AGENDA
CITY COUNCIL MEETING
7651 E. Central Park Ave, Bel Aire, KS
August 04, 2026 7:00 PM

I. CALL TO ORDER: Mayor Jim Benage

II. ROLL CALL

Greg Davied ____ Tyler Dehn ____ Emily Hamburg ____
Brandon McIntosh ____ Mike Proctor ____

III. OPENING PRAYER:

A. Mark Posson

IV. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

V. DETERMINE AGENDA ADDITIONS

VI. CONSENT AGENDA

A. Approval of Minutes of the July 21, 2026 City Council meeting.

B. Confirm the Mayor's appointment of Kent Koehler to the Planning Commission, term expiring August 4, 2029.

C. Receive, for information only, Change Order No. 4 in the amount of $4,200.00, for the 2026 Street Maintenance & Repairs Project with Kansas Paving.

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 No. 26-14 in the amount of $813,859.54.

Action: Motion to (approve / deny / table) Appropriations Ordinance No. 26-14.

Motion ________ Second ________ Vote ________

VIII. CITY REQUESTED APPEARANCES

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 Work Order No. 26-23 with PEC, for Additional Construction Observation Services for Bel Aire Lakes Phase 2, with a cost of $29,500.00.

Action: Motion to (Approve / Deny / Table) Work Order No. 26-23 with PEC in an amount not-to-exceed $29,500.00, for additional Construction Observation services for Bel Aire Lakes Phase 2, and authorize the Mayor to sign.

Motion ______ Second ________ Vote ________

B. Consideration of A Resolution of the Governing Body of the City of Bel Aire, Kansas Authorizing the Sale and Conveyance of Certain Property Related to Epic Real Estate Development II, L.L.C.

Action: Motion to (adopt / deny / table) A Resolution of the Governing Body of the City of Bel Aire, Kansas Authorizing the Sale and Conveyance of Certain Property Related to Epic Real Estate Development II, L.L.C., and authorize all required signatures.

Motion _______ Second _______ Vote _______

XII. EXECUTIVE SESSION

A. **Action**: Motion to recess into executive session to discuss with legal counsel and receive legal advice related to the Planning Commission. The discussion will be pursuant to K.S.A. 75- 4319(b)(2) for legal consultation with the City Attorney, which would be deemed privileged in the attorney-client relationship. Invite City Manager and City Attorney. The meeting will be for a period of (______) minutes, and the open meeting will resume in City Council Chambers at (______) p.m.

Motion ______ Second ______ Vote ______

XIII. DISCUSSION AND FUTURE ISSUES

A. Discussion/Presentation on the Capital Improvement Reserve Fund.

B. Discussion/Presentation on Water and Sewer rates for 2027

XIV. ADJOURNMENT

Action: Motion to adjourn.

Motion _______ Second _______ Vote _______

Additional Attachments:

A. City Manager's Report - August 4, 2026

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. Video of this meeting can be streamed at www.belaireks.gov and on YouTube. 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
July 21, 2026 7:00 PM

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

II. ROLL CALL

Councilmembers Tyler Dehn, Emily Hamburg, Brandon McIntosh, and Mike Proctor were present. Councilmember Greg Davied attended by videoconference.

Also present were City Manager Ted Henry, City Attorney Maria Schrock, Director of Public Works Marty McGee, Director of Finance Barry Smith, City Engineer Anne Stephens, and City Clerk Melissa Krehbiel.

III. OPENING PRAYER: Father Andrew Labenz 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 July 7, 2026 City Council meeting.

B. Confirm the Mayor's reappointment of Bill Moss to Seat 5 on the Utility Advisory Committee. The term will expire on August 1, 2029.

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

VII. DISCUSSION AND APPROVAL OF APPROPRIATIONS ORDINANCE

A. Consideration of Appropriations Ordinance No. 26-13 in the amount of $244,490.96.

MOTION: Councilmember Davied moved to approve Appropriations Ordinance No. 26-13. Councilmember Hamburg seconded the motion. ***Motion carried 5-0.***

VIII. CITY REQUESTED APPEARANCES: None.

IX. CITIZEN CONCERNS: No one spoke.

X. REPORTS

A. Council Member Reports

Councilmember Dehn reported that he recently met by phone with Kristen Zimmerman and federal officials to explore federal funding options for K-254 improvements.

Councilmember Proctor commented on the success of National Night Out and the fireworks display. He noted that ‘no smoking’ signs are posted at River Fest and he would like for the Council to consider having a ‘no smoking’ policy at future Bel Aire events.

Councilmember Davied commented on the success of National Night Out; he thanked staff for getting it funded with minimal taxpayer expense.

B. Mayor's Report

Mayor Benage commented on the success of the National Night Out event and thanked the Police Department, sponsors, volunteers and staff for their work on the event. Mayor Benage briefly reported on the most recent meetings of the Bel Aire Utility Advisory Committee (UAC), the Sedgwick County Association of Cities, and the Wichita Area Metropolitan Planning Organization (WAMPO).

Last week, Mayor Benage and City Manager Ted Henry attended a seminar on data centers. Their reason for attending was to learn more about these facilities and get ahead of the issue in light of the many concerns that citizens have raised in other communities. They want to be transparent about this issue. Should someone approach the city with such a project, they want to have an idea of how to respond to protect Bel Aire citizens. As of today, the City has not received any proposals.

The Kansas Water Office is holding a consult meeting in Wichita on August 27th; citizens can register to attend on the website of the Kansas Water Office. He reminded citizens that voting for the primary will be held July 28th to August 1st, and August 4th.

C. City Attorney Report

City Attorney Maria Schrock reported on Kansas Open Records Act requests. As of today, 101 requests have been received by the City. City staff are looking at streamlining processes and improving forms.

D. City Manager Report

City Manager Ted Henry encouraged residents to attend Disney Night at the Central Park Pool on July 25th . He thanked everyone for the successful National Night Out and fireworks event.

XI. ORDINANCES, RESOLUTIONS AND FINAL ACTIONS

A. Consideration of Bids and Contract for Construction of the Skyview at Webb, Phase 1 Water Distribution, Sanitary Sewer, Stormwater Sewer, and Street Improvements. Four (4) bids were received:

Bidder	Total Bid
Engineer's Estimate	*$1,906,379.00*
Dondlinger Construction	$1,369,191.00
McCullough Excavation	$1,676,760.00
Mies Construction	$1,163,439.80
Nowak Construction	$1,359,223.58

MOTION: Councilmember Hamburg moved to approve the bid from Mies Construction, in the amount of $1,163,439.80 and approve the contract as presented and authorize the Mayor and city staff to sign all necessary documents. Councilmember Proctor seconded the motion. ***Motion carried 5-0***.

B. Consideration of an Agreement for Construction Inspection Services for the Skyview at Webb, Phase 1 water, sanitary sewer, stormwater sewer, and street projects.

MOTION: Councilmember McIntosh moved to accept the Agreement with Baughman for Construction Inspection Services for the Skyview at Webb, Phase 1 water, sanitary sewer, stormwater sewer, and street projects in the amount of $68,250 Not to Exceed and authorize the Mayor to sign. Councilmember Davied seconded the motion. ***Motion carried 5-0.***

C. Consideration of an Ordinance Amending Chapter 17 of the City Code to Update Building Code Provisions in Articles 3, 4, 5, 6, 7, and 11.

MOTION: Councilmember Davied moved to Adopt An Ordinance Amending the Building Code As Presented and authorize the Mayor to sign. Councilmember Dehn seconded the motion.

Roll Call Vote:

Greg Davied – Aye Tyler Dehn – Aye Emily Hamburg – Aye
Brandon McIntosh – Aye Mike Proctor – Aye

Motion carried 5-0.

D. Consideration of Bids and Contract for On-Call Services For Installation Of Water Service Utility Lines.

MOTION: Councilmember Hamburg moved to approve the bid from Wilkes approve the contract as presented; and authorize the Mayor and city staff to sign all necessary documents. Councilmember Davied seconded the motion. Discussion followed.

SUBSTITUTE MOTION: Councilmember McIntosh moved to approve the bid from Wilkes Underground Utilities, LLC in the unit price amounts for a long one-inch installation of $1,550, for a short one-inch installation of $1,225, for a long two-inch installation of $4,600, for a short two-inch installation of $3,500**;** approve the contract as presented and authorize the Mayor and city staff to sign all necessary documents. Councilmember Dehn seconded the motion. ***Motion carried 5-0.***

Mayor Benage noted that the substitute motion passed and the first motion was moot.

E. Consideration of A Resolution of the City Of Bel Aire, Kansas Authorizing Certain Improvements to 45th Street in the City and the Issuance of General Obligation Bonds of the City to Pay Costs of Such Improvements.

MOTION: Councilmember Dehn moved to adopt a Resolution of the City Of Bel Aire, Kansas Authorizing Certain Improvements to 45th Street in the City and the Issuance of General Obligation Bonds of the City to Pay Costs of Such Improvements and authorize all required signatures. Councilmember Davied seconded the motion. ***Motion carried 5-0.***

F. Consideration of an Agreement for Land Acquisition Services for the 45th Street, Oliver to Woodlawn Street Reconstruction Project.

MOTION: Councilmember Proctor moved to accept the Agreement with Skeens for Land Acquisition Services for the 45th Street, Oliver to Woodlawn Street Reconstruction Project not to exceed $80,000 and authorize the Mayor to sign. Councilmember Dehn seconded the motion. ***Motion carried 5-0.***

XII. EXECUTIVE SESSION

A. No Executive Session

XIII. DISCUSSION AND FUTURE ISSUES

XIV. ADJOURNMENT

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

Approved by the City Council this _____ day of _______________, 2026.

