting period includes \$146,221 payment to EMC for annual liability, auto and property insurance: an increase of 4% due to property value increases. Bonded project expenses totaled \$292,516.66. The reporting period includes one payroll period.

Public Hearing (Item X)

As part of the IRB process, a public hearing is required. On March 24th, public notice for the hearing was published in the *Ark Valley News* and mailed to the relevant local taxing authorities. This hearing gives interested parties the ability to address council on tax abatements and the IRB issuance. City Council approved an LOI to issue the IRB In February.

Resolution Authorizing Conveyance of Property under an IRB (Item A)

The City issued an IRB in 2016 to Midwest Sunflower, LLC who in turn leased the property to Sunflower Property Partners, LLC. The IRB constructed the Nordic Stone and the SCKEDD buildings. As with any IRB, the City holds title on the land until the IRB is paid off. The property tax abatements have expired, and Sunflower Property Partners is purchasing the building from Midwest Partners via a refinance, so the City has to approve the sale and transfer of land.

IRB Resolution for Homestead Senior Residences (Item B)

At the February 15th meeting, Council approved a Letter of Intent to issue an Industrial Revenue Bond (IRB) for the Homestead Senior Residences to construct senior living apartments. The next step is adopting a resolution to begin the issuance process. Earlier in this meeting, a public hearing was held for this item as required by State law.

Compact Excavator Purchase for Public Works (Item C)

As Public Works continues to get busier with meter installations and sewer main hook-ups, they look for new equipment that better meets their needs. With lots being smaller or duplexes taking up more of the lot, staff has determined the need for a smaller piece of equipment for utility work. These smaller excavators are easier to maneuver, causes less damage to the lawn and are more precise as they dig around electric and cable lines.



Public Works using a rented machine for precise work around fiber optic line.

Should another utility be hit, the city is

responsible for those repairs and can get pretty large hitting a fiber optic line. The 2022 CIP budget included \$60,000 for a new compact excavator. Staff looked at a number of manufactures and models. They preferred the Bobcat who was also the lowest price. The other two key factors they considered was warranty and delivery time. Bobcat has a 2-year warranty, the same as the other two, and delivery date of 90 days.

Central Park Street Lights (Item D)

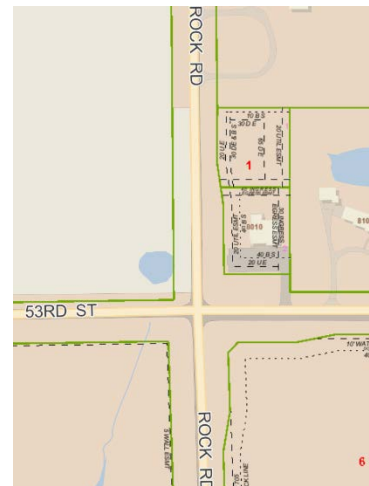
There are a number of ways streetlights are handled. When wood poles with lights are used, Everygy installs these at no charge to the city and maintains them as well. The city only pays for electricity. Metal or fiberglass poles have



an added cost but do look nicer in residential neighborhoods. The developers pay for the upgrade and Everygy installs them as well as maintains them. Again, the city only pays for electricity. Ornamental streetlights such as the ones in Central Park are paid for by the city and then maintained by the city who also pays for the electricity. Prestwick north of Central Park Avenue was recently installed now requiring street lighting. Staff has determined three lights will need installed that meet required spacing as well as match the current poles in Central Park. There is only one manufacture for the style of pole and the city utilizes Atlas electric to maintain the lines and handle repairs to the current lights. Atlas has supplied a cost of \$23,400 for poles and installation. The cost will be paid for from the street fund.

53rd & Rock Ordinance (Item E)

The City received a KDOT safety grant to study the intersection of 53rd & Rock. TranSystems was contracted to complete the engineering study. Based on traffic counts and crash data, TranSystems recommended a four-way stop. State statutes require and engineering study be completed before changing traffic patterns such as this. At the March 8th workshop, Council heard the presentation from TranSystems and requested staff create an ordinance making this change. If the ordinance is adopted, staff will begin warning motorists of the change with the stop signs being installed around May 2.



