



AGENDA
CITY COUNCIL MEETING
7651 E. Central Park Ave, Bel Aire, KS
October 18, 2022 7:00 PM



I. CALL TO ORDER: Mayor Jim Benage

II. ROLL CALL

Greg Davied ____ Tyler Dehn ____ Emily Hamburg ____
Justin Smith ____ John Welch ____

III. OPENING PRAYER: Father Terry Hedrick

IV. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

V. DETERMINE AGENDA ADDITIONS

VI. CONSENT AGENDA

A. Approval of Minutes of the October 4, 2022 City Council meeting.

Action: Motion to (approve / table / deny) the Consent Agenda as (listed / amended) and authorize the Mayor to sign.

Motion _____ Second _____ Vote _____

VII. DISCUSSION AND APPROVAL OF APPROPRIATIONS ORDINANCE

A. Consideration of Appropriations Ordinance 22-19 in the amount of \$419,255.92.

Action: Motion to (approve / deny / table) Appropriations Ordinance 22-19.

Motion _____ Second _____ Vote _____

VIII. CITY REQUESTED APPEARANCES

A. Woodlawn Construction Update - Patrick Herman, Garver

IX. CITIZEN CONCERNS: *If you wish to speak, please fill out a "Request to Speak" card at the podium and give it to the City Clerk before the meeting begins. When you are called on by the Mayor, please go to the podium, speak into the microphone, and state your name and address*

before giving your comments. Please limit your comments to 3 minutes in the interest of time. If more time is needed, you may request an extension from the Mayor.

X. REPORTS

- A. Council Member Reports**
- B. Mayor's Report**
- C. City Attorney Report**
- D. City Manager Report**

XI. ORDINANCES, RESOLUTIONS AND FINAL ACTIONS

A. Consideration of A Resolution Calling And Providing For The Giving Of Notice Of A Public Hearing On The Advisability Of The Making Of A Certain Internal Improvement In The City Of Bel Aire, Kansas, Under The Provisions Of K.S.A. 12-6a01 *et seq.*, As Amended And Supplemented; And Providing For The Giving Of Notice Of Said Hearing (Paving And Drainage Improvements/Aurora Park).

Action: Motion to (approve / deny / table) A Resolution Calling And Providing For The Giving Of Notice Of A Public Hearing On The Advisability Of The Making Of A Certain Internal Improvement In The City Of Bel Aire, Kansas, Under The Provisions Of K.S.A. 12-6a01 *et seq.*, As Amended And Supplemented; And Providing For The Giving Of Notice Of Said Hearing (Paving And Drainage Improvements/Aurora Park), and authorize the Mayor to sign.

Motion _____ Second _____ Vote _____

B. Consideration of accepting a bid for Cedar Pass, Sanitary Sewer Improvements, Phase 1. Four bids were received:

<u>Contractor</u>	<u>Total Bid</u>
<i>Engineer's Estimate</i>	\$380,886.60
APEX	\$374,540.00
Dondlinger	\$508,561.70
Mies	\$657,569.70
Nowak	\$408,706.20

Action: Motion to (accept / deny / table) the bid from _____ in the amount of \$_____ for Cedar Pass Sanitary Sewer Improvements, Phase 1 and authorize the Mayor to sign all related documents.

Motion _____ Second _____ Vote _____

C. Consideration of accepting a bid for Chapel Landing, Phase 2 Paving. Five bids were received:

<u>Contractor</u>	<u>Asphalt</u>	<u>Concrete</u>
<i>Engineer's Estimate</i>	\$471,456.00	\$626,216.00
APAC	\$576,327.65	\$725,919.70
Kansas Paving	\$518,171.80	\$619,273.80
Pearson	\$475,791.00	\$638,128.00
Prado	No Bid	\$607,372.50
Wildcat	No Bid	\$738,934.30

Action: Motion to (accept / deny / table) the bid for _____ paving from _____ in the amount of \$_____ for Chapel Landing, Phase 2 Paving and authorize the Mayor to sign all related documents.

Motion _____ Second _____ Vote _____

D. Consideration of the Change Order Request from Pearson Construction for additional sidewalk and fill dirt for Rock Spring 4th Paving in the amount of \$22,668.00.

Action: Motion to (approve / deny / table) the Change Order Request from Pearson Construction in the amount of \$22,668.00 for Rock Spring 4th - Paving, and authorize the Mayor to sign all related documents.

Motion _____ Second _____ Vote _____

E. Consideration of repairing Webb Road adjacent to the Rock Spring 4th Subdivision.

Action: Motion to (accept / deny / table) the quote from Pearson Construction in the amount of _____ for repairs to Webb Road and authorize the Mayor to sign all related documents.

Motion _____ Second _____ Vote _____

F. Consideration of accepting a bid for Pavement and Curb Repairs (2022 Street Repairs). Two bids were received:

<u>Contractor</u>	<u>Total Bid</u>
<i>Engineer's Estimate</i>	\$975,965.00
Kansas Paving	\$1,188,540.75
Pearson	\$1,514,260.00

Action: Motion to (accept / deny / table) the bid from _____ in the amount of \$_____ for the 2022 Pavement and Curb Repairs (2022 Street Repairs) and authorize the Mayor to sign all related documents.

Motion _____ Second _____ Vote _____

G. Consideration of accepting a bid for Micro-Surfacing (2022 Street Repairs). Two bids were received:

<u>Contractor</u>	<u>Total Bid</u>
<i>Engineer's Estimate</i>	\$692,290.00
Vance Brothers	\$908,219.78
Intermountain	\$1,532,009.00

Action: Motion to (accept / deny / table) the bid from _____ in the amount of \$_____ for Micro-Surfacing (2022 Street Repairs) and authorize the Mayor to sign all related documents.

Motion _____ Second _____ Vote _____

XII. EXECUTIVE SESSION

Action: Motion to go into executive session for the sole purpose of discussion the subject of: (_____), pursuant to the KSA 75-4319 exception for: (_____). Invite the City Manager and the City Attorney. The meeting will be for a period of (____) minutes, and the open meeting will resume in City Council Chambers at (_____) PM.

Motion _____ Second _____ Vote _____

XIII. DISCUSSION AND FUTURE ISSUES

XIV. ADJOURNMENT

Action: Motion to adjourn.

Motion _____ Second _____ Vote _____

Additional Attachments

- A. Planning and Zoning Staff report - September 2022
- B. Recreation Activities Report - September 2022
- C. Manager's Report – October 18, 2022

Notice

It is possible that sometime between 6:30 and 7:00 PM immediately prior to this meeting, during breaks, and directly after the meeting, a majority of the Governing Body may be present in the Council Chambers or the lobby of City Hall. No one is excluded from these areas during these times. Cox Cable Channel 7 rebroadcasts of this meeting are scheduled daily or can be streamed on YouTube and at www.belaireks.gov. Please make sure all cell phones and other electronics are turned off and put away.



MINUTES
CITY COUNCIL MEETING
7651 E. Central Park Ave, Bel Aire, KS
October 04, 2022 7:00 PM



I. CALL TO ORDER: Mayor Jim Benage called the meeting to order at 7:00 p.m.

II. ROLL CALL

Present were Greg Davied, Tyler Dehn, Emily Hamburg, Justin Smith, and John Welch.

Also present were City Manager Ty Lasher, City Attorney Jacqueline Kelly, City Clerk Melissa Krehbiel, and Bond Counsel Kevin Cowan of Gilmore and Bell, PA.

III. OPENING PRAYER: Father Michael Schemm provided the opening prayer.

IV. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

Mayor Benage led the pledge of allegiance.

V. DETERMINE AGENDA ADDITIONS: There were no additions.

VI. CONSENT AGENDA

- A. Approval of Minutes of the September 20, 2022 City Council meeting.**
- B. Accept Petitions for Sanitary Sewer, Water, Paving & Storm Improvements to serve Elk Creek 3rd.**
- C. Approve Resolutions Determining The Advisability Of The Making Of Certain Internal Improvements In The City Of Bel Aire; Making Certain Findings With Respect Thereto; And Authorizing And Providing For The Making Of The Improvements In Accordance With Such Findings (Paving And Storm Drainage, Sanitary Sewer, and Water Distribution System Improvements / Elk Creek 3rd Addition).**
- D. Accept a Petition for Paving Improvements to serve Skyview 2nd Phase 2.**
- E. A Resolution Determining The Advisability Of The Making Of Certain Internal Improvements In The City Of Bel Aire, Kansas; Making Certain Findings With Respect Thereto; And Authorizing And Providing For The Making Of The**

Improvements In Accordance With Such Findings (Paving Improvements/Skyview At Block 49 2nd Addition - Phase 2).

Bond Counsel Kevin Cowan of Gilmore and Bell, PA briefly answered questions from the Council regarding the Resolutions and petitions.

MOTION: Councilmember Smith moved to approve the Consent Agenda as listed and authorize the Mayor to sign. Councilmember Davied seconded the motion. ***Motion carried 5-0.***

VII. DISCUSSION AND APPROVAL OF APPROPRIATIONS ORDINANCE

A. Consideration of Approval of Appropriations Ordinance 22-18 in the amount of \$553,602.92.

MOTION: Councilmember Davied moved to approve Appropriation Ordinance 22-18. Councilmember Hamburg seconded the motion. ***Motion carried 5-0.***

VIII. CITY REQUESTED APPEARANCES: None.

IX. CITIZEN CONCERNS

Rebecca Armstrong, 4306 N Rushwood, spoke to the Council regarding concerns about the negative effects of construction and fertilizers on the environment. She encouraged the Council to think about how current decisions may have future impacts.

X. REPORTS

A. Council Member Reports

Councilmember Dehn reported he attended the Public Works facility tour and a meeting with the Director of the Wichita Area Municipal Planning Organization (WAMPO). He also encouraged the public to attend the Police Department's fishing clinic on Saturday and the Bel Aire Chamber of Commerce lunch on Wednesday.

Councilmember Smith briefly reported on the most recent Chisholm Creek Utility Authority (CCUA) meeting held on September 22nd. He also attended the pre-show for the McConnell Air Show.

Councilmember Hamburg thanked staff for the tour of the Public Works facility.

B. Mayor's Report

- Mayor Benage reported that the 47th Street reconstruction project has been completed.
- Mayor Benage briefly reported on the most recent Chisholm Creek Utility Authority (CCUA) meeting. He also attended the pre-show for the McConnell Air Show.

- A meeting will be held on Friday in Towanda to discuss the K-254 corridor development plan. More public input meetings are expected to be held next year. Also, Coffee with the Mayor will be held on October 22nd at Los Cunados restaurant.
- Mayor Benage encouraged Bel Aire residents to support Woodlawn businesses during the construction.

C. City Attorney Report

City Attorney Kelly briefly reported on topics that will be discussed at the upcoming City Attorney's conference.

D. City Manager Report

City Manager Lasher reported that he will attend the annual LKM conference this week, along with the Mayor and Councilmembers Dehn and Hamburg. He reminded residents that Fall Fest will be held on October 15th at the Bel Aire Recreation Center.

XI. ORDINANCES, RESOLUTIONS AND FINAL ACTIONS

A. Consideration of purchasing a wetland mitigation offset for the Cedar Pass Subdivision.

Ken Lee, Garver, stood for questions from Council.

MOTION: Councilmember Welch moved to accept the quote from the Sunflower Land Trust in the amount of \$23,000.00 for a wetland mitigation offset for the Cedar Pass Subdivision and authorize the Mayor to sign all related documents. Councilmember Smith seconded the motion. *Motion carried 5-0.*

XII. EXECUTIVE SESSION

MOTION: Councilmember Hamburg moved to go into executive session for the sole purpose of discussing the subject of Attorney-Client consultation regarding contractual obligations pursuant to the KSA 75-4319 exception for attorney-client privilege. Invite the City Manager and the City Attorney, Ken Lee, David Floyd, and Brian Meier. The meeting will be for a period of 15 minutes, and the open meeting will resume in City Council Chambers at 7:50 p.m. Councilmember Welch seconded the motion. *Motion carried 5-0.*

The Council then held an Executive Session. At 7:50 p.m., the Council returned to the Council Chambers. Mayor Benage stated no binding action had been taken and called the meeting back to order in open session.