____
Jim Benage, Mayor

ATTEST:

____
Melissa Krehbiel, City Clerk

City of Bel Aire

CHANGE ORDER (CO) FORM

Contractor: Conspec Inc. dba Kansas Paving
Engineer: Professional Engineering Consultants, PA
Agreement Name: 2026 Street Maintenance & Repairs
Agreement Scope: Woodlawn, Rock Road, 53rd St, Bel Aire Heights, and Edgemoor
Agreement Date: 4/08/2026
Agreement Price: $675,243.00 Agreement Time: Final Completion 8/31/2026

Change Order No: 04 **Date of Issuance: 7/08/2026**

Additional Work as shown on the Map (Exhibit A):
Message Boards for closure at 53rd and Rock Rd.

Reason for Additional Work:
Request by City of Bel Aire.

Agreement Time (Change or No Change):
There is No Change to the Agreement Time.

Change in Contract Price	Change in Contract Times
Original Contract Price: $ 675,243.00	Original Contract Times: Substantial Completion: August 17, 2026 Ready for Final Payment: August 31, 2026
Previously approved Change Orders No. 1 to No. 3: $ 8,808.33	Previously approved Change Orders No. 1 to No. __: Substantial Completion: N/A Ready for Final Payment:
Contract Price prior to this Change Order: $ 684,051.33	Contract Times prior to this Change Order: Substantial Completion: August 17, 2026 Ready for Final Payment: August 31, 2026
(Increase/Decrease) this Change Order: $ 4,200.00	(Increase/Decrease) this Change Order: Substantial Completion: no change Final Completion:
Contract Price this Change Order: $ 688,251.33	Contract Times with all approved Change Orders: Substantial Completion: August 17, 2026 Ready for Final Payment: August 31, 2026

Summary Of Costs as of Date of Issuance for this Change Order:
See Table above.

In accordance with the terms of the Agreement referred to on page 1, the City hereby authorizes the change to the Agreement, as referenced in this Change Order. Exhibits A, and this Change Order, shall be incorporated into the Agreement by reference. In all other respects, the terms and conditions of the Agreement shall remain in full force and effect, except as specifically modified by this Change Order.

The additional work for this Change Order is to be performed at a cost not to exceed **$4,200.00.**

The additional work for this Change Order cannot be completed until approved by all parties on the next page.

[*Remainder of this page intentionally left blank*]

~~This Change Order is Approved and Passed by the Governing Body of the City of Bel Aire, Kansas, on the ___ day of _________, 2026.~~

Recommended and Approved:

Terry Hacker, Project Manager — Date: 7-9-2026
Contractor (Authorized Signature)

Recommended and Approved:

Tim Aziere, PE, PTOE, Project Engineer — Date: 7/10/26
Engineer (Authorized Signature)

Recommended and Approved:

Anne Stephens, City Engineer — Date: July 14, 2026

Approved:

Ted Henry, City Manager — Date: 7.14.26

Approved as to Form Only:

Maria A. Schrock, City Attorney — Date: 7-15-26

By Order of the Governing Body:

______________________ __________

Jim Benage, Mayor — Date
Owner (Authorized Signature)

Attest:

____

Melissa Krehbiel, City Clerk

Pursuant to Resolution No. R-2026-15, this Change Order is presented to the Governing Body of the City of Bel Aire, Kansas, for information only, on this 4th day of August, 2026.

EXHIBIT A

KANSAS PAVING

Change Order #4

City of Bel Aire

7651 E Central Park

Bel Aire Kansas 67226

Attn: Tim Aziere

Date: 7/7/2026

Project: 2026 Street Maintenance and Repairs

We Request the Following alteration to the above project: At the request of the City of Bel Aire wants a cost for message boards to give advance warning for road closure.

• Message Boards	14 Days	4 EA	$75.00	$4,200.00

Grand Total Increase	$4,200.00

Kansas Paving

Terry W Hacker

Terry Hacker

P.O. Box 4204
Wichita, KS 67204
(316) 832-0828
Fax (316) 832-0900

City of Bel Aire, KS

AP ORDINANCE
By Vendor DBA

Payment Dates 7/15/2026 - 7/28/2026

Vendor DBA	Description (Item)	Post Date	Payment Date	Project Account Key	Amount
Vendor DBA: 0110 -					
AAA PORTABLE SERVICES LLC	PORTABLE RESTROOM-REC	07/15/2026	07/17/2026		150.00
			Vendor DBA 0110 - AAA PORTABLE SERVICES LLC Total:		**150.00**
Vendor DBA: 1548 -					
ALLEN, GIBBS & HOULIK, LC/A…	2025- AUDIT PROGRESS	07/16/2026	07/17/2026		20,000.00
			Vendor DBA 1548 - ALLEN, GIBBS & HOULIK, LC/AGH Total:		**20,000.00**
Vendor DBA: 3086 -					
ANYTIME LAB TESTING, INC.	EMPLOYMENT DRUG TESTING	07/24/2026	07/24/2026		21.00
ANYTIME LAB TESTING, INC.	EMPLOYMENT DRUG TESTING	07/24/2026	07/24/2026		21.00
			Vendor DBA 3086 - ANYTIME LAB TESTING, INC. Total:		**42.00**
Vendor DBA: 0055 - ARK VALLEY NEWS					
ARK VALLEY NEWS	BREEZE AD	07/14/2026	07/17/2026		500.00
ARK VALLEY NEWS	PUBLICATIONS	07/15/2026	07/17/2026		40.00
			Vendor DBA 0055 - ARK VALLEY NEWS Total:		**540.00**
Vendor DBA: 0054 - AT&T GLOBAL NETWORK					
AT&T GLOBAL NETWORK	INTERNET BACKUP	07/21/2026	07/27/2026		170.00
			Vendor DBA 0054 - AT&T GLOBAL NETWORK Total:		**170.00**
Vendor DBA: 0174 -					
BANK OF NEW YORK MELLON …	06/26 O&M/DEBT SVC	07/21/2026	07/16/2026		60,412.79
BANK OF NEW YORK MELLON …	06/26 O&M/DEBT SVC	07/21/2026	07/16/2026		47,227.39
BANK OF NEW YORK MELLON …	06/26 O&M/DEBT SVC	07/21/2026	07/16/2026		34,945.99
BANK OF NEW YORK MELLON …	06/26 O&M/DEBT SVC	07/21/2026	07/16/2026		104,551.48
			Vendor DBA 0174 - BANK OF NEW YORK MELLON TRUST Total:		**247,137.65**
Vendor DBA: 1486 -					
BLUE CROSS & BLUE SHIELD O…	08/26 TY'S HEALTH INSURANCE	07/21/2026	07/21/2026		1,651.80
BLUE CROSS & BLUE SHIELD O…	08/26 HEALTH INSURANCE	07/21/2026	07/21/2026		58,992.31
BLUE CROSS & BLUE SHIELD O…	08/26 HEALTH INSURANCE	07/21/2026	07/21/2026		3,376.62
BLUE CROSS & BLUE SHIELD O…	08/26 HEALTH INSURANCE	07/21/2026	07/21/2026		2,588.50
BLUE CROSS & BLUE SHIELD O…	08/26 HEALTH INSURANCE	07/21/2026	07/21/2026		8,897.44
			Vendor DBA 1486 - BLUE CROSS & BLUE SHIELD OF KS Total:		**75,506.67**
Vendor DBA: 1318 -					
BRADY INDUSTRIES OF KS- BR…	CH:JANITORIAL SUPPLIES	07/23/2026	07/24/2026		589.87
BRADY INDUSTRIES OF KS- BR…	CH:JANITORIAL SUPPLIES	07/23/2026	07/24/2026		55.89
			Vendor DBA 1318 - BRADY INDUSTRIES OF KS- BRADY PLUS Total:		**645.76**
Vendor DBA: 1712 -					
CITY OF WICHITA	CHILD CARE LICENSE RENEWAL	07/15/2026	07/17/2026		247.50
			Vendor DBA 1712 - CITY OF WICHITA Total:		**247.50**
Vendor DBA: 2161 - COOPER LAW OFFICES					
COOPER LAW OFFICES	CRT APPOINTED ATTY SVC	07/16/2026	07/17/2026		1,391.00
			Vendor DBA 2161 - COOPER LAW OFFICES Total:		**1,391.00**
Vendor DBA: 0050 -					
COX COMMUNICATIONS, INC	INTERNET/PHONE SVC	07/21/2026	07/16/2026		63.75
COX COMMUNICATIONS, INC	INTERNET/PHONE SVC	07/21/2026	07/16/2026		63.75
COX COMMUNICATIONS, INC	INTERNET/PHONE SVC	07/21/2026	07/16/2026		63.76
COX COMMUNICATIONS, INC	INTERNET/PHONE SVC	07/21/2026	07/16/2026		63.75
			Vendor DBA 0050 - COX COMMUNICATIONS, INC Total:		**255.01**
Vendor DBA: 0200 -					
DOCUPLEX,INC.	EMPLOYEE BUSINESS CARDS	07/16/2026	07/17/2026		42.37
DOCUPLEX,INC.	EMPLOYEE BUSINESS CARDS	07/16/2026	07/17/2026		42.37
DOCUPLEX,INC.	EMPLOYEE BUSINESS CARDS	07/16/2026	07/17/2026		42.37
DOCUPLEX,INC.	EMPLOYEE BUSINESS CARDS	07/16/2026	07/17/2026		21.18

