

# MANAGERS REPORT

**DATE:** June 13, 2024  
**TO:** Mayor Benage and City Council  
**FROM:** Ted Henry, City Manager  
**RE:** June 18, 2024 Agenda



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## **Consent Agenda (Item VI)**

The Consent Agenda contains only the minutes of the June 4<sup>th</sup> City Council meeting.

## **AP Ordinance (Item VII)**

This appropriation ordinance encompasses 5/25/2024 through 6/11/2024 expenses and one payroll cycle. Expenditures amounted to \$574,734.28. Of the reported expenses, \$304,831.43 are infrastructure costs for new developments. These costs are paid through special assessments.

## **City Requested Appearances (Item VIII)**

*Councilmember Justin Smith – Service Recognition* - Mayor Benage would like to recognize Justin Smith for his years of exceptional leadership and service on the City Council.

*Tamara Blackwell, Miss Wheelchair Kansas 2024* – The City would like to recognize Bel Aire resident Tamara Blackwell, who was recently crowned “Miss Wheelchair Kansas”. The title is awarded annually to an adult and a youth titleholder, who are wheelchair mobile and successfully advocate, educate, and empower all people on a state level. Tamara will represent Kansas in the *Ms. Wheelchair America* competition in August.

*Professional Engineering Consultants – Woodlawn* - Bob Henthorne and Ben Mabry will present a Geotechnical Report regarding Woodlawn Avenue.

## **Letter of Intent and Notice of Public Hearing for IRB Issuance (Item A-B)**

WAM Investments LLC is planning to expand its operations in Bel Aire Industrial Park with the construction of Phase 2, located on 45th Street between Rock and Webb Road. The company previously completed Phase 1 in 2019, which included three buildings costing \$3,000,000 and created 48 new jobs, significantly

exceeding initial projections. The expansion will involve constructing two additional buildings totaling 28,000 square feet at a cost of \$3,700,000. This development aims to provide more space for current and potential tenants, particularly home-based businesses looking to transition into commercial spaces within Bel Aire.

To support this expansion, WAM has submitted an Industrial Revenue Bond (IRB) application for property tax abatement and sales tax exemptions. A cost-benefit analysis by Wichita State University indicates favorable ratios, suggesting the public benefits outweigh the costs. Based on these findings, a public hearing is recommended for July 2, 2024, to discuss and consider the proposal. Chris Madsen with WAM will be here to present and answer questions.

### **Engineering Services for Phase 2 of Skyview 2nd (Item C)**

The Developer is ready to initiate the engineering design on Phase 2 of the Skyview 2<sup>nd</sup> development. The Developer has asked Garver to prepare an agreement for Engineering Design services for their development. The costs associated with the project will be financed through a bond and spread as special assessments against the benefiting lots. Staff recommends that the City Council accept the Agreements for Professional Services from Garver in the amount of \$309,296.00 for the design, construction staking, construction administration and observation for the water, sanitary sewer, drainage and street improvements.

### **Appointment to City Council (Item XII)**

In May, Councilmember Justin Smith notified the Council of his resignation, effective July 31<sup>st</sup> or upon appointment of his successor. City policy requires that in the case of a vacancy on the Council, within 120 days a successor must be appointed by the Mayor and confirmed by the Council. The vacancy was announced by the Mayor at the May 7<sup>th</sup> City Council meeting. At that same meeting, the Mayor explained the application process for those interested in appointment to the Council. Applications were received through June 7<sup>th</sup>. Mayor Benage shared those applications with current Councilmembers and requested that Councilmembers individually communicate with him, to share their feedback on the applicants. After the appointment is confirmed by the Council, the new appointee will serve the remainder of Justin's term, with the term ending in November 2025.

### **Executive Session (Item XIII)**

Two executive sessions are on the agenda.

**Discussion and Future Issues: Upcoming Council Meetings (Item XIV)**

A regular City Council meeting is scheduled for July 2<sup>nd</sup> and a budget workshop is scheduled for July 11<sup>th</sup>. With summer holidays and vacations, it will be important to make sure there is a quorum for these meetings.