MOTION: Councilmember Smith moved to extend the Executive Session by 15 minutes, with the open meeting to resume at 8:05 p.m. in the Council Chambers. Councilmember Hamburg seconded the motion. *Motion carried 5-0.*

The Council then returned to Executive Session. At 8:05 p.m., the Council returned to the Council Chambers. Mayor Benage stated no binding action had been taken and called the meeting back to order in open session.

XIII. DISCUSSION AND FUTURE ISSUES

Monthly Workshop – October 11th at 6:30 pm

The Council briefly discussed the agenda for the next Council workshop.

XIV. ADJOURNMENT

MOTION: Councilmember Smith moved to adjourn. Councilmember Welch seconded the motion. *Motion carried 5-0.*

CLAIMS REPORT

Vendor Checks: 9/28/2022-10/10/2022

Payroll Checks: 9/28/2022-10/10/20

AP ORD 22-19

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK CHECK#	CHECK DATE
GENERAL					
AMAZON CAPITAL SERVICES, INC	OFFICE EQUIP/SUPPLIES		299.77	1280992	10/06/22
ARC DOCUMENT SOLUTIONS LLC	MONTHLY PRINTING		2.52	68416	10/10/22
ARMSCOR CARTRIDGE INC	AMMUNITION		790.00	68417	10/10/22
AT&T	INTERNET BACKUP		105.00	1280955	9/29/22
DARRELL ATTEBERRY	ATTEBERRY PER DIEM:IACP CONF		230.00	68419	10/10/22
BARDAVON HEALTH INNOVATIONS LL	PRE-EMPLOYMENT SCREENING		220.00	68420	10/10/22
JAMES BENAGE	PER DIEM LKM CONF 2022		307.00	68389	9/29/22
BRAND PLUMBING, INC	CH TOILET REPAIRS-UPSTAIRS		375.16	68421	10/10/22
CINTAS CORPORATION	MAT RENTALS		448.85	1280994	10/06/22
CINTAS CORPORATION NO. 2	PD:RESTOCK FIRST AID		212.30	1280993	10/06/22
COUNTRYSIDE LAWN & TREE CARE	IRRIGATION REPAIRS:ROCK RAB		2,717.80	68423	10/10/22
CREATIVE AWARDS & SCREEN PRINT	AWARD PLAQUES-CAR SHOW/XMAS LT		62.00	68424	10/10/22
WICHITA WATER CONDITIONING, INC	WATER SERVICE		37.55	1280999	10/06/22
TYLER DEHN	PER DIEM LKM CONF 2022		307.00	68391	9/29/22
DYNAMIC DISTRIBUTION CO	DISC GOLF SIGNS		1,400.00	68425	10/10/22
ECITY TRANSACTIONS, LLC	09/22 ONLINE PYT SERVICE		270.00	68426	10/10/22
EMILY JONES	WITNESS FEES		42.56	68392	9/29/22
EMPOWER RETIREMENT 457	EMP VLNTRY 457		150.00	1280988	9/28/22
EVERGY KANSAS CENTRAL INC	ELEC SVC:PUBLC AREAS		1,532.72	1281003	10/06/22
EVERGY KANSAS CENTRAL INC	ELEC SVC:CITY BLDGS-MAINT SHOP	440.08		1281000	10/06/22
EVERGY KANSAS CENTRAL INC	ELEC SVC:CITY BLDGS-CITY HALL	2,400.37	2,840.45	1281001	10/07/22
FICA/FEDERAL W/H	FED/FICA TAX		17,164.43	1280984	9/28/22
BRIDGESTONE AMERICAS, INC	FLEET MAINTENANCE #30,32,36		903.31	68429	10/10/22
ARMONDO FLEMING	TAI CHI INSTRUCTOR		180.00	68393	9/29/22
GALAXIE BUSINESS EQUIPMENT	LASERFICHE SCANNERS x2		1,295.00	68431	10/10/22
GALLS, LLC	PD UNIFORM EXPENSE		968.38	68432	10/10/22
MJ DONOVAN ENTERPRISES	PD #34 GRAPHICS		338.14	68433	10/10/22
EMILY HAMBURG	PER DIEM LKM CONF 2022		307.00	68397	9/29/22
HAYDEN HARDWICK	YOUTH SPORTS OFFICIAL	22.00		68398	9/29/22
HAYDEN HARDWICK		.02-	21.98	1280991	9/30/22
NICHALAS HARDWICK	YOUTH SPORTS OFFICIAL		99.00	68399	9/29/22
HASTY AWARDS	REC PROGRAM AWARDS		433.06	68434	10/10/22
THEODORE HENRY	PER DIEM KSGFOA 2022		134.00	68400	9/29/22
MARTY A HESS	YOGA INSTRUCTOR		105.00	68401	9/29/22
IDEATEK TELECOM	10/22 HOSTED PHONE SERV		656.64	1281006	10/03/22
IMAGINE IT INC	OFFICE 365 MONTHLY OCT'22	741.46		1281007	10/06/22
IMAGINE IT INC	PD CAMERA SYSTEM-IT SETUP	360.40	1,101.86	1281008	10/06/22
JACK JONES	WITNESS FEE		10.00	68402	9/29/22
JODEE B CATERING	PROFESSIONAL TRAINING DAY MEAL		432.00	68458	10/10/22
KANZA CO-OPERATIVE ASSOCIATION	BULK FUEL		645.07	68436	10/10/22
KIM BARTEL	WITNESS FEE		10.00	68403	9/29/22
BRENNA KIRBY	YOUTH SPORTS OFFICIAL		66.00	68404	9/29/22
WILLOW KIRBY	YOUTH SPORTS OFFICIAL		66.00	68405	9/29/22
KANSAS DEPT OF REVENUE	STATE TAX		3,001.30	1280987	9/28/22
K P E R S	KPERS TIER 3		11,770.99	1280986	9/28/22
TY LASHER	REIMB:TRAVEL/MTG MEALS		242.00	68406	9/29/22
LEAGUE OF KS MUNICIPALITIES	LKM ATTY CONF:J KELLY		120.00	68440	10/10/22
SPORTS ENGINE	COACH BACKGROUND CHECKS		70.00	68441	10/10/22
PAYLOCITY CORPORATION	FSA EMPLOYEE EXPENSE		72.03	1281005	10/07/22
PITNEY BOWES GLOBAL FINANCIAL	MONTHLY POSTAGE		500.00	1281009	10/06/22
SEDGWICK CO DEPT OF FINANCE	09/22 PRISONER HOUSING FEES		144.69	68443	10/10/22
SEWING & EMBROIDERY WORKS LLC	COUNCIL-STAFF APPAREL		1,593.75	68444	10/10/22

CLAIMS REPORT

Vendor Checks: 9/28/2022-10/10/2022

Section VII, Item A.

Payroll Checks: 9/28/2022-10/10/2022

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
JR SIMPLOT COMPANY	GRASS SEED		1,582.24	68445	10/10/22
JUSTIN SMITH	PER DIEM LKM CONF 2022		289.00	68411	9/29/22
SUMNER GROUP INC	COPIERS CONTRACTS/SUPPLIES		416.39	68446	10/10/22
SUN LIFE & HEALTH INS CO	10/22 VOLUNTARY LIFE PYMNT		352.42	68412	9/29/22
SUNFLOWER STATE EXTERIORS, LLC	REC GARAGE ROOF REPAIRS		5,000.00	68447	10/10/22
SURENCY LIFE & HEALTH INS CO	VISION INSURANCE		310.80	1281010	10/06/22
TREE TOP NURSERY & LANDSCAPE	EAGLE LAKE TREES, CONTRACT MOWING		3,757.31	68448	10/10/22
UNDERGROUND VAULTS & STORAGE	DOCUMENT SHREDDING		10.00	68449	10/10/22
ICMA RETIREMENT 304804	CITY MGR 457		1,074.23	1280985	9/28/22
VERIZON	CELL PHONE SVC		747.14	1281013	10/05/22
VERIZON	TABLET/S:SVC		216.01	1281011	10/05/22
VERIZON	TABLET/S:SVC		71.02	1281012	10/05/22
VISION ALLIANCE MARKETING, LLC	09/22 COURT SERVICES OFFICER		610.00	68450	10/10/22
TERESA WADE	TAEKWONDO INSTRUCTOR		180.00	68413	9/29/22
WASTE CONNECTIONS OF KANSAS	TRASH DISPOSAL SVC:MAINT SHOP	47.50		1281015	10/03/22
WASTE CONNECTIONS OF KANSAS	PORT A POT RENTAL-REC BALLFIEL	162.52	210.02	1281016	10/03/22
JOY K WILLIAMS, ATTY AT LAW	PROSECUTOR SVC		612.50	68453	10/10/22
	01 GENERAL TOTAL		70,241.39		
WATER UTILITY					
ADAM GOLDSMITH	REIMBURSEMENT		327.02	68387	9/28/22
ALS GROUP USA, CORP	DRINKING WATER ASBESTOS TEST		250.00	68388	9/28/22
AMAZON CAPITAL SERVICES, INC	OFFICE SUPPLIES/EQUIPMENT		28.99	1280992	10/06/22
CHISHOLM CREEK UTILITY AUTH.	10/22 CCUA CONTINGENCY		3,000.00	68422	10/10/22
CINTAS CORPORATION	PW MAINT SHOP TOWEL		26.36	1280994	10/06/22
CORE & MAIN LP	WATER SYS MAINT/REPAIR SUPPLIE	1,086.00		1280995	10/06/22
CORE & MAIN LP	WATER SYS MAINT/REPAIR SUPPLIE	198.00		1280996	10/06/22
CORE & MAIN LP	WATER SYS MAINT/REPAIR SUPPLIE	67.44		1280997	10/06/22
CORE & MAIN LP	METER SETTERS x4	509.59	1,861.03	1280998	10/06/22
ECITY TRANSACTIONS, LLC	09/22 ONLINE PYT SERVICE		90.00	68426	10/10/22
EVERGY KANSAS CENTRAL INC	ELEC SVC:PUBIC AREAS		247.75	1281003	10/06/22
EVERGY KANSAS CENTRAL INC	ELEC SVC:CITY BLDGS-MAINT SHOP	528.10		1281000	10/06/22
EVERGY KANSAS CENTRAL INC	ELEC SVC:CITY BLDGS-CITY HALL	163.66	691.76	1281001	10/07/22
FICA/FEDERAL W/H	FED/FICA TAX		2,806.25	1280984	9/28/22
FOULSTON CONSTRUCTION LLC	REIMBURSE UTILITY SOLUTIONS EX		555.00	68414	10/06/22
FREMAR CORPORATION	22.43TN TOP SOIL-BUNKER		515.89	68430	10/10/22
WW GRAINGER, INC	PW:MATERIALS SUPPLIES		394.14	1281004	10/06/22
IDEATEK TELECOM	10/22 HOSTED PHONE SERV		23.16	1281006	10/03/22
KANSAS ONE-CALL SYSTEM, INC.	LOCATE FEES:619 FOR 09/22		371.40	68435	10/10/22
KANZA CO-OPERATIVE ASSOCIATION	BULK FUEL		591.08	68436	10/10/22
KANSAS DEPT OF REVENUE	STATE TAX		489.15	1280987	9/28/22
KANSAS DEPT OF REVENUE	WATER FEES		7,295.87	68438	10/10/22
K P E R S	KPERS TIER 3		1,842.29	1280986	9/28/22
RURAL WATER DISTRICT NO 1	08/22 WATER:WELL #66 & #67	34.00		68408	9/29/22
RURAL WATER DISTRICT NO 1	09/22 WATER:WELL #66 & #67	24.00	58.00	68442	10/10/22
SUN LIFE & HEALTH INS CO	10/22 VOLUNTARY LIFE PYMNT		27.67	68412	9/29/22
SURENCY LIFE & HEALTH INS CO	VISION INSURANCE		62.08	1281010	10/06/22
VERIZON	CELL PHONE SVC		102.60	1281013	10/05/22
VERIZON	TABLET/S:SVC		10.15	1281012	10/05/22
WASTE CONNECTIONS OF KANSAS	TRASH DISPOSAL SVC:MAINT SHOP		48.95	1281015	10/03/22
WICHITA WINWATER WORKS	WATER SVC MAINTENANCE SUPPLIES		17,294.82	68452	10/10/22

CLAIMS REPORT

Vendor Checks: 9/28/2022-10/10/2022

Section VII, Item A.