Vendor DBA	Description (Item)	Post Date	Payment Date	Project Account Key	Amount
DOCUPLEX,INC.	EMPLOYEE BUSINESS CARDS	07/16/2026	07/17/2026		21.18
				Vendor DBA 0200 - DOCUPLEX,INC. Total:	**169.47**
Vendor DBA: 3133 -					
ECK SERVICES CORPORATION	ELECTRICAL REPAIRS/SERVICE	07/22/2026	07/24/2026		1,274.00
				Vendor DBA 3133 - ECK SERVICES CORPORATION Total:	**1,274.00**
Vendor DBA: 1802 -					
EMPOWER RETIREMENT 457	457 CITY MANAGER	07/16/2026	07/16/2026		577.00
EMPOWER RETIREMENT 457	457 EMP VOLUNTARY	07/16/2026	07/16/2026		849.00
				Vendor DBA 1802 - EMPOWER RETIREMENT 457 Total:	**1,426.00**
Vendor DBA: 0046 -					
EVERGY KANSAS CENTRAL INC	STR SIGNS/CROSSWALKS	07/21/2026	07/20/2026		32.54
EVERGY KANSAS CENTRAL INC	STR SIGNS/CROSSWALKS	07/21/2026	07/20/2026		58.53
EVERGY KANSAS CENTRAL INC	LIFT STATION	07/21/2026	07/17/2026		126.30
EVERGY KANSAS CENTRAL INC	CP STREET LIGHTS	07/21/2026	07/15/2026		8,458.27
				Vendor DBA 0046 - EVERGY KANSAS CENTRAL INC Total:	**8,675.64**
Vendor DBA: 0118 -					
EWING OUTDOOR SUPPLY/IRR…	RECREATIONAL EQUIP/SUPPLI…	07/23/2026	07/24/2026		169.77
EWING OUTDOOR SUPPLY/IRR…	RECREATIONAL EQUIP/SUPPLI…	07/23/2026	07/24/2026		47.89
EWING OUTDOOR SUPPLY/IRR…	RECREATIONAL EQUIP/SUPPLI…	07/23/2026	07/24/2026		47.89
				Vendor DBA 0118 - EWING OUTDOOR SUPPLY/IRRIGATION PRODUCTS Total:	**265.55**
Vendor DBA: 2654 -					
EXPERT AUTO CENTER	PD-MAINTENANCE/REPAIR	07/15/2026	07/17/2026		2,999.89
EXPERT AUTO CENTER	PD-MAINTENANCE/REPAIR	07/15/2026	07/17/2026		143.27
				Vendor DBA 2654 - EXPERT AUTO CENTER Total:	**3,143.16**
Vendor DBA: 2686 -					
FELIX'S LANDSCAPING-IRRIGAT…	IRRIGATION REPAIR	07/22/2026	07/24/2026		1,280.00
FELIX'S LANDSCAPING-IRRIGAT…	IRRIGATION REPAIR	07/23/2026	07/24/2026		800.00
FELIX'S LANDSCAPING-IRRIGAT…	IRRIGATION REPAIR	07/23/2026	07/24/2026		1,620.00
				Vendor DBA 2686 - FELIX'S LANDSCAPING-IRRIGATION Total:	**3,700.00**
Vendor DBA: 0010 -					
FICA/FEDERAL W/H	SOCIAL SECURITY/FICA	07/16/2026	07/16/2026		14,175.54
FICA/FEDERAL W/H	SOCIAL SECURITY/FICA	07/16/2026	07/16/2026		390.54
FICA/FEDERAL W/H	SOCIAL SECURITY/FICA	07/16/2026	07/16/2026		1,624.92
FICA/FEDERAL W/H	SOCIAL SECURITY/FICA	07/16/2026	07/16/2026		1,024.04
FICA/FEDERAL W/H	FEDERAL W/H TAXES	07/16/2026	07/16/2026		7,500.74
FICA/FEDERAL W/H	FEDERAL W/H TAXES	07/16/2026	07/16/2026		225.99
FICA/FEDERAL W/H	FEDERAL W/H TAXES	07/16/2026	07/16/2026		977.66
FICA/FEDERAL W/H	FEDERAL W/H TAXES	07/16/2026	07/16/2026		601.33
FICA/FEDERAL W/H	MEDICARE/FICA	07/16/2026	07/16/2026		3,315.28
FICA/FEDERAL W/H	MEDICARE/FICA	07/16/2026	07/16/2026		91.34
FICA/FEDERAL W/H	MEDICARE/FICA	07/16/2026	07/16/2026		380.14
FICA/FEDERAL W/H	MEDICARE/FICA	07/16/2026	07/16/2026		239.38
				Vendor DBA 0010 - FICA/FEDERAL W/H Total:	**30,546.90**
Vendor DBA: 2081 -					
GARVER	2026 BEL AIRE VILLAGE WATE…	07/16/2026	07/17/2026	033-8830	1,144.75
GARVER	45TH STREET NORTH OLIVER …	07/16/2026	07/17/2026	021-8832	3,720.79
GARVER	53RD OLIVER-WOODLAWN DE…	07/16/2026	07/17/2026	002-8884	930.00
				Vendor DBA 2081 - GARVER Total:	**5,795.54**
Vendor DBA: 0241 -					
HAWKS INTER-STATE PESTMA…	CH-HAWKS PEST CONTROL	07/23/2026	07/24/2026		107.76
HAWKS INTER-STATE PESTMA…	REC-HAWKS PEST CONTROL	07/23/2026	07/24/2026		92.76
				Vendor DBA 0241 - HAWKS INTER-STATE PESTMASTERS Total:	**200.52**
Vendor DBA: 2582 -					
IMAGINE IT INC	COMPUTER SUPPORT SERVICE	07/22/2026	07/24/2026	029-8893	2,422.50
IMAGINE IT INC	COMPUTER SUPPORT SERVICE	07/22/2026	07/24/2026		5.26
IMAGINE IT INC	COMPUTER SUPPORT SERVICE	07/22/2026	07/24/2026		2.63
IMAGINE IT INC	COMPUTER SUPPORT SERVICE	07/22/2026	07/24/2026		7.89

Vendor DBA	Description (Item)	Post Date	Payment Date	Project Account Key	Amount
IMAGINE IT INC	COMPUTER SUPPORT SERVICE	07/22/2026	07/24/2026		7.89
IMAGINE IT INC	COMPUTER SUPPORT SERVICE	07/22/2026	07/24/2026		5.26
IMAGINE IT INC	COMPUTER SUPPORT SERVICE	07/22/2026	07/24/2026		5.26
IMAGINE IT INC	COMPUTER SUPPORT SERVICE	07/22/2026	07/24/2026		3.95
IMAGINE IT INC	COMPUTER SUPPORT SERVICE	07/22/2026	07/24/2026		42.09
IMAGINE IT INC	COMPUTER SUPPORT SERVICE	07/22/2026	07/24/2026		11.84
IMAGINE IT INC	COMPUTER SUPPORT SERVICE	07/22/2026	07/24/2026		2.63
IMAGINE IT INC	COMPUTER SUPPORT SERVICE	07/22/2026	07/24/2026		2.63
IMAGINE IT INC	COMPUTER SUPPORT SERVICE	07/22/2026	07/24/2026		13.15
IMAGINE IT INC	COMPUTER SUPPORT SERVICE	07/22/2026	07/24/2026		2.63
IMAGINE IT INC	COMPUTER SUPPORT SERVICE	07/22/2026	07/24/2026		13.15
IMAGINE IT INC	COMPUTER SUPPORT SERVICE	07/22/2026	07/24/2026		13.15
IMAGINE IT INC	COMPUTER SUPPORT SERVICE	07/22/2026	07/24/2026		324.52
IMAGINE IT INC	COMPUTER SUPPORT SERVICE	07/22/2026	07/24/2026		162.69
IMAGINE IT INC	COMPUTER SUPPORT SERVICE	07/22/2026	07/24/2026		487.21
IMAGINE IT INC	COMPUTER SUPPORT SERVICE	07/22/2026	07/24/2026		487.21
IMAGINE IT INC	COMPUTER SUPPORT SERVICE	07/22/2026	07/24/2026		324.52
IMAGINE IT INC	COMPUTER SUPPORT SERVICE	07/22/2026	07/24/2026		324.52
IMAGINE IT INC	COMPUTER SUPPORT SERVICE	07/22/2026	07/24/2026		243.60
IMAGINE IT INC	COMPUTER SUPPORT SERVICE	07/22/2026	07/24/2026		2,599.60
IMAGINE IT INC	COMPUTER SUPPORT SERVICE	07/22/2026	07/24/2026		730.81
IMAGINE IT INC	COMPUTER SUPPORT SERVICE	07/22/2026	07/24/2026		162.69
IMAGINE IT INC	COMPUTER SUPPORT SERVICE	07/22/2026	07/24/2026		162.69
IMAGINE IT INC	COMPUTER SUPPORT SERVICE	07/22/2026	07/24/2026		811.73
IMAGINE IT INC	COMPUTER SUPPORT SERVICE	07/22/2026	07/24/2026		162.69
IMAGINE IT INC	COMPUTER SUPPORT SERVICE	07/22/2026	07/24/2026		811.73
IMAGINE IT INC	COMPUTER SUPPORT SERVICE	07/22/2026	07/24/2026		811.73
				Vendor DBA 2582 - IMAGINE IT INC Total:	**11,169.85**
Vendor DBA: 2715 -					
INFOSEND INC	UTILITY INSERT	07/15/2026	07/17/2026		116.99
INFOSEND INC	UTILITY INSERT	07/15/2026	07/17/2026		97.48
INFOSEND INC	UTILITY INSERT	07/15/2026	07/17/2026		3.09
INFOSEND INC	UTILITY INSERT	07/15/2026	07/17/2026		97.49
INFOSEND INC	UTILITY BILLS	07/15/2026	07/17/2026		770.91
INFOSEND INC	UTILITY LATE NOTICES	07/15/2026	07/17/2026		193.96
INFOSEND INC	UTILITY INSERT	07/15/2026	07/17/2026		39.00
INFOSEND INC	UTILITY INSERT	07/15/2026	07/17/2026		39.00
INFOSEND INC	UTILITY LATE NOTICES	07/15/2026	07/17/2026		193.95
INFOSEND INC	UTILITY BILLS	07/15/2026	07/17/2026		770.91
INFOSEND INC	LATE NOTICES/UTILITY BILLS	07/24/2026	07/24/2026		2,142.43
				Vendor DBA 2715 - INFOSEND INC Total:	**4,465.21**
Vendor DBA: 2282 -					
INTERLINGUAL INTERPRETING...	COURT INTERPRETER 05/26	07/22/2026	07/24/2026		350.50
				Vendor DBA 2282 - INTERLINGUAL INTERPRETING/RICHARD VARGAS Total:	**350.50**
Vendor DBA: 2099 -					
JAMES BENAGE	APR-JUNE'26 MILEAGE/MEAL ...	07/15/2026	07/17/2026		264.90
				Vendor DBA 2099 - JAMES BENAGE Total:	**264.90**
Vendor DBA: 2786 -					
JAY C HINKEL, ATTORNEY AT L...	LEGAL SERVICES	07/15/2026	07/17/2026		3,554.10
JAY C HINKEL, ATTORNEY AT L...	LEGAL SERVICES	07/15/2026	07/17/2026		2,371.05
				Vendor DBA 2786 - JAY C HINKEL, ATTORNEY AT LAW Total:	**5,925.15**
Vendor DBA: 0091 -					
JOHNSON CONTROLS FIRE PR...	FIRE ALARM TESTING/INSPECT...	07/15/2026	07/17/2026		2,120.91
				Vendor DBA 0091 - JOHNSON CONTROLS FIRE PROTECTI Total:	**2,120.91**
Vendor DBA: 1665 -					
JOY K WILLIAMS, ATTY AT LAW	PROSECUTOR SVC	07/15/2026	07/17/2026		175.50
				Vendor DBA 1665 - JOY K WILLIAMS, ATTY AT LAW Total:	**175.50**

