

MANAGER'S REPORT

DATE: September 9, 2026
TO: Mayor Benage and City Council
FROM: Ted Henry, City Manager
RE: September 15, 2026 Agenda



Presentation Of Colors and Pledge of Allegiance

Boy Scout Troop #585 will perform a Presentation of Colors and lead the Pledge of Allegiance.

Consent Agenda

- **Approval of Minutes of the September 1, 2026 City Council meeting.**
- **Reappointment of Deryk Faber to the Planning Commission.**
- **Petitions and Resolutions for Sewer, Stormwater, and Water System for Lycee**

In addition to the minutes from September 1st, the consent agenda contains petitions and resolutions for the Lycee development, and one reappointment. Deryk Faber has served on the Planning Commission since 2023 and currently serves as Vice-Chairman. If reappointed, his term will be effective from October 1, 2026 to October 1, 2029.

Appropriations Ordinance

This appropriation ordinance encompasses 08/26/2026 through 09/08/2026 expenses and one payroll cycle. Expenditures amounted to \$667,857.55. Of the reported expenses, \$160,891.60 are infrastructure costs for new developments and paid through special assessments.

City Requested Appearances

Representatives from Boy Scout Troop #585 would like to introduce themselves to the Council.

Public Hearing for Special Assessments

In 2023, homeowners and developers petitioned the City for improvements such as water distribution, sanitary sewer, paving, and other related infrastructure. The full list of improvements is included in your packet and all property owners subject to the proposed assessments have been notified. The purpose of this public hearing is to provide property owners subject to the proposed special assessments an opportunity to ask questions or raise concerns regarding the amount of their proposed assessment, how the assessment was calculated or allocated, and the assessment process. This hearing is not intended to reconsider the underlying projects or previous decisions authorizing the improvements. Comments should be limited to matters related to the proposed special assessments.

Ordinance Levying Special Assessments (Item A)

At the September 1st City Council meeting, per state statute, the Council approved publication of a Notice of Public Hearing regarding proposed assessments. The public hearing will be held earlier in this meeting. Following the public hearing, the Council may consider the Ordinance to levy the special assessments.

If the Ordinance is approved, notice will be sent to all affected property owners, notifying them of the “prepayment” window. During this 15-day period, property owners will have the opportunity to pay a portion or all of the assessed costs without interest. After the 15-day period closes, any remaining balance will be reported to the County Clerk’s office to be incorporated in the property’s tax bill and spread over a period of 20 years. Staff will be at the meeting to explain the process and answer questions.

Letter of Intent, KVH Chophouse

A detailed staff report is included in your packet.

KVH Chophouse LLC has submitted an application requesting Industrial Revenue Bond (IRB) financing and associated economic development incentives for the construction of a new full-service restaurant at the southeast corner of Lot 1, Block 19 of the Central Park Addition, along Rock Road near Central Park Avenue.

If the Letter of Intent is approved, KVH Chophouse will work with the City’s bond counsel and City staff to prepare the necessary IRB documents. The process will include preparation of the bond documents, the required hearing, and bringing the final IRB documents and associated incentives back to the City Council for consideration.

This is a somewhat unique request, and I wanted to bring it before the City Council before the owners incur any major expenses associated with the IRB process. Again, final issuance of the bonds and approval of the associated incentives will require additional action by the City Council.

PEC Work Order No 26-26 for 45th Street Plan Review

PEC has assisted the City with the Field Check plan review for the 45th Street Reconstruction project from Oliver to Woodlawn. As the project moves forward, there are three additional plan submittals that will require review: Revised Office Check Plans, Final Check Plans, and the final PS&E Plans (Plans, Specifications and Estimates).

Given the size, cost, and importance of this project, staff believes it is beneficial to have PEC serve as an independent second set of eyes on the plans and review the design engineer’s work from the City’s perspective. KDOT will also review the plans, however, its review is primarily focused on compliance with state requirements and design standards. PEC’s review will focus more specifically on the City’s interests.

Contract to Purchase PW Truck with Upfitting

The Public Works Department is currently using a 2006 F-350 dump truck that has reached the end of its useful life and has significant rust and corrosion issues. Staff is recommending replacing it with an F-550 equipped with a hydraulic plow and spreader. This will give us a more versatile truck that can be used by Parks, Public Works, and other departments as needed, particularly during snow and ice events.

Staff solicited bids from five vendors and received three bids. Don Hattan Ford submitted the low bid and also has the shortest estimated lead time at approximately 12 weeks, compared to 16 to 20 weeks for the other vendors.

Contract to Purchase UTV

The City currently has a 2018 Cushman utility cart that is used by both Parks and Streets for a variety of projects. The Cushman has been heavily used, is undersized for what we need, and is beginning to have ongoing mechanical issues.

Staff solicited bids from five vendors and received four bids. Marty has provided a detailed report in your packet. Ravenscraft submitted the low bid for a Kubota RTV-X Cab.

Elect Voting Delegates and Alternates to LKM Annual Business Meeting

As members of the League of Kansas Municipalities, Bel Aire is entitled to three votes at the annual business meeting held during the annual conference. This year the conference will be in Wichita on October 8th – 10th. The annual business meeting will be conducted at noon on October 10th. The City is also allowed to elect three alternates for the business meeting. If one of the regular delegates unexpectedly cannot attend, the alternate delegate would be able to vote in their place.

Discussion and Future Issues

Mayor Benage would like to discuss a letter addressed to the Wichita Regional Chamber of Commerce

Executive Session

There is one Executive Session on the agenda.