Payroll Checks: 9/28/2022-10/10/2022

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
02 WATER UTILITY TOTAL			39,011.41		
SEWER UTILITY					
AMAZON CAPITAL SERVICES, INC	OFFICE SUPPLIES/EQUIPMENT		181.75	1280992	10/06/22
CHISHOLM CREEK UTILITY AUTH.	10/22 CCUA CONTINGENCY		2,820.00	68422	10/10/22
CINTAS CORPORATION	PW MAINT SHOP TOWEL		31.64	1280994	10/06/22
CORE & MAIN LP	WATER SYS MAINT/REPAIR SUPPLIE	786.00		1280995	10/06/22
CORE & MAIN LP	WATER SYS MAINT/REPAIR SUPPLIE	198.00		1280996	10/06/22
CORE & MAIN LP	WATER SYS MAINT/REPAIR SUPPLIE	67.44		1280997	10/06/22
CORE & MAIN LP	METER SETTERS x4	509.58	1,561.02	1280998	10/06/22
ECITY TRANSACTIONS, LLC	09/22 ONLINE PYT SERVICE		90.00	68426	10/10/22
EMPOWER RETIREMENT 457	EMP VLNTRY 457		400.00	1280988	9/28/22
EVERGY KANSAS CENTRAL INC	ELEC SVC:PUBLIC AREAS		1,496.24	1281003	10/06/22
EVERGY KANSAS CENTRAL INC	ELEC SVC:CITY BLDGS-MAINT SHOP	528.10		1281000	10/06/22
EVERGY KANSAS CENTRAL INC	ELEC SVC:CITY BLDGS-CITY HALL	163.66	691.76	1281001	10/07/22
FICA/FEDERAL W/H	FED/FICA TAX		2,154.35	1280984	9/28/22
GALAXIE BUSINESS EQUIPMENT	LASERFICHE SCANNERS x2		1,175.00	68431	10/10/22
IDEATEK TELECOM	10/22 HOSTED PHONE SERV		23.17	1281006	10/03/22
KANSAS ONE-CALL SYSTEM, INC.	LOCATE FEES:619 FOR 09/22		371.40	68435	10/10/22
KANZA CO-OPERATIVE ASSOCIATION	BULK FUEL		298.69	68436	10/10/22
KANSAS DEPT OF REVENUE	STATE TAX		348.06	1280987	9/28/22
K P E R S	KPERS TIER 3		1,370.63	1280986	9/28/22
SURENCY LIFE & HEALTH INS CO	VISION INSURANCE		44.00	1281010	10/06/22
VERIZON	CELL PHONE SVC		102.60	1281013	10/05/22
VERIZON	TABLET/S:SVC		10.15	1281012	10/05/22
WASTE CONNECTIONS OF KANSAS	TRASH DISPOSAL SVC:MAINT SHOP		47.51	1281015	10/03/22
03 SEWER UTILITY TOTAL			13,217.97		
SPECIAL STREET & HIWAY					
ANDALE CONSTRUCTION INC	53RD ST REPAIRS		5,080.88	68415	10/10/22
ATLAS ELECTRIC LLC	CP LIGHT GLOBES x2		1,270.00	68418	10/10/22
CINTAS CORPORATION	PW MAINT SHOP TOWEL		31.64	1280994	10/06/22
EVERGY KANSAS CENTRAL INC	ELEC SVC:PUBLIC AREAS		120.01	1281003	10/06/22
EVERGY KANSAS CENTRAL INC	ELEC SVC:STREET LIGHTING		232.81	1281002	10/06/22
EVERGY KANSAS CENTRAL INC	ELEC SVC:CITY BLDGS-MAINT SHOP		264.05	1281000	10/06/22
FICA/FEDERAL W/H	FED/FICA TAX		360.76	1280984	9/28/22
FREMAR CORPORATION	27.78 ROAD GRAVEL-BUNKER		293.29	68430	10/10/22
KANZA CO-OPERATIVE ASSOCIATION	BULK FUEL		1,658.95	68436	10/10/22
KANSAS DEPT OF REVENUE	STATE TAX		44.84	1280987	9/28/22
K P E R S	KPERS		295.31	1280986	9/28/22
SUN LIFE & HEALTH INS CO	10/22 VOLUNTARY LIFE PYMNT		70.20	68412	9/29/22
SURENCY LIFE & HEALTH INS CO	VISION INSURANCE		17.23	1281010	10/06/22
VERIZON	CELL PHONE SVC		102.60	1281013	10/05/22
BERRY COMPANIES, INC	BOBCAT SKID STEER MAINTENANCE		1,042.63	68451	10/10/22
04 SPECIAL STREET & HIWAY TOTAL			10,885.20		
CAPITAL IMPRV RESERVE					
GARVER	47TH ST CEI		1,577.50	68395	9/29/22

CLAIMS REPORT

Vendor Checks: 9/28/2022-10/10/2022

Section VII, Item A.

Payroll Checks: 9/28/2022-10/10/2022

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
	05 CAPITAL IMPRV RESERVE TOTAL		1,577.50		
CAPITAL PROJECTS					
KANSAS DEPT OF TRANSPORTATION	RAIL SPUR LOAN PYMNT #86		3,877.06	68439	10/10/22
	09 CAPITAL PROJECTS TOTAL		3,877.06		
SOLID WASTE UTILITY					
WASTE CONNECTIONS OF KANSAS	09/22 RECYCLE OR TRASH SVC		38,388.91	1281014	10/03/22
	12 SOLID WASTE UTILITY TOTAL		38,388.91		
CAPITAL PROJECTS #2 FUND					
COLUMBIA CAPITAL MANAGEMENT,LL	G02022A COI	33,212.61		68390	9/29/22
COUNTRYSIDE LAWN & TREE CARE	PRESTWICK N RAB SODDING	5,460.00		68423	10/10/22
ENVISION MANAGEMENT LLC	SEWER EASEMENT 53RD/OLIVER	30,000.00		68427	10/10/22
EWING	PRESTWICK N RAB IRRIGATION	247.84		68428	10/10/22
GARVER	ROCK SPRING 4TH:PH1	75,541.19		68395	9/29/22
GRANT STREET GROUP, INC	G02022A COI	4,000.00		68396	9/29/22
OFFICE OF THE ATTORNEY GENERAL	G02022A COI	1,635.00		68437	10/10/22
MUNIGROUP, LLC	G02022A COI	1,200.00		68407	9/29/22
S&P GLOBAL MARKET INTELLIGENCE	TN2022B COI	197.00		68409	9/29/22
S&P GLOBAL RATINGS	G02022A COI	18,525.00		68410	9/29/22
TREE TOP NURSERY & LANDSCAPE	PRESTWICK TRIANGLE LANDSCAPING	918.78		68448	10/10/22
	33 CAPITAL PROJECTS #2 FUND TOTAL		170,937.42		
	Accounts Payable Total		348,136.86		
Payroll Checks					
	01 GENERAL	56,446.71			
	02 WATER UTILITY	7,734.91			
	03 SEWER UTILITY	5,679.42			
	04 SPECIAL STREET & HIWAY	1,258.02			
	Total Paid On: 9/28/22		71,119.06		
	Total Payroll Paid		71,119.06		
	Report Total		419,255.92		

10.11.22

Gilmore & Bell, P.C.
09/30/2022

**EXCERPT OF MINUTES OF A MEETING
OF THE GOVERNING BODY OF
THE CITY OF BEL AIRE, KANSAS
HELD ON OCTOBER 18, 2022**

The governing body met in regular session at the usual meeting place in the City, at 7:00 p.m., the following members being present and participating, to-wit:

Absent:

The Mayor declared that a quorum was present and called the meeting to order.

* * * * *

(Other Proceedings)

Thereupon, and among other business, there was presented to the governing body a Petition which has been filed in the Office of the City Clerk requesting the making of certain internal improvements in the City pursuant to the authority of K.S.A. 12-6a01 *et seq.*

Thereupon, there was presented a Resolution entitled:

**A RESOLUTION CALLING AND PROVIDING FOR THE GIVING OF NOTICE
OF A PUBLIC HEARING ON THE ADVISABILITY OF THE MAKING OF A
CERTAIN INTERNAL IMPROVEMENT IN THE CITY OF BEL AIRE, KANSAS,
UNDER THE PROVISIONS OF K.S.A. 12-6a01 *ET SEQ.*, AS AMENDED AND
SUPPLEMENTED; AND PROVIDING FOR THE GIVING OF NOTICE OF SAID
HEARING (PAVING AND DRAINAGE IMPROVEMENTS/AURORA PARK).**

Thereupon Councilmember _____ moved that said Resolution be adopted. The motion was seconded by Councilmember _____. Said Resolution was duly read and considered, and upon being put, the motion for the adoption of said Resolution was carried by the vote of the governing body, the vote being as follows:

Yea: _____.

Nay: _____.

Thereupon, the Mayor declared said Resolution duly adopted and the Resolution was then duly numbered Resolution No. _____ and was signed by the Mayor and attested by the City Clerk.

* * * * *

(Other Proceedings)

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On motion duly made, seconded and carried, the meeting thereupon adjourned.

CERTIFICATE

I hereby certify that the foregoing Excerpt of Minutes is a true and correct excerpt of the proceedings of the governing body of the City of Bel Aire, Kansas, held on the date stated therein, and that the official minutes of such proceedings are on file in my office.

(SEAL)

City Clerk

Gilmore & Bell, P.C.
09/30/2022

RESOLUTION NO. _____

A RESOLUTION CALLING AND PROVIDING FOR THE GIVING OF NOTICE OF A PUBLIC HEARING ON THE ADVISABILITY OF THE MAKING OF A CERTAIN INTERNAL IMPROVEMENT IN THE CITY OF BEL AIRE, KANSAS, UNDER THE PROVISIONS OF K.S.A. 12-6a01 *ET SEQ.*, AS AMENDED AND SUPPLEMENTED; AND PROVIDING FOR THE GIVING OF NOTICE OF SAID HEARING (PAVING AND DRAINAGE IMPROVEMENTS/AURORA PARK).

WHEREAS, K.S.A. 12-6a01 *et seq.* (the “Act”) authorizes the governing body of any city to make or cause to be made municipal works or improvements which confer a special benefit upon property within a definable area of the city and the levying and collecting of special assessments upon property in the area deemed by the said governing body to be benefited by such improvements for special benefits conferred upon such property by any such improvements and to provide for the payment of all or any part of the costs of the improvements out of the proceeds of such special assessments; and

WHEREAS, the Act provides that before any contract is let or any work is ordered or authorized for an improvement, the governing body shall by resolution direct and order a public hearing on the advisability of the improvement, and to give notice of the hearing by not less than two (2) publications in a newspaper, such publications to be a week apart and at least three (3) days shall elapse between the last publication and the hearing; and such notice shall be given as to (a) the time and place of the hearing; (b) the general nature of the proposed improvements; (c) the estimated or probable cost of the proposed improvements; (d) the extent of the proposed improvement district to be assessed for the cost of the proposed improvements; (e) the proposed method of assessment; and (f) the proposed apportionment of the cost between the improvement district and the city at large; and

WHEREAS, the governing body of the City of Bel Aire, Kansas (the “City”), hereby finds and determines it to be necessary to direct and order a public hearing on the advisability of a certain improvement in the City pursuant to the authority of the Act; and further to provide for the giving of notice of said hearing in the manner required by the Act.

THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF BEL AIRE, KANSAS:

Section 1. Public Hearing. It is hereby authorized, ordered and directed that the governing body of the City, shall hold a public hearing on the advisability of the following described improvements (the “Improvements”):

That there be constructed pavement on 40TH STREET NORTH from the east line of Oliver Street to the west line of Harding Avenue; BATTIN AVENUE from the east line of Harding Avenue to the north line of Aurora Park Addition; HARDING AVENUE from the north line of 37th Street North to the north line of Aurora Park Addition; 39TH STREET NORTH/PARKWOOD AVENUE from the east line of Harding to the north line of 38th Street North; PARKWOOD AVENUE from the north line of 39th Street North to the north line of Aurora Park Addition; 40TH STREET NORTH from the east line of Parkwood Avenue to the west line of Edgemoor Drive. That said pavement on the above listed roads between aforesaid limits be constructed as a 7” asphalt mat pavement

for a width of twenty-six (26) feet from edge to edge with open ditches on both sides of the roads with plans and specifications to be furnished by the City Engineer of the City of Bel Aire, Kansas. Drainage to be installed where necessary.

Such public hearing will be held on November 1, 2022, at 7:00 P.M., at 7651 E. Central Park Avenue, Bel Aire, Kansas 67226, under the authority of the Act.