Vendor DBA	Description (Item)	Post Date	Payment Date	Project Account Key	Amount
Vendor DBA: 0196 -					
K P E R S	KP&F	07/16/2026	07/16/2026		11,775.61
K P E R S	KPERS 1	07/16/2026	07/16/2026		848.31
K P E R S	KPERS 1	07/16/2026	07/16/2026		551.95
K P E R S	KPERS 1	07/16/2026	07/16/2026		804.50
K P E R S	KPERS 1	07/16/2026	07/16/2026		383.17
K P E R S	KPERS 2	07/16/2026	07/16/2026		2,048.15
K P E R S	KPERS 2	07/16/2026	07/16/2026		332.36
K P E R S	KPERS 3	07/16/2026	07/16/2026		7,637.24
K P E R S	KPERS 3	07/16/2026	07/16/2026		1,082.54
K P E R S	KPERS 3	07/16/2026	07/16/2026		1,079.68
				Vendor DBA 0196 - K P E R S Total:	**26,543.51**
Vendor DBA: 1642 -					
KANSAS DEPT OF HEALTH & E…	2790:WATER LOAN DEBT SVC …	07/16/2026	07/17/2026		21,774.02
KANSAS DEPT OF HEALTH & E…	2790:WATER LOAN DEBT SVC …	07/16/2026	07/17/2026		3,421.60
KANSAS DEPT OF HEALTH & E…	2790:WATER LOAN DEBT SVC …	07/16/2026	07/17/2026		661.63
				Vendor DBA 1642 - KANSAS DEPT OF HEALTH & ENVIRONMENT Total:	**25,857.25**
Vendor DBA: 0220 -					
KANSAS DEPT OF LABOR/EMP…	KDOL UNEMPLOYMENT TAX	07/21/2026	07/20/2026		217.63
KANSAS DEPT OF LABOR/EMP…	KDOL UNEMPLOYMENT TAX	07/21/2026	07/20/2026		8.24
KANSAS DEPT OF LABOR/EMP…	KDOL UNEMPLOYMENT TAX	07/21/2026	07/20/2026		12.08
				Vendor DBA 0220 - KANSAS DEPT OF LABOR/EMPLOYMENT - KS EMPLOYMENT SECURITY FUND Total:	**237.95**
Vendor DBA: 0199 -					
KANSAS DEPT OF REV:SALES T…	06/26 SALES TAX	07/21/2026	07/21/2026		1,631.51
				Vendor DBA 0199 - KANSAS DEPT OF REV:SALES TAX Total:	**1,631.51**
Vendor DBA: 0197 -					
KANSAS DEPT OF REVENUE	KS STATE W/H	07/16/2026	07/16/2026		5,131.83
KANSAS DEPT OF REVENUE	KS STATE W/H	07/16/2026	07/16/2026		131.68
KANSAS DEPT OF REVENUE	KS STATE W/H	07/16/2026	07/16/2026		634.88
KANSAS DEPT OF REVENUE	KS STATE W/H	07/16/2026	07/16/2026		360.40
				Vendor DBA 0197 - KANSAS DEPT OF REVENUE Total:	**6,258.79**
Vendor DBA: 0287 -					
KANSAS GAS SERVICE	CH UTILITIES	07/21/2026	07/27/2026		157.30
KANSAS GAS SERVICE	POOL UTILITIES	07/21/2026	07/27/2026		51.18
KANSAS GAS SERVICE	PUMPHOUSE UTILITIES	07/21/2026	07/27/2026		51.47
KANSAS GAS SERVICE	MAINT PW BLDG UTILITIES	07/21/2026	07/27/2026		26.53
KANSAS GAS SERVICE	MAINT PW BLDG UTILITIES	07/21/2026	07/27/2026		26.53
KANSAS GAS SERVICE	MAINT PW BLDG UTILITIES	07/21/2026	07/27/2026		26.54
KANSAS GAS SERVICE	MAINT PW BLDG UTILITIES	07/21/2026	07/27/2026		26.53
KANSAS GAS SERVICE	MAINT PW UTILITIES	07/21/2026	07/27/2026		34.24
KANSAS GAS SERVICE	MAINT PW UTILITIES	07/21/2026	07/27/2026		34.25
KANSAS GAS SERVICE	MAINT PW UTILITIES	07/21/2026	07/27/2026		34.25
KANSAS GAS SERVICE	MAINT PW UTILITIES	07/21/2026	07/27/2026		34.25
KANSAS GAS SERVICE	REC UTILITIES	07/21/2026	07/27/2026		101.15
				Vendor DBA 0287 - KANSAS GAS SERVICE Total:	**604.22**
Vendor DBA: 0274 -					
KANSAS GOLF & TURF, INC	MOW EQUIP REPAIR/MAINTE…	07/23/2026	07/24/2026		496.97
				Vendor DBA 0274 - KANSAS GOLF & TURF, INC Total:	**496.97**
Vendor DBA: 0074 -					
KANSAS STATE TREASURER-C…	COURT FEES	07/16/2026	07/17/2026		97.34
KANSAS STATE TREASURER-C…	COURT FEES	07/16/2026	07/17/2026		549.38
KANSAS STATE TREASURER-C…	COURT FEES	07/16/2026	07/17/2026		144.06
KANSAS STATE TREASURER-C…	COURT FEES	07/16/2026	07/17/2026		66.11
KANSAS STATE TREASURER-C…	COURT FEES	07/16/2026	07/17/2026		1,484.72
KANSAS STATE TREASURER-C…	COURT FEES	07/16/2026	07/17/2026		20.00
				Vendor DBA 0074 - KANSAS STATE TREASURER-COURT Total:	**2,361.61**
Vendor DBA: 0884 -					
KANSASLAND TIRE/ MCWHOR…	VEHICLE MAINTENANCE/REPA…	07/23/2026	07/24/2026		214.70

