

MANAGER'S REPORT



DATE: March 18, 2025
TO: Mayor Benage and City Council
FROM: Ted Henry, City Manager
RE: March 14, 2025 Agenda

Consent Agenda

In addition to the Minutes of the March 5th regular City Council meeting and the March 11th special meeting, the Consent Agenda includes several other items:

Revised Petitions and Amending Resolutions for Improvements to serve Chapel Landing 6th Addition – The developer of Chapel Landing 6th Addition has submitted new petitions in order to encompass additional development costs. Accordingly new Resolutions have been drafted to authorize the improvements.

Petitions and Resolutions for Improvements, Phases 1 and 2 of Skyview at Webb Addition – The Resolutions authorize the improvements outlined in the petitions. These improvements will ultimately be bonded and spread as special assessments against the benefiting lots.

Appropriations Ordinance

This appropriation ordinance encompasses 02/26/2025 through 03/12/2025 expenses and one payroll cycle. Expenditures amounted to \$368,614.68. Of the reported expenses, \$51,274.50 are infrastructure costs for new developments. These costs are paid through special assessments.

City Requested Appearances

Finance Director Barry Smith will give a presentation about the calendar for drafting the 2026 city budget.

Development Agreement, Skyview at Webb Addition (Item A)

The development agreement outlines the developer's responsibilities before, during and after construction of the addition. The developer has agreed to these terms. The agreement now comes before Council for final approval. City Attorney Maria Schrock will be available for any questions. Staff recommends approval of the agreement.

Dedications, Final Plat of Skyview at Webb Addition (Item B)

At their December meeting, the Bel Aire Planning Commission reviewed and approved the preliminary plat for Skyview at Webb Addition. A final plat was then submitted by the Developer, and reviewed by city staff, utility companies and local emergency services. Following review, the final plat was reviewed and approved by the Planning Commission at their meeting in January 2025. Now, the City Council will consider accepting the dedications of public

streets, utility easements, etc. as they are presented in the final plat. Staff recommends approval of the plat as presented.

Bid Selection for Improvements to serve Chapel Landing 6th (Item C)

The Developer of Chapel Landing 6th is ready to move forward with the construction of the Water, Sanitary Sewer, Storm Sewer and Paving Improvements to support the subdivision. The cost of the improvements for these projects will be financed through a bond and spread as special assessments against the benefiting lots. Bids were accepted on October 3, 2024 for the project. Three contractors submitted bids. This project came considerably over the Engineer's Estimate so the Developer requested to hold the project until they could decide what they wanted to do. In February, 2025, Baughman reached out to Anne asking if they could negotiate directly with Mies (the low bidder for the concrete paving option) to try to come to a bid price that was acceptable to the Developer. Baughman worked with Mies and made the following adjustments to the project:

1. Adjusted the working days and start date for the project from 90 (as bid) to 120.
2. Removed Alternate #1 (Additional Import of 10,000 cubic yards of soil).
3. Include the soil that the Developer imported to the project site in the interim in the mass grading/street portion of the project.

Staff recommends that the City Council accept the revised bid from Mies Construction in the amount of \$1,996,499.15. Anne will be at the meeting to answer questions.

Annexation Ordinance, Roads (Item D)

The City Council tabled this annexation item in December. On October 23, 2024, the Sedgwick County Board of County Commissioners passed resolutions requesting Bel Aire and 10 other area cities to annex certain roads right-of-way. Sedgwick County's Resolution 223-2024, requests the City of Bel Aire to annex certain highways, that have a common boundary with the city limits of the City of Bel Aire. K.S.A. 12-520(e) requires cities to annex highways into its city limits when a county passes a resolution that requires a city to annex highways into the city limits of a city, which have a common boundary with the city. There is no legal basis to contest this County action. It is a statutory obligation. The County could seek relief in mandamus (K.S.A. 60-801 et seq) if necessary, to obtain compliance. A copy of the resolution and a copy of a map showing where the highways are located, are included in the packet. An ordinance that annexes the highways described in Resolution 223-2024, into the City of Bel Aire city limits, is included as well. Maria will be available for questions.

City Boundary Resolution (Item E)

Related to Item D, when new land is annexed into the City, before December 31st of that year, state statute requires the City to adopt a Resolution declaring the new boundaries of the City. Maria has prepared the Resolution, and it is included in your packet.

Executive Session (Item XII)

Staff is not aware of the need for an executive session at this time.