Section 2. Notice of Hearing. The City Clerk is hereby authorized, ordered and directed to give notice of said public hearing by publication of a Notice of Public Hearing substantially in the form attached hereto as ***Exhibit A*** two (2) times in the official City newspaper, such publications to be one (1) week apart, and the last publication to be at least three (3) days prior to the date of the hearing.

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ADOPTED by the governing body of the City on October 18, 2022.

(SEAL)

Mayor

ATTEST:

City Clerk

CERTIFICATE

I hereby certify that the above and foregoing is a true and correct copy of the Resolution of the City adopted by the governing body on October 18, 2022, as the same appears of record in my office.

DATED: October 18, 2022.

City Clerk

EXHIBIT A

(Published in the *Ark Valley News* on October 20, 2022 and October 27, 2022)

NOTICE OF PUBLIC HEARING

TO: RESIDENTS OF THE CITY OF BEL AIRE, KANSAS:

You and each of you are hereby notified that the governing body of the City of Bel Aire, Kansas (the "City"), will meet for the purpose of holding a public hearing, as provided by K.S.A. 12-6a01 *et seq.*, at 7651 E. Central Park Avenue, Bel Aire, Kansas 67226 on November 1, 2022, at 7:00 p.m.. Said public hearing is for the purpose of considering the advisability of making certain hereinafter described improvements.

(a) The general nature of the proposed Improvements (the "Improvements") are:

That there be constructed pavement on 40TH STREET NORTH from the east line of Oliver Street to the west line of Harding Avenue; BATTIN AVENUE from the east line of Harding Avenue to the north line of Aurora Park Addition; HARDING AVENUE from the north line of 37th Street North to the north line of Aurora Park Addition; 39TH STREET NORTH/PARKWOOD AVENUE from the east line of Harding to the north line of 38th Street North; PARKWOOD AVENUE from the north line of 39th Street North to the north line of Aurora Park Addition; 40TH STREET NORTH from the east line of Parkwood Avenue to the west line of Edgemoor Drive. That said pavement on the above listed roads between aforesaid limits be constructed as a 7" asphalt mat pavement for a width of twenty-six (26) feet from edge to edge with open ditches on both sides of the roads with plans and specifications to be furnished by the City Engineer of the City of Bel Aire, Kansas. Drainage to be installed where necessary.

(b) The estimated or probable cost of the proposed Improvements is: \$2,950,000, and said estimated cost as above set forth may be increased to include temporary interest or finance costs incurred during the course of design and construction of the project, and also may be increased at the pro rata of 1 percent per month from and after July 1, 2022.

(c) The extent of the proposed improvement district (the "Improvement District") to be assessed for the cost of the Improvements is:

Aurora Park Addition

Lots 1 – 4, Block A

Lots 1 – 6, Block B

Lots 1 – 10 and Lot 20, Block C

Lot 1 and Lots 10 – 18 and Lots 20 - 21, Block E

Lots 1 – 9, Block F

Lots 1 – 26, Block G

Lots 1 – 5, Block H

Parcel in Aurora Park Addition

Lot 7, Block B Aurora Park Addition Except the South 20' Thereof

Parcel in Aurora Park Addition

South 180 feet of Lots 18 & 19, Block E

Parcel in Aurora Park Addition

That Part of Lots 18-19 Lying North of a Line Beginning at a point on Parkwood Lane 200 Feet Southwest of the Northwest Corner of Lot 18 and Running Due East to a point 180 Feet South of the NE Corner of Lot 19, Block E

Bresaw Addition

Lot 1, Block A

Stilger Addition

Lot 1, Block A

Unplatted Tract

East 1/2 of a tract beginning 720 feet South of the Northwest Corner of the SW 1/4 Sec 25 T26S R1E thence East 403 Feet thence South 180 feet thence West 403 feet thence north to the point of beginning.

Unplatted Tract

Beginning 960 feet South of the Northwest Corner of the SW 1/4, Sec 25, T26S, R1E thence East 221.5 feet; thence South 120 feet; thence West 221.5 feet; thence North to the Point of Beginning

all in the City of Bel Aire, Sedgwick County, Kansas.

(d) The method of assessment is: a fractional basis, with each of the above listed lots, parcels and tracts to pay 1/79 of the total cost of the Improvements.

In the event all or part of the platted lots or parcels in the proposed Improvement District are replatted before assessments have been levied, the assessments against the replatted area shall be recalculated on the basis of the method of assessment set forth herein. In the event that unplatted property within the Improvement District is platted after adoption of a resolution authorizing the Improvements, the assessments against the newly platted area shall be recalculated on the basis of the method of assessment set forth herein. Where the ownership of a single lot is or may be divided into two or more parcels, the assessment to the lot so divided shall be assessed to each ownership or parcel on a square foot basis.

(e) The apportionment of the cost of the Improvements between the Improvement District and the City-at-large is: The City of Bel Aire will pay \$480,000 of the cost of drainage improvements that are part of the larger Improvements, and the remaining Improvement costs are to be assessed against the Improvement District.

The public hearing may be adjourned from time to time and until the governing body shall have made findings by resolution as to the advisability of the Improvements, the general nature of the Improvements, the estimated cost of the Improvements, the boundaries of the Improvement District, the method of assessment, and the apportionment of the costs between the Improvement District and the City-at-large, all to be as finally determined by the governing body; *provided*, however, that the area of the Improvement District to be assessed for the costs of the Improvements as finally determined may be less than, but shall not exceed, the area proposed to be assessed as described above without giving notice of and holding a new hearing on the advisability of the proposed Improvements.

ALL PERSONS DESIRING TO BE HEARD WITH REFERENCE TO THE PROPOSED IMPROVEMENTS SHALL BE HEARD AT THE PUBLIC HEARING.

DATED: October 18, 2022.

/s/ Melissa Krehbiel, City Clerk

City of Bel Aire, Kansas

STAFF REPORT

DATE: October 6, 2022

TO: Ty Lasher, City Manager

FROM: Anne Stephens, PE, City Engineer

RE: Cedar Pass, Phase 1 Sanitary Sewer Bids



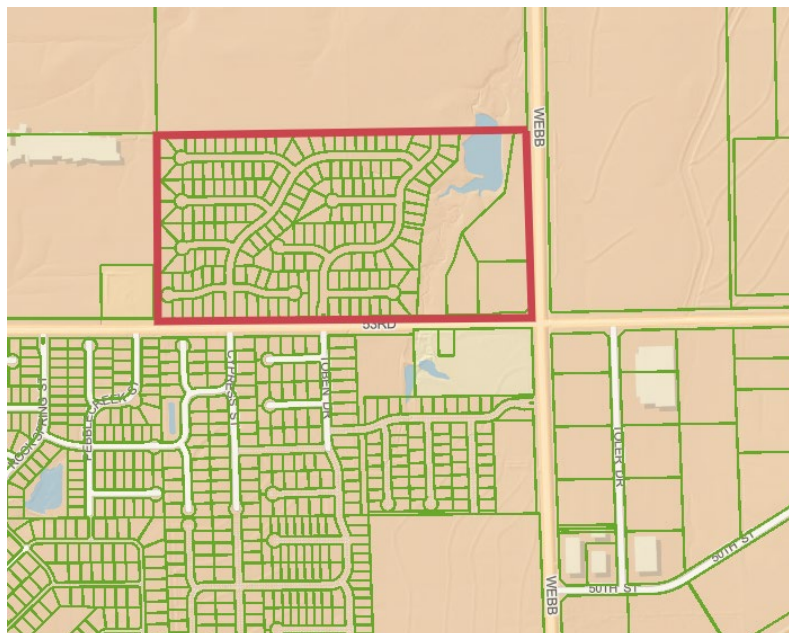
BACKGROUND:

The Developer of Cedar Pass is ready to begin construction of the infrastructure to support new homes in the subdivision.

DISCUSSION:

Garver worked with the Developer to design the sanitary sewer improvements for Cedar Pass, Sanitary Sewer, Phase 1. Bids were accepted on October 6th for the project. Four contractors responded to the solicitation.

Contractor	Total Bid
Engineer's Estimate	\$380,886.60
APEX	\$374,540.00
Dondlinger	\$508,561.70
Mies	\$657,569.70
Nowak	\$408,706.20



FINANCIAL CONSIDERATIONS: The cost of the improvements for these projects will be financed through a bond and spread as special assessments against the benefiting lots.

POLICY DECISION: Staff adhered to the purchasing policy in gathering a minimum of three bids for the project.

RECOMENDATION: Staff recommends that the City Council accept the bid from APEX for \$374,540.00.

Cedar Pass Addition Phase 1 Improvements				Engineers Estimate		Contractor	Apex	Contractor	NOWAK
	Sanitary Sewer - Phase 1	Quantity	Unit	Extension	Total	Extension	Total	Extension	Total
1	8" PVC Pipe	4892	LF	\$ 33.00	\$ 161,436.00	\$ 33.00	\$ 161,436.00	\$ 40.95	\$ 200,327.40
2	MH, Standard (4' Dia)	20	EA	\$ 4,000.00	\$ 80,000.00	\$ 3,885.00	\$ 77,700.00	\$ 3,685.00	\$ 73,700.00
3	MH Stub, 8" PVC	80	LF	\$ 40.00	\$ 3,200.00	\$ 50.00	\$ 4,000.00	\$ 46.60	\$ 3,728.00
4	MH, Doghouse over existing (4' Dia)	2	EA	\$ 5,000.00	\$ 10,000.00	\$ 4,105.00	\$ 8,210.00	\$ 5,690.00	\$ 11,380.00
5	Riser Pipe Assembly (4")	79	EA	\$ 925.00	\$ 73,075.00	\$ 960.00	\$ 75,840.00	\$ 990.00	\$ 78,210.00
6	Flowable Fill	178	LF	\$ 90.00	\$ 16,020.00	\$ 131.00	\$ 23,318.00	\$ 93.35	\$ 16,616.30
7	Connect to Exist SS MH	3	EA	\$ 1,200.00	\$ 3,600.00	\$ 1,465.00	\$ 4,395.00	\$ 1,275.00	\$ 3,825.00
8	Adjust Manhole Top	1	EA	\$ 500.00	\$ 500.00	\$ 1,005.00	\$ 1,005.00	\$ 2,015.00	\$ 2,015.00
9	Project Seeding (Temporary)	1	LS	\$ 1,500.00	\$ 1,500.00	\$ 4,835.00	\$ 4,835.00	\$ 2,015.00	\$ 2,015.00
10	Site Clearing	1	LS	\$ 22,000.00	\$ 22,000.00	\$ 1,195.00	\$ 1,195.00	\$ 5,035.00	\$ 5,035.00
11	Contractor Provided Testing	1	LS	\$ 6,800.00	\$ 6,800.00	\$ 8,866.30	\$ 8,866.30	\$ 9,055.00	\$ 9,055.00
12	BMP, Install Construction Entrance	1	EA	\$ 1,000.00	\$ 1,000.00	\$ 960.00	\$ 960.00	\$ 605.00	\$ 605.00
13	BMP, Silt Fence	1463	EA	\$ 1.20	\$ 1,755.60	\$ 1.90	\$ 2,779.70	\$ 1.50	\$ 2,194.50
				SS Total	\$ 380,886.60	SS Total	\$ 374,540.00	SS Total	\$ 408,706.20
						LOW BID			
Cedar Pass Addition Phase 1 Improvements				Contractor		Contractor	Dondlinger	Contractor	
	Sanitary Sewer - Phase 1	Quantity	Unit	Extension	Total	Extension	Total	Extension	Total
1	8" PVC Pipe	4892	LF	\$ 60.00	\$ 293,520.00	\$ 55.00	\$ 269,060.00		
2	MH, Standard (4' Dia)	20	EA	\$ 6,875.00	\$ 137,500.00	\$ 4,250.00	\$ 85,000.00		
3	MH Stub, 8" PVC	80	LF	\$ 65.00	\$ 5,200.00	\$ 41.00	\$ 3,280.00		
4	MH, Doghouse over existing (4' Dia)	2	EA	\$ 8,850.00	\$ 17,700.00	\$ 9,000.00	\$ 18,000.00		
5	Riser Pipe Assembly (4")	79	EA	\$ 1,825.00	\$ 144,175.00	\$ 1,000.00	\$ 79,000.00		
6	Flowable Fill	178	LF	\$ 190.00	\$ 33,820.00	\$ 92.00	\$ 16,376.00		
7	Connect to Exist SS MH	3	EA	\$ 500.00	\$ 1,500.00	\$ 1,400.00	\$ 4,200.00		
8	Adjust Manhole Top	1	EA	\$ 600.00	\$ 600.00	\$ 2,100.00	\$ 2,100.00		
9	Project Seeding (Temporary)	1	LS	\$ 25.00	\$ 25.00	\$ 4,028.00	\$ 4,028.00		
10	Site Clearing	1	LS	\$ 10,000.00	\$ 10,000.00	\$ 15,000.00	\$ 15,000.00		
11	Contractor Provided Testing	1	LS	\$ 10,000.00	\$ 10,000.00	\$ 8,988.00	\$ 8,988.00		
12	BMP, Install Construction Entrance	1	EA	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00		
13	BMP, Silt Fence	1463	EA	\$ 1.90	\$ 2,779.70	\$ 1.90	\$ 2,779.70		
				SS Total	\$ 657,569.70	SS Total	\$ 508,561.70	SS Total	\$ -