Vendor DBA	Description (Item)	Post Date	Payment Date	Project Account Key	Amount
KANSASLAND TIRE/ MCWHOR…	VEHICLE MAINTENANCE/REPA…	07/23/2026	07/24/2026		214.70
KANSASLAND TIRE/ MCWHOR…	VEHICLE MAINTENANCE/REPA…	07/23/2026	07/24/2026		214.70
KANSASLAND TIRE/ MCWHOR…	VEHICLE MAINTENANCE/REPA…	07/23/2026	07/24/2026		214.70
KANSASLAND TIRE/ MCWHOR…	VEHICLE MAINTENANCE/REPA…	07/23/2026	07/24/2026		264.40
			Vendor DBA 0884 - KANSASLAND TIRE/ MCWHORTER'S TIRE & SERVICE Total:		**1,123.20**
Vendor DBA: 0516 -					
KDHE - KANSAS DEPT OF HEAL…	2ND QTR 2026- ANALYTICALS…	07/16/2026	07/17/2026		600.00
			Vendor DBA 0516 - KDHE - KANSAS DEPT OF HEALTH & ENVIRONMENT Total:		**600.00**
Vendor DBA: 1939 -					
KIDD'S TOWING & RECOVERY	TOWING SERVICE-PD	07/24/2026	07/24/2026		220.00
			Vendor DBA 1939 - KIDD'S TOWING & RECOVERY Total:		**220.00**
Vendor DBA: 2859 -					
LEFTY'S GRAPHICS	NITRO BOUNCIE BALLS-250TH…	07/23/2026	07/24/2026		1,288.98
LEFTY'S GRAPHICS	PUSH POP BALL-250TH CELEB…	07/23/2026	07/24/2026		710.50
LEFTY'S GRAPHICS	AIR FLYERS-250TH CELEBRATI…	07/23/2026	07/24/2026		987.30
LEFTY'S GRAPHICS	BEACH BALLS-250TH CELEBRA…	07/23/2026	07/24/2026		532.45
			Vendor DBA 2859 - LEFTY'S GRAPHICS Total:		**3,519.23**
Vendor DBA: 0293 -					
MAXIMUM OUTDOOR EQUIP…	VEH/EQUIP SUPPLIES / PARTS	07/14/2026	07/17/2026		40.40
MAXIMUM OUTDOOR EQUIP…	MINOR EQUIP/SUPPLIES	07/14/2026	07/17/2026		373.99
			Vendor DBA 0293 - MAXIMUM OUTDOOR EQUIPMENT/SVC Total:		**414.39**
Vendor DBA: 1925 -					
MERIDIAN ANALYTICAL LABS,L…	STORMWATER SAMPLE ANAL…	07/15/2026	07/17/2026		796.00
			Vendor DBA 1925 - MERIDIAN ANALYTICAL LABS,LLC Total:		**796.00**
Vendor DBA: 2709 -					
MODIFIED LOGIC INC	PROFESSIONAL SERVICE HRS-…	07/15/2026	07/17/2026		3,770.16
			Vendor DBA 2709 - MODIFIED LOGIC INC Total:		**3,770.16**
Vendor DBA: 0226 -					
NOWAK CONSTRUCTION CO I…	CHAPEL LANDING 7TH ADD I…	07/16/2026	07/24/2026	024-8881	22,585.95
NOWAK CONSTRUCTION CO I…	CHAPEL LANDING 7TH ADD I…	07/16/2026	07/24/2026	024-8883	61,850.70
			Vendor DBA 0226 - NOWAK CONSTRUCTION CO INC. Total:		**84,436.65**
Vendor DBA: 1345 -					
OREILLY AUTO PARTS	VEH/EQUIP SUPPLIES / PARTS	07/23/2026	07/24/2026		47.50
OREILLY AUTO PARTS	VEH/EQUIP SUPPLIES / PARTS	07/23/2026	07/24/2026		47.50
OREILLY AUTO PARTS	VEH/EQUIP SUPPLIES / PARTS	07/23/2026	07/24/2026		47.51
OREILLY AUTO PARTS	VEH/EQUIP SUPPLIES / PARTS	07/23/2026	07/24/2026		47.51
OREILLY AUTO PARTS	VEH/EQUIP SUPPLIES / PARTS	07/23/2026	07/24/2026		32.48
OREILLY AUTO PARTS	VEH/EQUIP SUPPLIES / PARTS	07/23/2026	07/24/2026		32.49
OREILLY AUTO PARTS	VEH/EQUIP SUPPLIES / PARTS	07/23/2026	07/24/2026		32.49
OREILLY AUTO PARTS	VEH/EQUIP SUPPLIES / PARTS	07/23/2026	07/24/2026		32.49
OREILLY AUTO PARTS	VEH/EQUIP SUPPLIES / PARTS	07/23/2026	07/24/2026		9.99
OREILLY AUTO PARTS	VEH/EQUIP SUPPLIES / PARTS	07/23/2026	07/24/2026		9.99
OREILLY AUTO PARTS	VEH/EQUIP SUPPLIES / PARTS	07/23/2026	07/24/2026		10.00
OREILLY AUTO PARTS	VEH/EQUIP SUPPLIES / PARTS	07/23/2026	07/24/2026		10.00
			Vendor DBA 1345 - OREILLY AUTO PARTS Total:		**359.95**
Vendor DBA: 3123 -					
PARKER J MCWILLIAMS	YOUTH SPORTS OFFICIAL	06/30/2026	07/17/2026		156.00
			Vendor DBA 3123 - PARKER J MCWILLIAMS Total:		**156.00**
Vendor DBA: 2248 -					
PARKS MOTORS INC	VEHICLE MAINTENANCE/REPA…	07/24/2026	07/24/2026		124.90
			Vendor DBA 2248 - PARKS MOTORS INC Total:		**124.90**
Vendor DBA: 2369 -					
PAYLOCITY CORPORATION	FSA EMPLOYEE EXPENSE	07/22/2026	07/17/2026		496.94
PAYLOCITY CORPORATION	FSA EMPLOYEE EXPENSE	07/22/2026	07/17/2026		65.72
PAYLOCITY CORPORATION	FSA EMPLOYEE EXPENSE	07/23/2026	07/24/2026		982.57
PAYLOCITY CORPORATION	FSA EMPLOYEE EXPENSE	07/23/2026	07/24/2026		49.61

Vendor DBA	Description (Item)	Post Date	Payment Date	Project Account Key	Amount
PAYLOCITY CORPORATION	FSA EMPLOYEE EXPENSE	07/23/2026	07/20/2026		32.30
			Vendor DBA 2369 - PAYLOCITY CORPORATION Total:		**1,627.14**
Vendor DBA: 2159 -					
PAYNE TOWNSHIP	ROAD MAINTENANCE	07/15/2026	07/17/2026		5,956.00
			Vendor DBA 2159 - PAYNE TOWNSHIP Total:		**5,956.00**
Vendor DBA: 2324 -					
PROFESSIONAL ENGINEERING…	BEL AIRE-2026 ST MAINTENA…	07/16/2026	07/17/2026	031-8014	4,559.43
PROFESSIONAL ENGINEERING…	BEL AIRE LAKES ADD PHASE 2 …	07/16/2026	07/17/2026	005-8862	15,824.75
PROFESSIONAL ENGINEERING…	BEL AIRE LAKES ADD PHASE 2 …	07/16/2026	07/17/2026	005-8863	15,824.75
PROFESSIONAL ENGINEERING…	BEL AIRE SUNFLOWER 4TH PH…	07/16/2026	07/17/2026		100.00
PROFESSIONAL ENGINEERING…	BEL AIRE BASE MONTHLY SERV…	07/16/2026	07/17/2026		10,000.00
PROFESSIONAL ENGINEERING…	BEL AIRE-LYCEE ADD. PLAN RE…	07/16/2026	07/17/2026		315.00
			Vendor DBA 2324 - PROFESSIONAL ENGINEERING CONSU Total:		**46,623.93**
Vendor DBA: 3131 -					
PUBLIC AGENCY TRAINING C…	TRAINING -INTERVIEW & INVE…	07/16/2026	07/17/2026		475.00
PUBLIC AGENCY TRAINING C…	TRAINING-INTERVIEW & INTE…	07/16/2026	07/17/2026		475.00
			Vendor DBA 3131 - PUBLIC AGENCY TRAINING COUNCIL Total:		**950.00**
Vendor DBA: 0105 -					
PUBLIC WORKS & UTILITIES-CI…	54,000 GAL: 05/31/26--06/30…	07/15/2026	07/17/2026		190.62
			Vendor DBA 0105 - PUBLIC WORKS & UTILITIES-CITY OF WICHITA Total:		**190.62**
Vendor DBA: 0374 -					
SEDGWICK CO REGISTER OF D…	ENCROACHMENT AGREEMENT	07/16/2026	07/17/2026	002-8884	344.00
			Vendor DBA 0374 - SEDGWICK CO REGISTER OF DEEDS Total:		**344.00**
Vendor DBA: 0216 -					
SEDGWICK COUNTY DIV OF FI…	06/26 PRISONER HOUSING FE…	07/15/2026	07/17/2026		95.79
			Vendor DBA 0216 - SEDGWICK COUNTY DIV OF FINANCE Total:		**95.79**
Vendor DBA: 1822 -					
SIMPLOT TURF & HORTICULT…	BALL FIELD TREATMENTS	07/15/2026	07/17/2026		1,166.55
			Vendor DBA 1822 - SIMPLOT TURF & HORTICULTURE OKLAHOMA CITY Total:		**1,166.55**
Vendor DBA: 0707 - SITEONE LANDSCAPE SUPPLY					
SITEONE LANDSCAPE SUPPLY	AGRICULTURE/HORTICULTURE…	07/22/2026	07/24/2026		329.96
			Vendor DBA 0707 - SITEONE LANDSCAPE SUPPLY Total:		**329.96**
Vendor DBA: 2589 - STATE OF KANSAS-FOP					
STATE OF KANSAS-FOP	LODGE 55 DUES-2026 DUES (2)	07/16/2026	07/17/2026		100.00
			Vendor DBA 2589 - STATE OF KANSAS-FOP Total:		**100.00**
Vendor DBA: 1953 -					
SUMNERONE - SUMNER GRO…	SUMNER ONE PRINTING CHA…	07/22/2026	07/24/2026		127.03
SUMNERONE - SUMNER GRO…	SUMNER ONE PRINTING CHA…	07/22/2026	07/24/2026		59.13
SUMNERONE - SUMNER GRO…	SUMNER ONE PRINTING CHA…	07/22/2026	07/24/2026		160.66
			Vendor DBA 1953 - SUMNERONE - SUMNER GROUP INC Total:		**346.82**
Vendor DBA: 0297 -					
SUN LIFE & HEALTH INS CO	SUN LIFE VOLUNTARY AD&D/…	07/21/2026	07/21/2026		650.44
SUN LIFE & HEALTH INS CO	SUN LIFE VOLUNTARY AD&D/…	07/21/2026	07/21/2026		127.50
SUN LIFE & HEALTH INS CO	SUN LIFE VOLUNTARY AD&D/…	07/21/2026	07/21/2026		45.76
SUN LIFE & HEALTH INS CO	SUN LIFE VOLUNTARY AD&D/…	07/21/2026	07/21/2026		47.26
			Vendor DBA 0297 - SUN LIFE & HEALTH INS CO Total:		**870.96**
Vendor DBA: 2788 -					
TYLER TECHNOLOGIES INC	ERP PRO 10	07/16/2026	07/17/2026		7.50
TYLER TECHNOLOGIES INC	ERP PRO 10	07/16/2026	07/17/2026		7.50
TYLER TECHNOLOGIES INC	ERP PRO 10	07/16/2026	07/17/2026		28.30
			Vendor DBA 2788 - TYLER TECHNOLOGIES INC Total:		**43.30**
Vendor DBA: 0503 -					
UNDERGROUND VAULTS & ST…	FILE RETRIEVAL	07/16/2026	07/17/2026		12.99
			Vendor DBA 0503 - UNDERGROUND VAULTS & STORAGE-UV&S Total:		**12.99**