Projects of this scope often require change orders, especially when dealing with underground utilities and other aspects that can't be seen. Anne, along with MKEC and Garver, have agreed that the material needed where not accurate during the bidding process and therefore need increased to ensure the road is constructed properly. Though this is an added cost, had these numbers been included in the bid documents, the bids would have been higher by this amount. Unfortunately, we need to increase the materials to ensure a quality street.

At their March meeting, the Planning Commission reviewed the Developer's request to plat approximately 53.99 acres of Chapel Landing 5th. A public hearing was held to allow interested parties and citizens to share any comments or concerns. One neighbor spoke in opposition. Following the hearing, the Planning Commission considered the evidence, discussed the plat, and reviewed the report provided by staff. After diligent consideration, the Planning Commission voted (by passing a 5-0 motion) to approve the final plat. The Commission recommends Council accept the Developer's commitment to dedicate certain land within the plat for public purposes.



Development Agreement for Homestead Senior Landing (Item H)

For every new development, the City requires a Development Agreement be negotiated and approved. This agreement spells out, in writing, the responsibilities of each party during construction and after. The agreement is filed with the plat for future reference. Staff and the Developer, Homestead Senior Residences Bel Aire, L.L.C., have agreed upon the language contained in this agreement and it is now ready for final approval by the City Council.

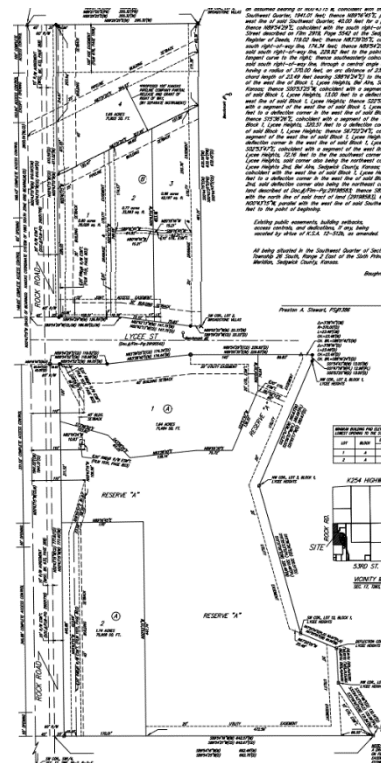


Planned Unit Development (PUD) Agreement Lycee (Item I)

A Planned Unit Development, or PUD, is a zoning tool that ties additional use restrictions to a particular property. For Planned Unit Developments, the City requires a Planned Unit Development Agreement between the City and the Developer. This agreement reinforces the particular requirements of each Planned Unit Development. Planning Commission reviewed the agreement and approved the PUD at their February meeting. The agreement now comes before Council for approval.

Development Agreement for Lycee (Item J)

For every new development, the City requires a Development Agreement be negotiated and approved. This agreement spells out, in writing,



the responsibilities of each party during construction and after. The agreement is filed with the plat for future reference. Staff and the Developers have agreed upon the language contained in this agreement and it is now ready for final approval by the City Council.

Justin Smith Appointment to Public Building Commission (Item K)

The Bel Aire Public Building Commission is made up of three members. One is the Mayor, the second is a Councilmember and the third is a resident appointed by the City Council. Joel was the council representative but has resigned, leaving that position vacant. Mayor Benage asked for a council member to serve out Joel's remaining term through December of 2023. Councilmember Smith volunteered so Mayor Benage has added that appointment to the agenda.

Gary Northwall Reappointment to Tree Board (Item L)

The Bel Aire Tree Board is made up of seven Bel Aire residents. Gary is the current President and has agreed to serve another two-year term. Mayor Benage has added that appointment to the agenda.



Future Issues (Item XV)

The regularly scheduled workshop is April 12th at 6:30 pm. I do not have anything for the agenda at this point in time. In addition, there is an open position due to Joel Schroeder's resignation from the Council. I don't see a problem canceling the April workshop, allowing the new person to be appointed and resuming with street discussion at the May meeting. However, it is the Council's workshop and if you have items to discuss, we can certainly schedule the meeting and create a packet