City of Bel Aire, Kansas

STAFF REPORT

DATE: October 10, 2022

TO: Ty Lasher, City Manager

FROM: Anne Stephens, PE, City Engineer

RE: Chapel Landing Ph 2 Paving Bids



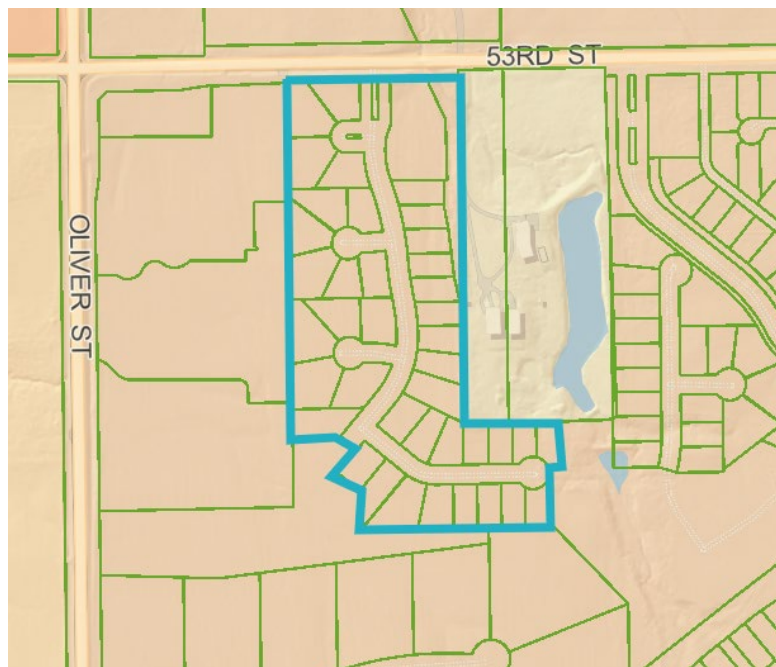
BACKGROUND:

The Developer of Chapel Landing Phase 2 is ready to proceed with paving improvements for the subdivision.

DISCUSSION:

Baughman worked with the Developer to design the paving improvements for Chapel Landing, Phase 2 Paving Improvements. Bids were accepted on October 6th for the project. Five contractors responded to the solicitation.

Contractor	Asphalt	Concrete
Engineer's Estimate	\$471,456.00	\$626,216.00
APAC	\$576,327.65	\$725,919.70
Kansas Paving	\$518,171.80	\$619,273.80
Pearson	\$475,791.00	\$638,128.00
Prado	No Bid	\$607,372.50
Wildcat	No Bid	\$738,934.30



FINANCIAL CONSIDERATIONS: The cost of the improvements for these projects will be financed through a bond and spread as special assessments against the benefiting lots.

POLICY DECISION: Staff adhered to the purchasing policy in gathering a minimum of three bids for the project.

RECOMENDATION: There is a 24.3% difference between the low bid for the concrete and the low bid for the asphalt. Staff recommends that the City Council accept the bid for concrete from Prado for \$607,372.50.

BID TABULATIONS
STREET PAVING AND INCIDENTAL STORMWATER SEWER
TO SERVE CHAPEL LANDING ADDITION PHASE 2
BEL AIRE, KANSAS
BID DATE: October 6th, 2022 at 10:00 A.M.

**ADDENDUM NO. 1

			Engineer's Estimate		Apac Construction		Kansas Paving		Pearson Construction		Prado Construction		Wildcat Construction	
Bid Items:	Quantities	Unit	Bid Price	Total	Bid Price	Total	Bid Price	Total	Bid Price	Total	Bid Price	Total	Bid Price	Total
AC Pavement 7" (5" Bit Base)	7,630	S.Y.	\$27.00	\$206,010.00	\$34.75	\$265,142.50	\$28.00	\$213,640.00	\$30.00	\$228,900.00				
2.5" Bit Base	1,941	S.Y.	\$10.00	\$19,410.00	\$12.00	\$23,292.00	\$8.00	\$15,528.00	\$0.00	\$0.00				
Crushed Rock Base 5", Reinforced	9,571	S.Y.	\$8.00	\$76,568.00	\$6.95	\$66,518.45	\$8.00	\$76,568.00	\$7.00	\$66,997.00				
Concrete Pavement (VG) 7" (Reinf)	208	S.Y.	\$80.00	\$16,640.00	\$65.00	\$13,520.00	\$60.00	\$12,480.00	\$58.00	\$12,064.00				
Concrete C & G, Type 2 (3-5/8" RL & 1-1/2")	3,936	L.F.	\$11.00	\$43,296.00	\$13.50	\$53,136.00	\$11.00	\$43,296.00	\$12.00	\$47,232.00				
Concrete C & G, Type 4 (6-5/8" & 1-1/2")	346	L.F.	\$14.00	\$4,844.00	\$17.00	\$5,882.00	\$11.00	\$3,806.00	\$14.00	\$4,844.00				
Concrete Curb, Mono Edge (6-5/8" & 1-1/2")	128	L.F.	\$12.00	\$1,536.00	\$5.00	\$640.00	\$2.00	\$256.00	\$5.00	\$640.00				
Concrete Sidewalk 6"	5,580	S.F.	\$5.00	\$27,900.00	\$5.00	\$27,900.00	\$4.00	\$22,320.00	\$4.00	\$22,320.00				
Wheelchair Ramp w/ Detectable Warnings	1	E.A.	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$600.00	\$600.00	\$750.00	\$750.00				
6" Drive Pavement	96	S.F.	\$12.00	\$1,152.00	\$12.00	\$1,152.00	\$10.00	\$960.00	\$12.00	\$1,152.00				
Excavation	1,333	C.Y.	\$4.00	\$5,332.00	\$6.50	\$8,664.50	\$5.00	\$6,665.00	\$9.00	\$11,997.00				
Fill, Compacted	70	C.Y.	\$2.00	\$140.00	\$3.00	\$210.00	\$3.00	\$210.00	\$1.50	\$105.00				
Pipe, SWS 30"	56	L.F.	\$90.00	\$5,040.00	\$115.00	\$6,440.00	\$121.00	\$6,776.00	\$110.00	\$6,160.00				
Pipe, End Section 30"	2	E.A.	\$2,500.00	\$5,000.00	\$1,150.00	\$2,300.00	\$850.00	\$1,700.00	\$1,450.00	\$2,900.00				
Concrete Flume	73	L.F.	\$50.00	\$3,650.00	\$60.00	\$4,380.00	\$30.00	\$2,190.00	\$46.00	\$3,358.00				
Inlet Adjusted	4	E.A.	\$1,000.00	\$4,000.00	\$1,190.00	\$4,760.00	\$600.00	\$2,400.00	\$600.00	\$2,400.00				
Inlet Hookup	4	E.A.	\$750.00	\$3,000.00	\$700.00	\$2,800.00	\$600.00	\$2,400.00	\$650.00	\$2,600.00				
Inlet Underdrain	84	L.F.	\$20.00	\$1,680.00	\$45.00	\$3,780.00	\$1.00	\$84.00	\$21.00	\$1,764.00				
Rip-Rap, Light Stone	54	S.Y.	\$70.00	\$3,780.00	\$100.00	\$5,400.00	\$75.00	\$4,050.00	\$75.00	\$4,050.00				
BMP, Back of Curb Protection	4,478	L.F.	\$1.00	\$4,478.00	\$0.90	\$4,030.20	\$0.10	\$447.80	\$1.00	\$4,478.00				
Maintain Existing BMPs	1	L.S.	\$2,000.00	\$2,000.00	\$1,530.00	\$1,530.00	\$50.00	\$50.00	\$1,530.00	\$1,530.00				
Ditch Restoration	1	L.S.	\$1,500.00	\$1,500.00	\$300.00	\$300.00	\$2,000.00	\$2,000.00	\$1,500.00	\$1,500.00				
Grading, Easement	1	L.S.	\$10,000.00	\$10,000.00	\$3,500.00	\$3,500.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00				
Signing	1	L.S.	\$3,500.00	\$3,500.00	\$2,950.00	\$2,950.00	\$3,545.00	\$3,545.00	\$2,950.00	\$2,950.00				
Seeding	1	L.S.	\$5,000.00	\$5,000.00	\$8,100.00	\$8,100.00	\$6,200.00	\$6,200.00	\$8,100.00	\$8,100.00				
Site Clearing & Restoration	1	L.S.	\$15,000.00	\$15,000.00	\$59,000.00	\$59,000.00	\$88,000.00	\$88,000.00	\$35,000.00	\$35,000.00				
TOTAL STR PAV W/ INC. SWD (ASPHALT)			\$471,456.00		\$576,327.65		\$518,171.80		\$475,791.00		NO BID		NO BID	