Vendor DBA	Description (Item)	Post Date	Payment Date	Project Account Key	Amount
Vendor DBA: 0035 -					
UTILITY SERVICE CO, INC -USG…	S. WATER TOWER CONTRACT-…	07/24/2026	07/24/2026		5,600.50
			Vendor DBA 0035 - UTILITY SERVICE CO, INC -USG WATER SOLUTIONS Total:		**5,600.50**
Vendor DBA: 1808 -					
VIRGINIA CRICE	PER DIEM-KSJOA CONFERENCE	07/16/2026	07/17/2026		187.00
			Vendor DBA 1808 - VIRGINIA CRICE Total:		**187.00**
Vendor DBA: 1205 -					
WASTE CONNECTIONS OF KA…	DUMPSTER HAUL	07/16/2026	07/17/2026		846.78
WASTE CONNECTIONS OF KA…	DUMPSTER HAUL	07/16/2026	07/17/2026		846.77
WASTE CONNECTIONS OF KA…	DUMPSTER HAUL	07/16/2026	07/17/2026		846.77
WASTE CONNECTIONS OF KA…	06/26 RECYCLE/TRASH SVC	07/14/2026	07/17/2026		39,874.43
WASTE CONNECTIONS OF KA…	06/26 RECYCLE/TRASH SVC	07/14/2026	07/17/2026		14,212.57
WASTE CONNECTIONS OF KA…	DUMPSTER HAUL-30 YD PW B…	07/15/2026	07/17/2026		156.40
WASTE CONNECTIONS OF KA…	DUMPSTER HAUL-30 YD PW B…	07/15/2026	07/17/2026		156.40
WASTE CONNECTIONS OF KA…	DUMPSTER HAUL-30 YD PW B…	07/15/2026	07/17/2026		156.40
			Vendor DBA 1205 - WASTE CONNECTIONS OF KANSAS Total:		**57,096.52**
Vendor DBA: 2219 -					
WAV SERVICES INC	MONTHLY OPERATING FEE	07/23/2026	07/24/2026		3,840.00
			Vendor DBA 2219 - WAV SERVICES INC Total:		**3,840.00**
			Grand Total:		**710,648.76**

Report Summary

Fund Summary

Fund	Payment Amount
100 - General Fund	197,429.88
200 - Special Street & Highway	24,602.81
320 - Capital Projects Fund 2	119,782.65
355 - Capital Improvement Reserve	3,720.79
520 - Water Utility	154,344.31
530 - Sewer Utility	155,885.32
540 - Solid Waste Utility	54,087.00
550 - Stormwater Utility	796.00
Grand Total:	**710,648.76**

Account Summary

Account Number	Account Name	Payment Amount
100-000-000-2014	FEDERAL TAX PAYABLE	7,500.74
100-000-000-2016	SOCIAL SECURITY PAYAB...	14,175.54
100-000-000-2018	MEDICARE PAYABLE	3,315.28
100-000-000-2020	STATE TAX PAYABLE	5,131.83
100-000-000-2022	KPERS 1 PAYABLE	848.31
100-000-000-2024	KPERS 2 PAYABLE	2,048.15
100-000-000-2026	KPERS 3 PAYABLE	7,637.24
100-000-000-2028	KP&F PAYABLE	11,775.61
100-000-000-2034	457 DEFERRED COMP P...	1,426.00
100-000-000-2048	MEDICAL INS PREMIUMS...	60,644.11
100-000-000-2060	VOLUNTARY LIFE PAYAB...	650.44
100-000-000-2062	FSA HEALTH PAYABLE	1,511.81
100-000-000-2070	UNEMPLOYMENT INSUR...	217.63
100-000-000-2076	COURT REINST FIXED FEE...	97.34
100-000-000-2078	COURT REINST FEE PAY...	549.38
100-000-000-2080	COURT JUDICIAL DOCKET...	144.06
100-000-000-2082	COURT JUDICIAL EDUCAT...	66.11
100-000-000-2084	COURT KLETC FEE PAYAB...	1,484.72
100-000-000-2088	COURT SEAT BELT SAFET...	20.00
100-100-110-6028	PUBLICATIONS/PRINTING	40.00
100-100-110-6030	ADVERTISING & MARKET...	1,288.98
100-100-110-7014	IT - MANAGED SERVICES	329.78
100-100-110-7016	SOFTWARE/HARDWARE...	3,770.16
100-100-130-7014	IT - MANAGED SERVICES	165.32
100-100-130-7030	ENGINEERING SERVICES	415.00
100-100-130-7032	ENGINEERING SERVICES -...	10,000.00
100-100-140-7014	IT - MANAGED SERVICES	495.10
100-100-140-7024	CONTRACTUAL SERVICES	20,000.00
100-100-150-6048	HOTEL & TRAVEL	264.90
100-100-150-7014	IT - MANAGED SERVICES	495.10
100-100-150-7024	CONTRACTUAL SERVICES	3,840.00
100-100-160-6028	PUBLICATIONS/PRINTING	500.00
100-100-160-7014	IT - MANAGED SERVICES	329.78
100-100-170-7014	IT - MANAGED SERVICES	329.78
100-100-170-7804	LEGAL SERVICES	5,925.15
100-120-240-6028	PUBLICATIONS/PRINTING	42.37
100-120-240-7014	IT - MANAGED SERVICES	247.55
100-120-240-7026	COURT APPT ATTY/INVE...	1,391.00
100-120-240-7064	INMATE HOUSING FEES	95.79
100-120-240-7804	LEGAL SERVICES	526.00
100-120-250-6008	PROFESSIONAL DUES/M...	100.00
100-120-250-6028	PUBLICATIONS/PRINTING	116.99
100-120-250-6042	OPIOID SETTLEMENT	2,230.25
100-120-250-6046	TRAINING/CONFERENCES	950.00
100-120-250-6048	HOTEL & TRAVEL	187.00

Account Summary

Account Number	Account Name	Payment Amount
100-120-250-7014	IT - MANAGED SERVICES	2,641.69
100-120-250-7024	CONTRACTUAL SERVICES	12.99
100-120-250-7604	VEH & EQUIP: REPAIR/...	3,488.06
100-130-330-6810	SPECIAL COMMUNITY E...	97.48
100-130-330-7048	UTILITIES	51.18
100-130-340-6008	PROFESSIONAL DUES/M...	247.50
100-130-350-6004	CHEMICALS	1,166.55
100-130-350-6006	IRRIGATION MAINT/REP...	1,280.00
100-130-350-6028	PUBLICATIONS/PRINTING	3.09
100-130-350-6054	MINOR EQUIP: TOOLS,E...	373.99
100-130-350-6604	VEHICLE/EQUIP SUPPLIE...	40.40
100-130-350-7014	IT - MANAGED SERVICES	742.65
100-130-350-7024	CONTRACTUAL SERVICES	428.92
100-130-350-7036	INSTRUCTORS	156.00
100-130-350-7048	UTILITIES	101.15
100-130-360-7014	IT - MANAGED SERVICES	165.32
100-150-510-6000	AGRICULT/HORTICULT S...	329.96
100-150-510-6004	CHEMICALS	169.77
100-150-510-6006	IRRIGATION MAINT/REP...	800.00
100-150-510-6028	PUBLICATIONS/PRINTING	42.37
100-150-510-6054	MINOR EQUIP: TOOLS,E...	496.97
100-150-510-6100	CONSTRUCTION MATER...	47.89
100-150-510-6604	VEHICLE/EQUIP SUPPLIE...	89.97
100-150-510-7014	IT - MANAGED SERVICES	165.32
100-150-510-7048	UTILITIES	1,127.70
100-150-510-7604	VEH & EQUIP: REPAIR/...	479.10
100-160-610-6028	PUBLICATIONS/PRINTING	2,282.29
100-160-610-7014	IT - MANAGED SERVICES	824.88
100-190-910-6006	IRRIGATION MAINT/REP...	1,620.00
100-190-910-6034	CLEANING SUPPLIES	645.76
100-190-910-7024	CONTRACTUAL SVCS	3,663.33
100-190-910-7048	UTILITIES	327.30
200-000-000-2014	FEDERAL TAX PAYABLE	225.99
200-000-000-2016	SOCIAL SECURITY PAYAB...	390.54
200-000-000-2018	MEDICARE PAYABLE	91.34
200-000-000-2020	STATE TAX PAYABLE	131.68
200-000-000-2022	KPERS 1 PAYABLE	551.95
200-000-000-2048	MEDICAL INS PREMIUMS...	3,376.62
200-000-000-2060	VOLUNTARY LIFE PAYAB...	127.50
200-210-200-6100	CONSTRUCTION MATER...	47.89
200-210-200-6604	VEHICLE/EQUIP SUPPLIE...	89.98
200-210-200-7014	IT - MANAGED SERVICES	165.32
200-210-200-7024	CONTRACTUAL SERVICES	5,956.00
200-210-200-7040	STREET LIGHTING	8,458.27
200-210-200-7048	UTILITIES	215.60
200-210-200-7604	VEH & EQUIP: REPAIR/...	214.70
200-210-200-8014	STREET IMPROVEMENTS	4,559.43
320-320-320-8862	INSPECTION - PAVING	15,824.75
320-320-320-8863	INSPECTION - DRAINAGE	15,824.75
320-320-320-8881	CONSTRUCTION - SEWER	22,585.95
320-320-320-8883	CONSTRUCTION - DRAIN...	61,850.70
320-320-320-8884	CONSTRUCTION - SIDE...	1,274.00
320-320-320-8893	EQUIPMENT AND FURNI...	2,422.50
355-355-355-8014	STREET IMPROVEMENTS	3,720.79
520-000-000-2014	FEDERAL TAX PAYABLE	977.66
520-000-000-2016	SOCIAL SECURITY PAYAB...	1,624.92
520-000-000-2018	MEDICARE PAYABLE	380.14
520-000-000-2020	STATE TAX PAYABLE	634.88

