

MANAGERS REPORT



DATE: February 11, 2022
TO: Mayor Benage and City Council
FROM: Ty Lasher, City Manager
RE: February 15, 2022 City Council meeting

Presentation of Colors and Pledge of Allegiance (Items IV And V)

Boy Scout Pack #585 will do a presentation of colors and lead the pledge of allegiance.

Consent Agenda (Item VII)

Contains the minutes of the February 1, 2022 regular Council meeting and the February 8, 2022 special Council meeting. In addition, the Developer for Skyview at Block 49 is ready to move forward on phase 2. A few changes were made to the project and are requiring the original petitions to be changed. As such, the Developer has signed new petitions for the second phase which is included in the consent agenda. This requires amending resolutions that approve the revised project changes and allows them to move forward. The amending resolutions are included in the consent agenda as well.

Appropriations Ordinance (Item VIII)

This was a light period with mainly operational types of expenses. The largest expense was bond payments to the State Treasurer, listed on page 3 and a couple of bonded capital project expenses totaling \$93,281.80. One payroll period is included in this reporting period.

City Requested Appearances (Item IX)

The city received a TEAP grant from KDOT in 2021 to complete a safety study on the intersections of 53rd & Woodlawn as well as 53rd & Rock. The study is complete and TranSystems will be at the meeting to present their findings as well as share their recommendations. Any recommended improvements will be included in your March workshop covering street upgrades. Therefore, Council can ask questions of TranSystems and be ready to discuss funding of any specific changes to these intersections at the March workshop.

Final Plat of Prairie Preserve (Item A)

At their November 8th meeting, the Planning Commission reviewed the Developer's request to replat approximately 50.2 acres of R-1 Estate Residential to the Prairie Preserve. A public hearing was held to allow interested parties and citizens to share any comments or concerns. No one spoke at the public hearing.

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 4-0 motion) to approve the final plat without changes. The Commission recommends Council accept the Developer's commitment to dedicate certain land within the plat for public purposes.

Garver Professional Services, Skyview at Block 49 Phase 2 (Item B)

The Developer is moving forward with engineering design for Skyview at Block 49 Phase 2. Garver prepared the platting documents for the entire development and the Developer would like for them to engineer phase 2 as they were the project engineer on Phase 1. Garver has prepared an agreement for engineering services, which is included in the packet for Council to consider. The engineering costs for this design work is included in the petitions and will ultimately be spread as special assessments to the benefiting lots. Garver is a great partner and staff recommends approval.

Animal Control Ordinance (Item C)

Currently, the city has a two-part system in dealing with animals. Police try to handle what they can and then call Animal Control for additional help or as needed. The result is an inefficient system and lacks in public service. Last month, Sedgwick County approved the agreement for the County to take over animal control services in Bel Aire. The agreement will allow the County to offer full animal control services, instead of the partial service provided in the past.. The County will also take over pet licensing and deal directly with residents who have animal control issues. The final step in the transition is to adopt the County's animal code as a part of our code. There are two sections in the current code that the City will continue to regulate because the County Code does not address them, specifically the sections on livestock and kennel licenses. Once this ordinance is approved, Staff will work to educate the public about contacting the County for pet licensing and animal control needs. Jaci will be at the meeting to answer any questions. Staff recommends Council approve the ordinance.

Revised 2022 Pay Scale (Item D)

At the February workshop, I outlined the failures we've had in dealing with planning and zoning issues. Bel Aire operates with limited staffing, 20% less than other cities our size. As a result, we have lost our effectiveness due to the staffing efficiencies in this particular case. In looking at our current process, planning and zoning functions are divided between Keith, Anne and Jaci. All are extremely busy with other responsibilities. Management by committee really doesn't work and we need a dedicated staff person to ensure all items related to zoning, codes, planning, development and communication is done timely as well as accurately. I have created a job description that details the duties and added the position to the 2022 pay scale. Council simply needs to approve the revised pay scale adding the

position and then I can advertise to fill the position. I estimate a cost of \$90,000 annually which includes salary and benefits. It is important to note we collect roughly \$850,000 annually in new revenue due to new construction. This is a key role to our growth, developer friendly environment and one that is vital to the city.

Homestead Senior Apartments LOI to Issue an IRB (Item E)

In September of 2018, Tom Bishop with Homestead Affordable Housing, LLC. approached Bel Aire regarding the construction of a 60-unit affordable senior housing development on the southeast corner of 53rd and Oliver. The project was contingent on housing tax credits from the Kansas Housing Resource Commission and issuance of an IRB by Bel Aire for funding. The project will eventually become tax exempt and operate as a nonprofit. The City Council approved a Resolution of Support and Letter of Intent to issue an IRB at the September 18, 2018 meeting. The IRB process allows for sales tax on all construction materials to be exempt. In addition, the LOI called out a 100% tax abatement for the first 5 years to allow for the nonprofit to be established. Mr. Bishop has submitted applications for tax credits each year since 2018 and finally was awarded the credits for 2022. Homestead Affordable Housing owns the parcel of land, has completed the rezoning for apartments and is nearing completion of design. Tom would like to begin construction this summer on phase 1, or 36 units. Since the LOI has expired, a new Cost Benefit Analysis must be completed and LOI issued. Included in your placket is the CBA as well as LOI. The tax abatements outlined in the LOI will eventually go away once the project is completed and becomes a non-profit. The IRB is really to facilitate the sales tax exemption for construction. Staff recommends approval of the LOI.

Executive Session (Item XIII)

Staff is requesting an executive session for 45 minutes.