			Engineer's Estimate		Apac Construction		Kansas Paving		Pearson Construction		Prado Construction		Wildcat Construction	
Bid Items:	Quantities	Unit	Bid Price	Total	Bid Price	Total	Bid Price	Total	Bid Price	Total	Bid Price	Total	Bid Price	Total
6" Concrete Pavement	7,630	S.Y.	\$50.00	\$381,500.00	\$56.50	\$431,095.00	\$45.00	\$343,350.00	\$50.00	\$381,500.00	\$46.00	\$350,980.00	\$53.00	\$404,390.00
Crushed Rock Base 5", Reinforced	9,571	S.Y.	\$8.00	\$76,568.00	\$6.95	\$66,518.45	\$8.00	\$76,568.00	\$7.00	\$66,997.00	\$8.50	\$81,353.50	\$10.50	\$100,495.50
Concrete Pavement (VG) 7" (Reinf)	208	S.Y.	\$80.00	\$16,640.00	\$65.00	\$13,520.00	\$60.00	\$12,480.00	\$58.00	\$12,064.00	\$55.00	\$11,440.00	\$70.00	\$14,560.00
Concrete C & G, Type 2 (3-5/8" RL & 1-1/2")	3,936	L.F.	\$11.00	\$43,296.00	\$13.50	\$53,136.00	\$11.00	\$43,296.00	\$11.00	\$43,296.00	\$11.00	\$43,296.00	\$17.00	\$66,912.00
Concrete C & G, Type 4 (6-5/8" & 1-1/2")	346	L.F.	\$14.00	\$4,844.00	\$17.00	\$5,882.00	\$11.00	\$3,806.00	\$14.00	\$4,844.00	\$11.00	\$3,806.00	\$19.50	\$6,747.00
Concrete Curb, Mono Edge (6-5/8" & 1-1/2")	128	L.F.	\$10.00	\$1,280.00	\$5.00	\$640.00	\$2.00	\$256.00	\$5.00	\$640.00	\$3.00	\$384.00	\$6.15	\$787.20
Concrete Sidewalk 6"	5,580	S.F.	\$5.00	\$27,900.00	\$5.00	\$27,900.00	\$4.00	\$22,320.00	\$4.00	\$22,320.00	\$4.00	\$22,320.00	\$6.20	\$34,596.00
Wheelchair Ramp w/ Detectable Warnings	1	E.A.	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$600.00	\$600.00	\$750.00	\$750.00	\$800.00	\$800.00	\$1,814.00	\$1,814.00
6" Drive Pavement	96	S.F.	\$12.00	\$1,152.00	\$12.00	\$1,152.00	\$10.00	\$960.00	\$12.00	\$1,152.00	\$10.00	\$960.00	\$10.70	\$1,027.20
Excavation	1,067	C.Y.	\$4.00	\$4,268.00	\$8.15	\$8,696.05	\$5.00	\$5,335.00	\$10.00	\$10,670.00	\$5.00	\$5,335.00	\$10.30	\$10,990.10
Fill, Compacted	70	C.Y.	\$2.00	\$140.00	\$3.00	\$210.00	\$3.00	\$210.00	\$1.50	\$105.00	\$1.00	\$70.00	\$2.25	\$157.50
Pipe, SWS 30"	56	L.F.	\$90.00	\$5,040.00	\$115.00	\$6,440.00	\$121.00	\$6,776.00	\$110.00	\$6,160.00	\$120.00	\$6,720.00	\$124.50	\$6,972.00
Pipe, End Section 30"	2	E.A.	\$2,500.00	\$5,000.00	\$1,150.00	\$2,300.00	\$850.00	\$1,700.00	\$1,450.00	\$2,900.00	\$900.00	\$1,800.00	\$1,129.00	\$2,258.00
Concrete Flume	73	L.F.	\$50.00	\$3,650.00	\$60.00	\$4,380.00	\$30.00	\$2,190.00	\$46.00	\$3,358.00	\$30.00	\$2,190.00	\$69.10	\$5,044.30
Inlet Adjusted	4	E.A.	\$1,000.00	\$4,000.00	\$1,190.00	\$4,760.00	\$600.00	\$2,400.00	\$600.00	\$2,400.00	\$100.00	\$400.00	\$444.00	\$1,776.00
Inlet Hookup	4	E.A.	\$750.00	\$3,000.00	\$700.00	\$2,800.00	\$600.00	\$2,400.00	\$650.00	\$2,600.00	\$300.00	\$1,200.00	\$371.00	\$1,484.00
Inlet Underdrain	84	L.F.	\$20.00	\$1,680.00	\$20.00	\$1,680.00	\$1.00	\$84.00	\$21.00	\$1,764.00	\$10.00	\$840.00	\$27.10	\$2,276.40
Rip-Rap, Light Stone	54	S.Y.	\$70.00	\$3,780.00	\$100.00	\$5,400.00	\$75.00	\$4,050.00	\$75.00	\$4,050.00	\$100.00	\$5,400.00	\$62.40	\$3,369.60
BMP, Back of Curb Protection	4,478	L.F.	\$1.00	\$4,478.00	\$0.90	\$4,030.20	\$0.10	\$447.80	\$1.00	\$4,478.00	\$1.00	\$4,478.00	\$1.25	\$5,597.50
Maintain Existing BMPs	1	L.S.	\$2,000.00	\$2,000.00	\$1,530.00	\$1,530.00	\$50.00	\$50.00	\$1,530.00	\$1,530.00	\$100.00	\$100.00	\$1.00	\$1.00
Ditch Restoration	1	L.S.	\$1,500.00	\$1,500.00	\$300.00	\$300.00	\$2,000.00	\$2,000.00	\$1,500.00	\$1,500.00	\$4,000.00	\$4,000.00	\$3,925.00	\$3,925.00
Grading, Easement	1	L.S.	\$10,000.00	\$10,000.00	\$3,500.00	\$3,500.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$3,000.00	\$3,000.00	\$2,704.00	\$2,704.00
Signing	1	L.S.	\$3,500.00	\$3,500.00	\$2,950.00	\$2,950.00	\$3,545.00	\$3,545.00	\$2,950.00	\$2,950.00	\$500.00	\$500.00	\$3,800.00	\$3,800.00
Seeding	1	L.S.	\$5,000.00	\$5,000.00	\$8,100.00	\$8,100.00	\$6,200.00	\$6,200.00	\$8,100.00	\$8,100.00	\$6,000.00	\$6,000.00	\$7,250.00	\$7,250.00
Site Clearing & Restoration	1	L.S.	\$15,000.00	\$15,000.00	\$68,000.00	\$68,000.00	\$76,250.00	\$76,250.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
TOTAL STR PAV W/ INC. SWD (CONCRETE)			\$626,216.00		\$725,919.70		\$619,273.80		\$638,128.00		\$607,372.50		\$738,934.30	



City of Bel Aire, Kansas

STAFF REPORT

DATE: October 11, 2022

TO: Ty Lasher, City Manager

FROM: Anne Stephens, PE, City Engineer

RE: Rock Spring 4th Additional Sidewalk and Fill dirt



BACKGROUND:

The Developer has requested additional sidewalk be installed in the drainage reserve between Rock Spring 3rd and Rock Spring 4th. This Change Order also includes funds for additional fill dirt.

DISCUSSION:

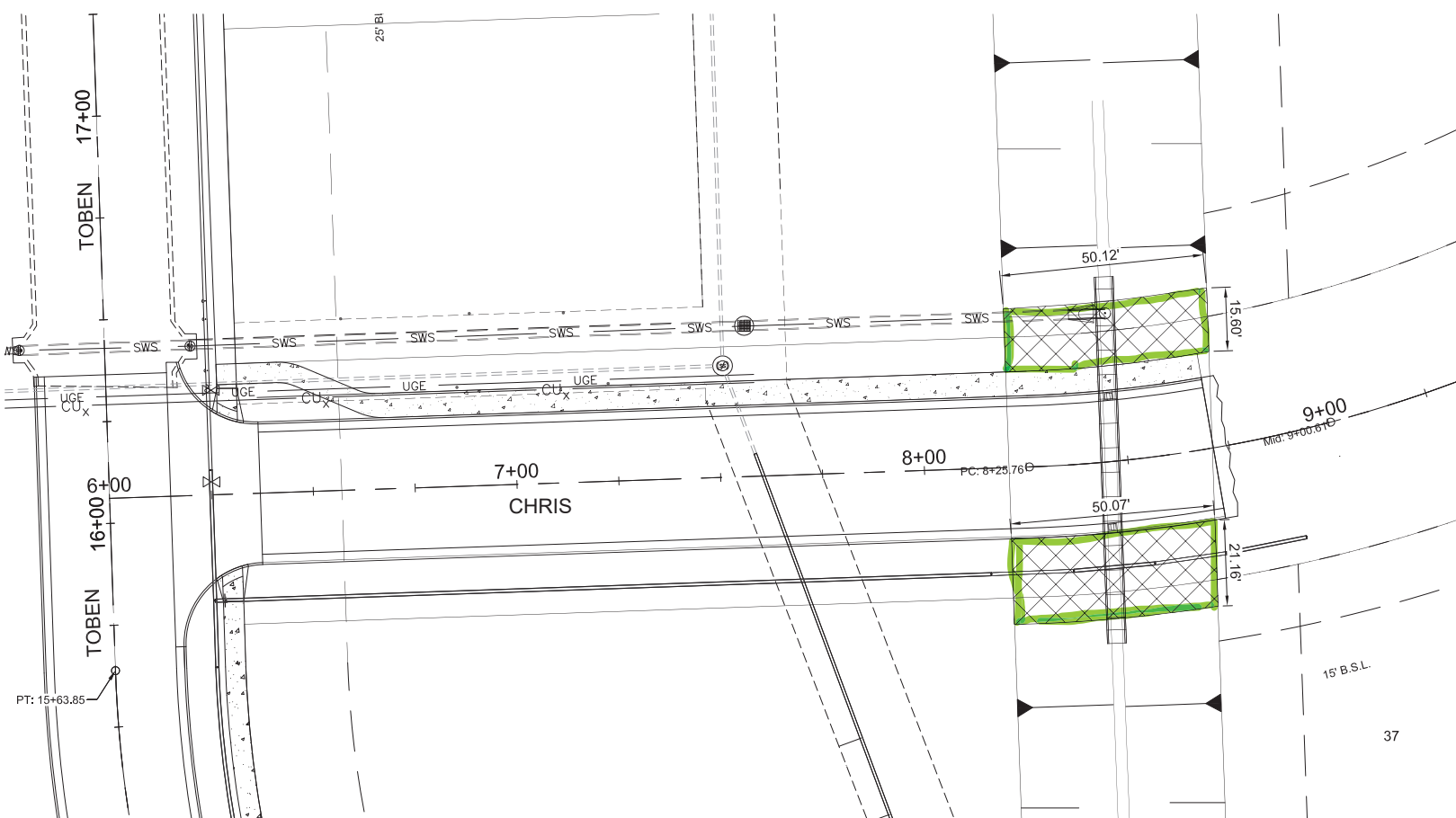
The Developer contacted Garver requesting that additional sidewalk be installed in the drainage reserve between Rock Spring 3rd and Rock Spring 4th in the street right-of-way. In the Developer's other subdivisions, they are having difficulty keeping this area maintained because there is no homeowner to maintain this area. The Developer has had this additional sidewalk installed and it is helpful in reducing the maintenance and improving the aesthetics of the overall area.

The additional fill dirt necessary is due to a miss-calculation regarding the amount of fill available on-site and the amount necessary to bring the site up to proposed grades. Fill dirt will be obtained from the City's stockpile in Sunflower Commerce Park west of FedEx. The additional cost will cover the transport, placement and stabilization of the stockpile following the removal of the soil.

FINANCIAL CONSIDERATIONS: The cost of these improvements will be included in the overall project costs, which will be financed through a bond and spread as special assessments against the benefiting lots.

POLICY DECISION: Pricing for this work was obtained from the contractor currently on-site and reviewed for reasonableness by Garver – the on-site construction observation firm.

RECOMENDATION: Staff recommends that the City Council accept Change Order 1 from Pearson for \$22,668.00.



City of Bel Aire, Kansas

STAFF REPORT

DATE: October 12, 2022

TO: Ty Lasher, City Manager

FROM: Anne Stephens, PE, City Engineer

RE: Webb Road Street and Shoulder Repairs



BACKGROUND:

The shoulder of Webb Road consists of 2" of asphalt on a compacted dirt base. This combination is not designed to hold any sort of weight. During the construction of the Rock Spring 4th subdivision, the shoulder has been breaking up and is badly in need of repair. A portion of the south bound driving lane has also experienced a fair amount of rutting and cracking. This area should be repaired as well before further damage occurs.

DISCUSSION:

Throughout the construction of the Rock Spring 4th project, it was noted that the shoulder and a portion of the south bound driving lane of Webb Road was experiencing distress due to construction traffic entering and exiting the project. It was decided early on to wait until the project was mostly complete before trying to repair any of the damage to the Webb Road shoulder. Now that the majority of the project has been completed, staff have met on-site with the Contractor and Garver to determine the extents of the damage and what needs to be replaced. The Contractor has put together two prices – one for damage that must be repaired (undriveable conditions) and damage that should be repaired (heavily cracked and needs to be replaced, but not undriveable at this point).





As mentioned above, the shoulder of Webb Road was initially constructed of 2" of asphalt onto a compacted dirt base. This combination is enough for an occasional use, but not for continued use of heavy construction traffic. The repaired/replaced section will consist of a 6" crushed concrete base and 6" of asphalt. The crushed concrete base will extend 1' beyond the surface asphalt to provide additional stability for the asphalt surface.

The price for replacing the "non-driveable" sections of Webb Road is \$25,346.00. The price for the additional replacement section is \$37,442.00. While not included in the bid, the Contractor can replace the edge marking for \$2,200.

The overall condition of Webb Road was rated at a "6" or "Good" and is not scheduled for maintenance in the next five years.

FINANCIAL CONSIDERATIONS: The cost of these improvements is considered a City expense and is part of the price of development. Each development pays a 5% administration fee to the general fund, which in turn supports the CIP. Funds for this project will come from the CIP.

POLICY DECISION: The Council needs to decide whether to repair the "non-driveable" portion of Webb Road, or the entirety of the shoulder and part of the driving lane that has been damaged.

RECOMMENDATION: Given that Webb Road is not in the 5-year maintenance plan, staff recommends that Council approve the repairs for the entirety of the damage identified including the replacement of the edge marking for a total of \$64,988.

From: [Max Beins](#)
To: [Anne Stephens](#)
Subject: RE: Message from KM_C458
Date: Monday, October 10, 2022 1:45:47 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Anne,
 I think it's around 1100 LF of just the solid white at the shoulder. \$ 2.00/LF would cover that.
 Max

From: Anne Stephens <AS Stephens@belaireks.gov>
Sent: Monday, October 10, 2022 11:23 AM
To: Max Beins <maxb@pearsonconstructionllc.com>
Cc: Glover, Eric J. <EJGlover@GarverUSA.com>
Subject: RE: Message from KM_C458

Thanks Max!