Account Summary

Account Number	Account Name	Payment Amount
520-000-000-2022	KPERS 1 PAYABLE	804.50
520-000-000-2024	KPERS 2 PAYABLE	332.36
520-000-000-2026	KPERS 3 PAYABLE	1,082.54
520-000-000-2048	MEDICAL INS PREMIUMS...	2,588.50
520-000-000-2060	VOLUNTARY LIFE PAYAB...	45.76
520-000-000-2070	UNEMPLOYMENT INSUR...	8.24
520-210-520-2006	STATE SALES TAX COLLE...	1,631.51
520-210-520-6028	PUBLICATIONS/PRINTING	1,025.05
520-210-520-6604	VEHICLE/EQUIP SUPPLIE...	90.00
520-210-520-6800	WATER TOWER MAINT	5,600.50
520-210-520-7000	CREDIT CARD PROCESSI...	7.50
520-210-520-7014	IT - MANAGED SERVICES	824.88
520-210-520-7024	CONTRACTUAL SERVICES	49.30
520-210-520-7026	WATER SAMPLING/TEST...	600.00
520-210-520-7048	UTILITIES	1,179.19
520-210-520-7060	WATER TREATMENT OP...	60,412.79
520-210-520-7062	WATER DEBT SERVICE - ...	47,227.39
520-210-520-7604	VEH & EQUIP: REPAIR/...	214.70
520-210-520-8016	WATER SYSTEM IMPRO...	1,144.75
520-210-520-8700	DEBT SERVICE PRINCIPAL	21,774.02
520-210-520-8702	DEBT SERVICE INTEREST	3,421.60
520-210-520-8704	DEBT SERVICE FISCAL FE...	661.63
530-000-000-2014	FEDERAL TAX PAYABLE	601.33
530-000-000-2016	SOCIAL SECURITY PAYAB...	1,024.04
530-000-000-2018	MEDICARE PAYABLE	239.38
530-000-000-2020	STATE TAX PAYABLE	360.40
530-000-000-2022	KPERS 1 PAYABLE	383.17
530-000-000-2026	KPERS 3 PAYABLE	1,079.68
530-000-000-2048	MEDICAL INS PREMIUMS...	8,897.44
530-000-000-2060	VOLUNTARY LIFE PAYAB...	47.26
530-000-000-2062	FSA HEALTH PAYABLE	115.33
530-000-000-2070	UNEMPLOYMENT INSUR...	12.08
530-210-530-6028	PUBLICATIONS	1,025.04
530-210-530-6604	VEHICLE/EQUIP SUPPLIE...	90.00
530-210-530-6806	LIFT STATION OPERATIO...	126.30
530-210-530-7000	CREDIT CARD PROCESSI...	7.50
530-210-530-7014	IT - MANAGED SERVICES	824.88
530-210-530-7024	CONTRACTUAL SERVICES	21.00
530-210-530-7048	UTILITIES	1,127.70
530-210-530-7052	SEWER TREATMENT OP...	34,945.99
530-210-530-7054	SEWER DEBT SERVICE - ...	104,551.48
530-210-530-7056	SEWER TREATMENT PU...	190.62
530-210-530-7604	VEH & EQUIP: REPAIR/...	214.70
540-540-540-7042	SOLID WASTE SERVICES ...	39,874.43
540-540-540-7044	RECYCLING SERVICES	14,212.57
550-550-550-7026	STORMWATER SAMPLI...	796.00
	Grand Total:	**710,648.76**

Project Account Summary

Project Account Key	Payment Amount
None	581,441.14
002-8884	1,274.00
005-8862	15,824.75
005-8863	15,824.75
021-8832	3,720.79
024-8881	22,585.95
024-8883	61,850.70
029-8893	2,422.50

Project Account Summary

Project Account Key		Payment Amount
031-8014		4,559.43
033-8830		1,144.75
	Grand Total:	**710,648.76**

City of Bel Aire, KS

Payroll Check Register

Report Summary

Pay Period: 6/27/2026-7/10/2026

Packet: PYPKT00321 - PY 06.27.26-07.10.26 PD 7.16.26
Payroll Set: Payroll Set 01 - 01

Type	Count	Amount
Regular Checks	1	498.43
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	90	102,712.35
Total	**91**	**103,210.78**

Approved 07/29/2026
AP ORD 26-14 total Expenses: $813,859.54
Special Assessment Project Costs: $116,086.15

Barry Smith

City of Bel Aire, Kansas

STAFF REPORT

DATE: July 2, 2026
TO: Ted Henry, City Manager
FROM: Anne Stephens, PE, City Engineer
RE: Bel Aire Lakes Construction Observation Services Amendment

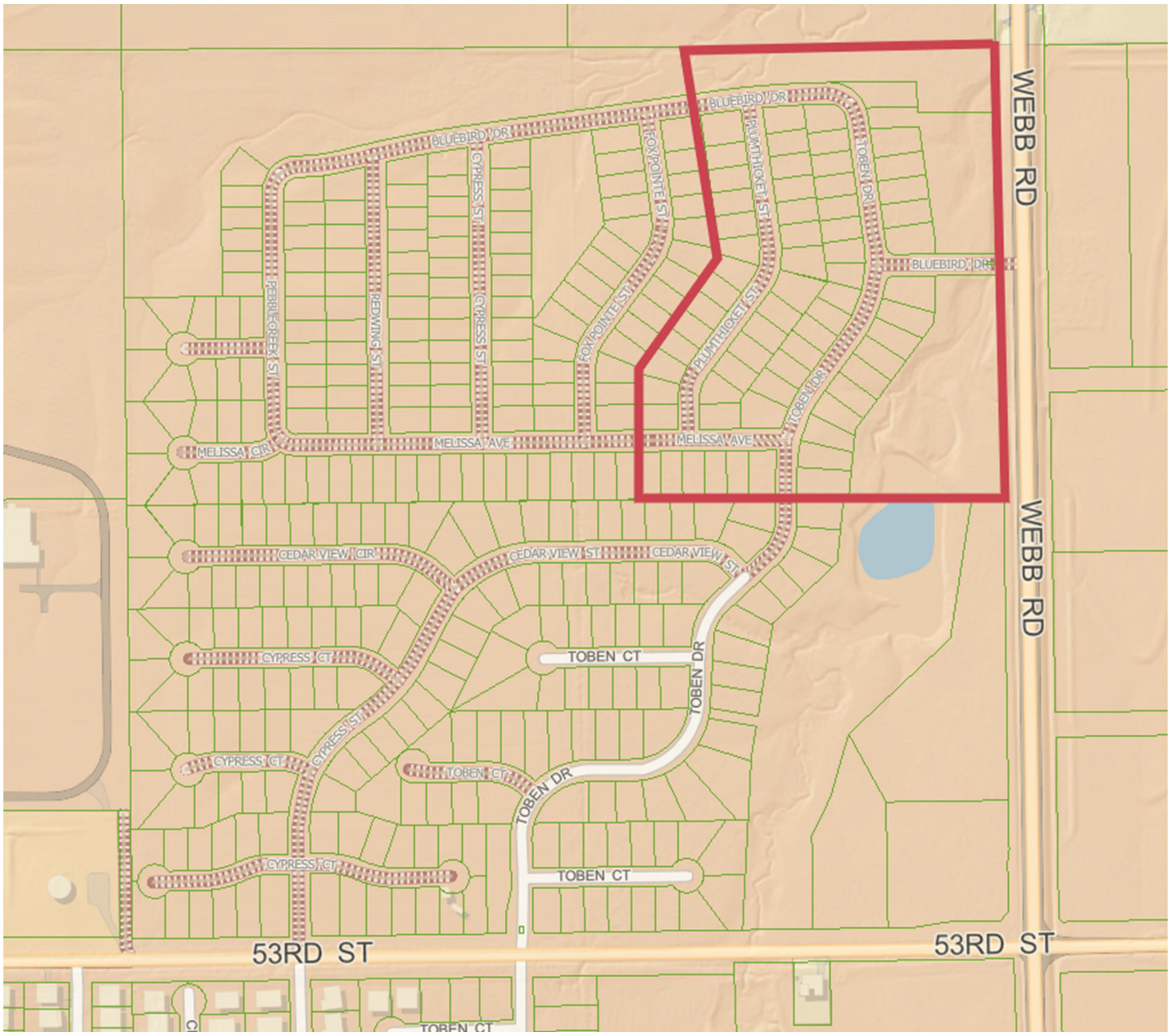
Current Situation:
The construction of the Bel Aire Lakes infrastructure has been completed. Unfortunately, due to the length of time it took to construct the entrance and the need for an initial bridge inspection, PEC is requesting additional fees for their work.

