

MANAGER'S REPORT



DATE: February 13, 2025
TO: Mayor Benage and City Council
FROM: Ted Henry, City Manager
RE: February 18, 2025 Agenda

Consent Agenda (Item VI)

The consent agenda contains only the Minutes of the February 4, 2025 City Council meeting.

Appropriations Ordinance (Item VII)

This appropriation ordinance encompasses 01/29/2025 through 02/11/2025 expenses and one payroll cycle. Expenditures amounted to \$894,295.57. Of the reported expenses, \$50,937.04 are infrastructure costs for new developments. These costs are paid through special assessments.

Amendment to Resolution of Intent, Aspen Funds (Item A)

In March 2024, the City of Bel Aire was contacted by Aspen Funds LLC regarding a new speculative building development at the northeast corner of 53rd Street and Webb Road. Aspen Funds plans to invest \$105,000,000 for the construction of five buildings totaling 912,925 square feet. This development is anticipated to generate approximately 609 jobs, each with an average salary of \$44,000 in today's market. Shortly thereafter, Industrial Revenue Bonds (IRBs) were negotiated and issued by the City of Bel Aire to facilitate the project, and construction of the first building is currently underway.

In January 2025, Aspen Funds approached the city to request an amendment to our Resolution of Intent. They aim to involve additional investors in the project, necessitating a city notification and amendment of intent. Aspen Funds will retain majority ownership. Mark Sprecker, representing Aspen Funds, will participate in the meeting via Zoom to provide details and address queries. Kevin Cowan from Gilmore and Bell will also be available to address any legal questions.

Addendum to Contract, Construction Observation for Bel Aire Lakes (Item B)

The construction of the water and sewer in the Bel Aire Lakes subdivision is ongoing and needs construction observation. PEC was contracted with last October to provide construction observation and construction administration services. Due to concerns from Contractors during the bidding process, the number of working days was increased during the bidding process from 60 days to 100 days. This change necessitated a change in the construction observation and construction administration fee. Additionally, it was noticed that the PEC contract did not have as-built surveying included in their scope of work. This supplemental agreement includes PEC's costs for the additional 40 working days (charged on an hourly basis) and their costs for the as-built survey and input into the City's GIS database. The costs associated with the project will be financed through a bond and spread as special assessments against the benefiting lots. Staff

recommends that Council accept the Supplemental Agreement with PEC for Construction Observation services for \$36,900.00.

Bids for Paving Improvements, Chapel Landing 5th (Item C)

The Developer of Chapel Landing 5th is ready to move forward with the construction of the Paving Improvements to support the subdivision. Four contractors submitted bids. Although the bids came in above the Engineer's Estimate from the original petition amount, the crawl of the petition is enough to cover the additional expenses. The cost of the improvements for these projects will be financed through a bond and spread as special assessments against the benefiting lots. Staff recommends that the City Council accept the bid from Kansas Paving in the amount of \$854,747.95.

Bids for 2025 Paving Maintenance Plan (Item D)

As part of the 2025 Pavement Maintenance Plan, PEC assisted the City with soliciting bids for pavement patching, curb and gutter replacement and milling and overlaying certain streets within the City limits. Three contractors submitted bids. The Base Bid includes patch work from the 2024 and 2025 Street Maintenance Plan as well as a mill and asphalt overlay on selected streets. The Alternates 1 and 2 include additional locations for a mill and overlay as shown on the following pages. The funds for this project will come out of the City's General Fund as part of the Capital Improvement Program. Staff recommends that Council accept the bid from APAC in the amount of \$1,219,247.70.

Executive Session

One executive session is on the agenda.