What would it cost to add striping in?



Anne Stephens, PE

City Engineer

7651 E. Central Park Ave.

Bel Aire, KS 67226

P: (316) 744-2451 ext: 133



From: Max Beins <maxb@pearsonconstructionllc.com>
Sent: Thursday, October 06, 2022 4:11 PM
To: Anne Stephens <AS Stephens@belaireks.gov>
Cc: Glover, Eric J. <EJGlover@GarverUSA.com>
Subject: FW: Message from KM_C458

Anne,
 Attached is our proposal for the Webb Road patch work. Please review the notes and let me know what questions you might have.
 Thank you,
 Max Beins

From: Scans <scans@pearsonconstructionllc.com>
Sent: Thursday, October 6, 2022 4:09 PM

To: Max Beins <maxb@pearsonconstructionllc.com>

Subject: Message from KM_C458



2901 N. Mead
Wichita, KS 67219
p: (316) 263-3100
f: (316) 263-3071
www.pearsonconstructionllc.com

Section XI, Item E.

To:	City of Bel-Aire	Contact:	Anne Stephens
Address:	7651 E Central Park Bel-Aire, KS 67226	Phone:	(316) 744-2451
		Fax:	(316) 744-3739
Project Name:	Rock Springs 4th Addition	Bid Number:	2203-009
Project Location:		Bid Date:	

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
300	Remove/Replace West Shoulder (North)	2,244.00	SF	\$9.00	\$20,196.00
301	Traffic Control	1.00	LS	\$5,150.00	\$5,150.00
Total Price for above Items:					\$25,346.00

Alternate

400	Remove/Replace West Shoulder (South)	3,588.00	SF	\$9.00	\$32,292.00
401	Traffic Control	1.00	LS	\$5,150.00	\$5,150.00
Total Price for above Alternate Items:					\$37,442.00

Notes:

- Sales tax excluded
- Staking and Layout included to the extent of what was discussed on site.
- Erosion control excluded
- Soils testing excluded
- Seeding Excluded
- Barricades / traffic control included
- The above price is good for 30 days.
- The existing pavement will be sawn and removed. The subgrade will be removed to a depth required to accomodate a 6" crushed concrete base with 4" base asphalt and 2' surface asphalt. The asphalt mixes will be per C.O.W. standards. The crushed concrete base will extend 12" beyond the west edge of the asphalt.
- Pavement markings/stripping are excluded.
- If the base bid and alternate are chosen together, deduct \$2500 from the Alternate traffic control.
- Pearson requests an additional 10 working days be added to the contract time for this work.
- As our schedule stands now, work could begin late October/early November....preferably after the import material has been hauled in.

Payment Terms:

Payment: Net 30 Days

ACCEPTED:

The above prices, specifications and conditions are satisfactory and are hereby accepted.

Buyer: _____

Signature: _____

Date of Acceptance: _____

CONFIRMED:

Pearson Construction, LLC

Authorized Signature: _____

Estimator: Max Beins

316-263-3100 maxb@pearsonconstructionllc.com

City of Bel Aire, Kansas

STAFF REPORT

DATE: October 12, 2022

TO: Ty Lasher, City Manager

FROM: Anne Stephens, PE, City Engineer

RE: 2022 Street Repair Bids



BACKGROUND:

Bids were accepted on October 12th for the 2022 Street Repair Projects, which include pavement and curb repairs in multiple areas throughout town and the micro-surfacing of several residential streets.

DISCUSSION:

The City worked with PEC to develop a plan set of pavement and curb repairs and micro-surfacing throughout different areas of town. Bids were accepted on October 12th for the project. Two contractors responded to the solicitation for the patch repairs and two contractors responded to the solicitation for micro-surfacing.

Pavement and Curb Repairs

Contractor	Total Bid
Engineer's Estimate	\$975,965.00
Kansas Paving	\$1,188,540.75
Pearson	\$1,514,260.00

Micro-Surfacing

Contractor	Total Bid
Engineer's Estimate	\$692,290.00
Vance Brothers	\$908,219.78
Intermountain	\$1,532,009.00

FINANCIAL CONSIDERATIONS: The cost of the improvements for these projects will be paid for from the CIP. Council originally budgeted \$1.4 million for pavement repair work in 2022.

POLICY DECISION: Staff attempted to solicit bids from three contractors, but only two responded (out of 6 that were sent out) to the request for the pavement and curb repair project and only two contractors were available on the micro-surfacing project (we checked with Wichita on micro-surfacing contractors prior to sending out solicitations).

RECOMMENDATION: Due to the costs, staff recommends that the pavement and curb repair project be awarded to Kansas Paving in the amount of \$1,188,540.75. Staff is currently working with Vance Brothers to see if they would be willing to hold their bid until the January 3, 2023 Council Meeting, or if we will need to re-bid the project at a later date. Staff can work with PEC to develop a list of additional pavement and curb repairs that could be change ordered into the Kansas Paving project to get closer to the \$1.4 million that Council originally budgeted for 2022 Street Repairs if desired.

OWNER: CITY OF BEL AIRE
 PROJECT: STREET MAINTENANCE - PAVEMENT & CURB REPAIRS
 PEC PROJECT NO: 31-210641-003-2564
 Bid Date/Time: October 12, 2022 11:00 a.m.

BID TABULATION

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	ENGINEER'S ESTIMATE		Conspec Inc (DBA) Kansas Paving		Pearson Construction LLC	
				UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST
BASE BID									
1	Combined Curb & Gutter Repair	4,109	LF	\$ 25.00	\$ 102,725.00	\$ 28.25	\$ 116,079.25	\$ 50.00	\$ 205,450.00
2	Concrete Valley Gutter Repair (7" Reinforced)	186	SY	\$ 65.00	\$ 12,090.00	\$ 75.00	\$ 13,950.00	\$ 200.00	\$ 37,200.00
3	Crushed Rock Base (5" Reinforced)	13,625	SY	\$ 18.00	\$ 245,250.00	\$ 15.00	\$ 204,375.00	\$ 30.00	\$ 408,750.00
4	Full Depth Asphalt Repair (5")	12,298	SY	\$ 50.00	\$ 614,900.00	\$ 69.25	\$ 851,636.50	\$ 70.00	\$ 860,860.00
5	Mono Curb, Valley Gutter (6")	100	LF	\$ 10.00	\$ 1,000.00	\$ 25.00	\$ 2,500.00	\$ 20.00	\$ 2,000.00
BASE BID TOTAL				\$ 975,965.00		\$ 1,188,540.75		\$ 1,514,260.00	



OWNER: CITY OF BEL AIRE
 PROJECT: STREET MAINTENANCE - MICROSURFACING
 PEC PROJECT NO: 31-210641-002-2564
 Bid Date/Time: October 12, 2022 11:00 a.m.

BID TABULATION

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	ENGINEER'S ESTIMATE		Vance Brothers, Inc		Intermountain Slurry Seal, LLC	
				UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST
BASE BID									
1	Microsurfacing (19-21 LBS/SY)	127,858	SY	\$ 3.50	\$ 447,503.00	\$ 3.45	\$ 441,110.10	\$ 5.00	\$ 639,290.00
2	Scrub Seal	127,858	SY	\$ 1.50	\$ 191,787.00	\$ 2.96	\$ 378,459.68	\$ 5.50	\$ 703,219.00
3	Pavement Marking & Signing	1	LS	\$ 50,000.00	\$ 50,000.00	\$ 88,560.00	\$ 88,560.00	\$ 185,000.00	\$ 185,000.00
4	Signing, Elec. Portable Message (Each Per Day)	3	DAY	\$ 1,000.00	\$ 3,000.00	\$ 30.00	\$ 90.00	\$ 1,500.00	\$ 4,500.00
BASE BID TOTAL				\$ 692,290.00		\$ 908,219.78		\$ 1,532,009.00	

STAFF REPORT

DATE: 10/12/22

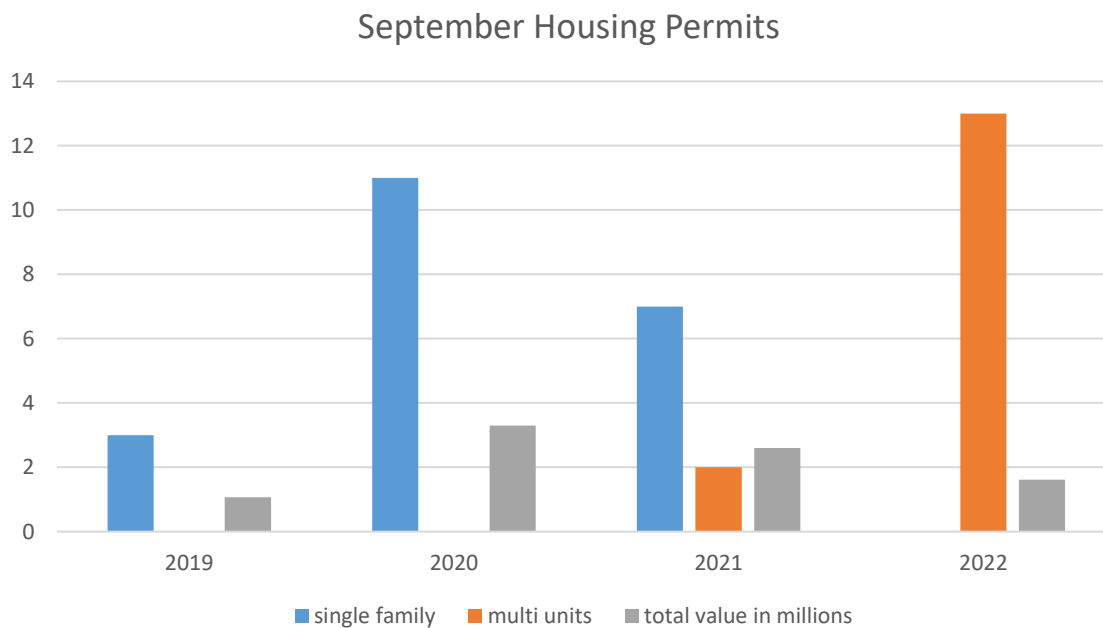
TO: City Council and City Manager

FROM: P&Z Department

RE: September Monthly report



Residential Construction update



Fall maintenance provided by Energy.Gov to save on heat loss during the winter season

Tips for Sealing Air Leaks

- Hire an energy assessor or other weatherization expert to test your home for air tightness.
- Caulk and weatherstrip doors and windows that leak air.
- Caulk and seal air leaks where plumbing, ducting, or electrical wiring comes through walls, floors, ceilings, and soffits over cabinets.
- Install foam gaskets behind outlet and switch plates on walls.
- Inspect dirty spots on any visual insulation for air leaks and mold. Seal leaks with low-expansion spray foam made for this purpose and install house flashing if needed.
- Look for dirty spots on your ceiling paint and carpet, which may indicate air leaks at interior wall/ceiling joints and wall/floor joists, and caulk them.

- Replace single-pane windows with more efficient double-pane low- energy windows. See the Windows section for more information.
- Use foam sealant on larger gaps around windows, baseboards, and other places where air may leak out.
- Check your dryer vent to be sure it is not blocked. This will save energy and may prevent a fire.
- Replace exterior door bottoms and thresholds with ones that have pliable sealing gaskets.
- Keep the fireplace flue damper tightly closed when not in use.
- Seal air leaks around fireplace chimneys, furnaces, and gas-fired water heater vents with fire-resistant materials such as sheet metal or sheetrock and furnace cement caulk.

Violations

It appears to be the simplest part of completing a task can be trick at times, the wire does need to be through the hole.



STAFF REPORT

DATE: October 10, 2022

TO: Ty Lasher, City Manager
Bel Aire City Council

FROM: Brian Hayes, Recreation Director

RE: **September Activities**

Recreation

- Fed Ex Ground in Sunflower Commerce Park donated two 27" bleacher units to the Rec Center. The value of these bleachers is \$7000. The blue colored bleachers will be used in the gym after the Fall Fest. **Thanks Fed Ex.**
-
- Pickleball participation was down with 225 compared to 292 participants last month.
- Taekwondo participation was up slightly with 14 students compared to 11 in September
- Happy Feet & TGA Golf classes are underway with 22 participants.
- Exercise classes were steady with 20 participants compared to 21 in September.
- August daily use was down with 480 compared to 556 last month.
- 201 youth ages 4-10 will complete their Outdoor Soccer season on October 15th.
- 38 youth participating in volleyball and flag football will conclude their seasons on October 22nd.
- Several proposals for an updated Rec Complex and Bel Aire Park master plans have been received. Staff is in the process of reviewing and asking for some revisions. Things being discussed are ADA access at the Rec Center as well as renovation and possible relocation of the tennis court to the Rec Complex that can accommodate outdoor pickleball as well.
- Due to the unseasonably hot September, yard renovation was rescheduled for October.
- Upcoming Rec programs include the annual Fall Festival, Little Dribblers, & Youth Basketball Leagues.

Seniors

- 542 seniors participated in bridge, line dance, exercise, Tai Chi, sewing, walking, book club, educational, and special activities compared to 644 last month.
- A few September events included a Potluck Dinner with Singo as well as several presentations.
- Staff continues to engage Bel Aire Seniors by phone, newsletters, and e-mail. Every week virtual tours of interesting venues, fun activities, and useful information are presented.
- Upcoming Senior activities include several pumpkin activities, Medicare counseling & enrollment, an orchard outing, Flu Shots, as well as the many ongoing programs and presentations.

Swimming Pool

- Staff is continued collecting information and estimates on prep work, pool liners, and re-plastering. That information will be presented at the October city council workshop.



MANAGERS REPORT



DATE: October 13, 2022
TO: Mayor Benage and City Council
FROM: Ty Lasher, City Manager
RE: October 18, 2022 Agenda

Consent Agenda (Item VI)

The consent agenda contains only the October 4, 2022, City Council Minutes.

Appropriations Ordinance (Item VII)

This reporting period includes \$56,000 in bond cost of issuance fees, \$100,000 in infrastructure improvements and \$38,000 for monthly trash fees.

City Requested Appearances (Item VIII)

Patrick Herman with Garver will provide an update on Woodlawn Construction.

Resolution for Paving & Drainage, Aurora Park (Item A)

Over the last few years, City Council and staff have received numerous complaints regarding dust, drainage, street conditions and road materials on the gravel roads in Bel Aire. On July 30th of 2021, a public meeting was held at City Hall to discuss gravel roads. City Council heard suggestions of cleaning out the ditches, different grading techniques, asphalt millings, dust treatments and changing road materials. In the end, these ideas were addressing a particular issue for the short term that would not eliminate the underlying issues which are inherent of gravel roads. In addition, several items are tied together such as poor drainage causing erosion of the street, requiring more grading and materials. As a result, Council wanted to look at a long-term solution.

Garver Engineering was hired by the city to complete a drainage study to determine what needs done to improve drainage and repair the ditches. For Aurora Park, the total estimated cost came to \$2,950,000. This includes reconstruction of ditches, new culverts and a 5" asphalt street over a 5" reinforced base. This permanently solves all the issues that have been a concern. There is no question such an improvement will increase the value of the neighborhood making it more attractive and desirable.

The next question is how this gets funded. As one drives around town, everyone notices the new developments with new streets, curb and guttering. Each property in these subdivisions is subject to a special assessment for the cost

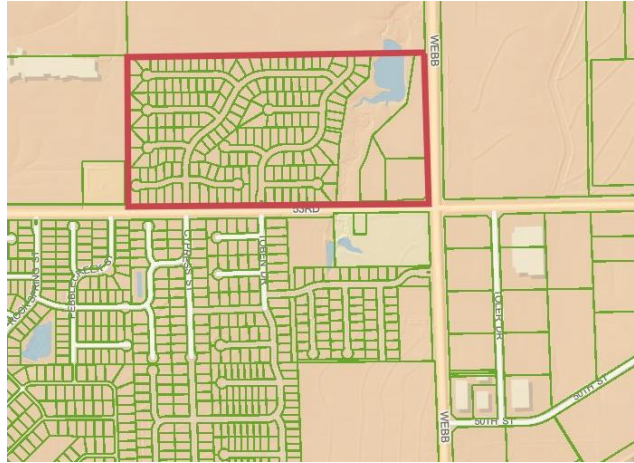
of those improvements. After installation, maintenance becomes the responsibility of the city. In an effort to be fair to all citizens, Council has decided that costs of the improvements in each gravel road subdivision should be assessed to benefiting property, but that the city would pay for the drainage improvements due to insufficient maintenance on the part of the city over the last number of years and deferred maintenance costs for the future by going to paved roads. This cost share reduces the total amount for Aurora Park residents to \$2,470,000 or a special assessment of roughly \$169.00 per lot per month for 20 years which is in line with costs we see in other developments in Bel Aire. The final actual numbers for these costs will be determined after the project is complete and will not appear on your property tax bill for 2 – 3 years.

A letter was sent on July 5, 2022 containing the details above and requesting property owners sign an enclosed petition or return a card opposing the special assessments. An open house was held on July 19, 2022 to share details and answer questions. A second follow up letter was sent on July 29, 2022 with a final follow up letter on August 16, 2022 requesting signed petitions or the returned opposition card. The city received 36 opposition votes and 27 signed petitions. A majority, 51%, of lot owners is 40. Since there was no majority direction and the yes verses no were close with 16 not responding, council has decided to move forward with paving the streets utilizing K.S.A 12-6a01 et seq.

The following outlines the process that will take place and that there is a protest option. At this meeting, Council will consider a resolution giving notice of the intent to move forward with paving the gravel streets in Aurora Park as detailed in the petitions circulated. The resolution will be published twice in the Ark Valley News and will set a public hearing at the November 1, 2022 City Council meeting. After the public hearing, the Council will be authorized by statute to adopt an authorizing resolution approving the street improvement project and special assessments with the cost of such project to be paid by property within an Improvement District established by such resolution. If approved by the Council, this authorizing resolution must then be published one time in the Ark Valley News. The improvements will not take place if, within twenty (20) days after publication of this authorizing resolution, written protests signed by both fifty-one (51%) or more of the resident owners of record of property within the Improvement District and the owners of record of more than half the total area of the Improvement District are filed with the City Clerk. K.S.A. 12-6a06 provides the genuineness of the signature and addresses of all signers of a protest petition shall be verified by some signer of such petition, and that the City Council shall be the judge of sufficiency of any protest petition and its decision shall be final and conclusive, except that names may be withdrawn from any protest petition by the signers at any time before the City Council shall convene its meeting to determine the sufficient thereof. The City Council also intends to apply the provision of K.S.A 25-3601 et seq. to any protest petition.

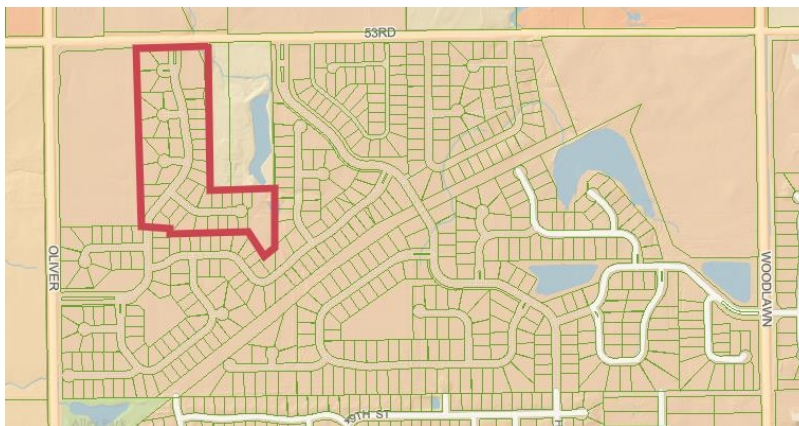
Bid for Cedar Pass, Sanitary Sewer Improvements, Phase 1 (Item B)

The Developer of Cedar Pass is ready to begin construction of Phase 1 infrastructure to support new homes in the subdivision. Garver has designed the sewer improvements for Phase 1 and solicited bids for the project. Four contractors provided bids, with Apex being the low bidder. The cost of the improvements will be financed through a bond and spread as special assessments against the benefiting lots. Staff recommends Council accept the low bid from APEX in the amount of \$374,540.00.



Bid for Chapel Landing, Phase 2 Paving (Item C)

The Developer of Chapel Landing Phase 2 is ready to proceed with paving improvements for the subdivision. Baughman worked with the Developer to design the Phase 2 Paving Improvements. The cost of the improvements will be financed through a bond and spread as special assessments against the benefiting lots. Five contractors submitted bids. There is a 24.3% difference between the low bid for concrete and the low bid for asphalt. Staff recommends that Council accept the low bid for concrete from Prado at \$607,372.50.



Change Order Request for Rock Spring 4th Paving (Item D)

The Developer has requested additional sidewalk be installed in the drainage reserve between Rock Spring 3rd and Rock Spring 4th. This Change Order also includes funds for additional fill dirt. In the Developer's other subdivisions, they are having difficulty keeping this area maintained because there is no homeowner to maintain this area. The Developer has had this additional sidewalk installed and it is helpful in reducing the maintenance and improving the aesthetics of the overall area. Additional fill dirt is necessary due to a miss-calculation regarding the amount of fill available on-site and the amount necessary to bring the site up to proposed grades. Fill dirt will be obtained from the City's stockpile in Sunflower Commerce Park west of FedEx. The additional cost will cover the transport, placement and stabilization of the stockpile following the removal of the soil. The cost of these improvements will be included in the overall project costs, which will be financed through a bond and spread as special assessments against the benefiting lots. Staff recommends that Council accept Change Order 1 from Pearson for \$22,668.00.

Quote for Webb Road (Item E)

During the construction of the Rock Spring 4th subdivision, the shoulder of Webb Road (near Rock Spring 4th) has been breaking up and is in need of repair. Webb Road is not scheduled for maintenance in the next five years. Anne felt it was better to wait until Rock Spring 4th was mostly complete before trying to repair any of the damage to the Webb Road shoulder. Now that the majority of the project has been completed, staff met on-site with the Contractor and Garver to determine the extent of damage and what needs to be replaced. The Contractor put together two prices – one for damage that must be repaired (undriveable conditions) and damage that should be repaired (heavily cracked and needs to be replaced, but not undriveable at this point). The price for replacing the “non-drivable” sections of Webb Road is \$25,346.00. The price for the additional replacement section is \$37,442.00. While not included in the bid, the Contractor can replace the edge marking for \$2,200. One might feel the contractor is responsible to repair the shoulder due to heavy equipment. Unfortunately, it is more an issue of the street condition rather than the traffic. For example, Central Park has concrete truck traffic daily that has not destroyed the pavement. The reason being is the pavement is newer and in better condition. However, on 53rd street, the road was not meant for large traffic volumes nor constructed for such uses. As a result, the road is deteriorating, and needs replaced. Shoulders are the same way. They are built for emergency uses and not traffic. Webb is an older build and construction traffic deteriorated the shoulder requiring the city to replace. To cover such expenses as well as staff time, each development pays a 5% administration fee to the general / CIP fund via bonding. Funds for this project will come from the CIP.

Your policy decision is whether to repair the “non-drivable” portion of Webb Road, or the entirety of the shoulder and part of the driving lane that has been damaged. Given that Webb Road is not in the 5-year maintenance plan, staff recommends that Council approve the repairs for the entirety of the damage identified including the replacement of the edge marking for a total of \$64,988.



Bids for 2022 Street Repairs (Items F-G)

2022 Street Repair Projects were discussed by Council, PEC and staff at an earlier workshop. PEC created a list of street repairs for 2022 with a \$1.4 million budget. The improvements included micro surfacing and pavement & curb repair. Staff contacted the City of Wichita for a list of street vendors they use. Three companies were contacted for bids with only two responding for the pavement and curb repair project. Only two contractors were available for the micro-surfacing project.

The bids for both micro-surfacing and pavement & curb repair came in above PEC estimates and the amount budgeted. Due to the increased costs, staff recommends the pavement and curb repair project be awarded to Kansas Paving in the amount of \$1,188,540.75. If Council wishes to get closer to the \$1.4 million that was originally budgeted for 2022 Street Repairs, Staff can work with PEC to develop a list of additional pavement and curb repairs that could be done via a change order. In regard to micro-surfacing, staff is recommending the bids be rejected. Staff can rebid the micro-surfacing after the first of the year for 2023 projects.

Executive Session (Item XII)

Staff has no need for an executive session