Discussion:
The original agreement for Construction Phase Services was based on an anticipated completion date of November, 2025. Due to issues with the soil underneath the box culvert two change orders were issued in an attempt to provide a solid foundation for the box. The final completion date ended up being in early July, 2026. During the time from November, 2025 to July, 2026, PEC's personnel have been assisting the City with communicating with the Contractor and PEC's geotechnical staff to come up with a solution to the box culvert issues. PEC's personnel also assisted in preparing the two change orders and have been performing storm water inspections throughout this period. When the Contractor returned to work, PEC personnel resumed their site inspection duties.

It has also been noted that an initial bridge inspection needs to be completed on the newly installed box culvert, outside of PEC's normal inspection services. The data from this inspection will be entered into KDOT's bridge InspectX database and documentation provided to the City for their bridge files. In addition to the initial bridge inspection, a load rating model of the bridge will be performed and a scour analysis will be performed per KDOT's guidelines. Fees for the bridge work were not included in the original estimate for services.

Financials:
The costs associated with the project will be financed through a bond and spread as special assessments against the benefiting lots.

Recommendation:
Staff recommends that the City Council accept the Supplemental Agreement with PEC for Construction Observation services for $29,500.00.


BLUEBIRD DR
CYPRESS ST
FOX POINTE ST
PLUMTHICKET ST
TOBEN DR
WEBB RD
BLUEBIRD DR
PEBBLE CREEK ST
REDWING ST
MELISSA CIR
MELISSA AVE
CEDAR VIEW CIR
CEDAR VIEW ST
CYPRESS CT
TOBEN CT
53RD ST
TOBEN CT

PROFESSIONAL ENGINEERING CONSULTANTS

WORK ORDER NO. 26-23
Bel Aire Lakes Addition Phase 2 – Additional Construction Phase Services

This Work Order No. 26-23 is made as of this __________ day of ___________, 2026, under the terms and conditions established in the Master Agreement between Client and Professional Consultant dated February 08, 2024 (the "Master Services Agreement" between City of Bel Aire, Kansas (Client) and Professional Engineering Consultants, P.A. (PEC). Per the Master Services Agreement, this Work Order shall be incorporated into the Master Services Agreement by reference. Except to the extent modified herein for this specific project, all terms and conditions of the Master Services Agreement shall continue in full force and effect.

SECTION A – SERVICES

A.1 PEC shall perform the following services (collectively, the "Services"):

1. See attached Exhibit A, Section C.

SECTION B – SCHEDULE

PEC shall perform the Services and deliver the above documents according to the following:

1. See attached Exhibit A, Section B.

SECTION C – COMPENSATION

In return for the proper performance by Consultant of its Services, Client shall pay to PEC an amount not to exceed Twenty-Nine Thousand Five Hundred Dollars (**$29,500.00**), payable according to the following terms:

1. See attached Exhibit A, Section E.

SECTION D – OTHER PROVISIONS

The parties agree to the following additional provisions with respect to this Work Order:

1. See attached Exhibit A, Section D.

[*Remainder of this page intentionally left blank*]

PROFESSIONAL ENGINEERING CONSULTANTS

CITY OF BEL AIRE, KANSAS

By:__________________________________

Printed Name:_________________________

Title:_________________________________

Date:_________________________________

PROFESSIONAL ENGINGEERING CONSULTANTS, P.A.

By:__________________________________

Printed Name: Benjamin M. Mabry, P.E.

Title: VP | Municipal Market

Date:_________________________________

APPROVED AS TO FORM ONLY:

____

Maria A. Schrock, City Attorney

EXHIBIT A

A. Project Description

1. The Project shall consist of additional effort for Construction Phase services for the Bel Aire Lakes Subdivision in Bel Aire, Kansas.
2. The Project was initially anticipated to be completed by November 2025 per Work Order 25-04, executed June 23, 2025. Due to a variety of circumstances the completion date is now anticipated to be July 2026.
3. The Project shall also consist of Initial Inspection of the new structure completed as per the Local Routine Bridge Inspection Contract Scope of Services which is attached as Exhibit “B”.

B. Anticipated Project Schedule

1. The fully executed copy of the contract will serve as PEC's notice to proceed with the services.
2. PEC and CLIENT anticipate that the duration to complete the additional services will be completed by July 31, 2026.
3. PEC shall complete the field investigation of the structure within 90 days of the structure being open to traffic.
4. PEC shall upload all documentation to KDOT BLP’s InspectX platform and provide all documentation for the City’s records within 30 days of the completion of the field investigation.
5. CLIENT acknowledges that directed changes, unforeseen conditions, and other delays may affect the completion of PEC’s services. PEC will not have control over or responsibility for any CLIENT, Authority Having Jurisdiction, contractor or vendor’s performance schedule.

C. Scope of Services

1. Provide additional Construction Administration and Inspection Services necessary to support project completion beyond the original project schedule.
2. Provide various technical and professional services, equipment, material, and transportation to perform the Routine Bridge Inspection Scope of Services set forth in Exhibit “B”.
    a) A load rating model will be created and load rating summary sheet with posting recommendations will be completed and uploaded to the bridge file in KDOT BLP’s InspectX platform.
    b) A Scour analysis and Item 113 Justification form will be completed and uploaded to the bridge file in KDOT BLP’s InspectX platform.

D. Additional Responsibilities of CLIENT

The CLIENT agrees to provide the following pursuant to PEC accomplishing the Scope of Services outlined herein.

1. Access to any pertinent material from past inspections for review.
2. Access to the bridge site for field review.

E. **PEC's Fees & Reimbursable Expenses**

1. PEC's Fee for its Scope of Services will be billed on an hourly basis at the rates established on the current PEC Rate Schedule A, plus reimbursable expenses not-to-exceed **$29,500.00**.
2. Taxes are not included in PEC's Fees. CLIENT shall reimburse PEC for any sales, use, and value added taxes which apply to these services.

Disclaimer: Bridge inspections in compliance with KDOT's Bridge Inspection Program shall be conducted by a qualified consultant under contract with the City/County ("Owner") or by qualified personnel employed by the Owner. KDOT has determined bridge inspections must cover the scope of services set forth below to comply with 23 C.F.R. § 650 *et seq.* This listing is provided to assist Owners in performing or contracting to have performed bridge inspection services that meet applicable bridge inspection requirements. These terms are not intended or represented by KDOT to constitute a contract or substitute as a professionally drafted contractual agreement. Owners should consult with legal counsel to obtain an appropriate contractual agreement including this scope of services when contracting with a bridge inspection consultant to meet their obligations under 23 C.F.R. § 650 *et seq.*

Scope of Services for Local Routine Bridge Inspections Following the Specifications for the National Bridge Inventory (SNBI)

General

1. Routine Bridge Inspections shall be conducted in accordance with the SNBI, Code of Federal Regulations, KDOT SNBI Local Bridge Inspection Manual, and other references listed in Attachment A.

2. All National Bridge Inventory (NBI) data items and condition states shall be provided according to the SNBI. Data already populated in the database shall be verified during the inspection and updated as necessary. This may require coordination with the City/County ("Owner") on items not observable.

3. The bridge inspection team leader is responsible for quality control of the NBI bridge data for each bridge they inspect. Upon request, the bridge inspection quality control plan shall be submitted to the Kansas Department of Transportation (KDOT) for review.

4. Bridge inspections are subject to review by KDOT. If errors or discrepancies are found, the team leader shall be required to make corrections. The KDOT Bureau of Local Projects (BLP) will perform additional Quality Control/ Quality Assurance (QC/QA) evaluations of bridge records and inspections. Substandard work is grounds for removal of the inspector from the Kansas Local Bridge Inspection Team Leader list. Review or QC/QA, if any, performed by KDOT is not intended to and shall not be construed to be an undertaking of the duty to provide adequate and accurate bridge inspections. Reviews by KDOT are not done for the benefit of the bridge inspection team, the LPA, any other political subdivision, or the traveling public. KDOT makes no representation, express or implied warranty to any person or entity concerning the adequacy or accuracy of the bridge inspection, or any other work performed by the bridge inspection team.

5. Bridges not currently in the NBI inventory, or bridges that have had major rehabilitation work, require an Initial Inspection according to the KDOT SNBI Local Bridge Inspection Manual.

Number and Type of Bridges for Inspection

6. The Owner has __0__ bridges requiring a SNBI Routine Inspection.

7. The Owner has __1__ bridges requiring an SNBI Initial Inspection.

Specific Requirements for Inspections

8. A qualified Routine Bridge Inspection Team Leader on the Kansas Local Bridge Inspection Team Leader list maintained by KDOT BLP shall be present for the duration of all Routine and Initial Bridge Inspections.

9. Field inspection data for the inspected bridges shall be entered into inspectX, the KDOT-approved software for electronic collection of the NBI data in SNBI format. Inspections shall be approved in inspectX within 90 days of the inspection according to the CFR.

10. Critical Findings shall be reported by telephone or in person to the Owner immediately. This contact shall occur prior to the BITM leaving the bridge site, or within an hour.. Critical Findings shall be recorded on the Critical Findings input form in inspectX, printed and submitted to the bridge Owner and to KDOT BLP within two days. All Critical Findings shall be handled in accordance with the Critical Finding section in Chapter 1 - Bridge Inspection Policies of the SNBI Local Bridge Inspection Manual.

11. All weight limit signs found with limits above maximum allowed on the LRSS, missing, knocked down, damaged to the point of not being legible, or obscured by vegetation shall be reported to the Owner <u>the same day</u> by phone or in person. Signs with limits exceeding the maximum allowable loads according to the latest load ratings shall also be reported to the Owner the same day they are discovered. The Owner is responsible for correcting all load limit signs within 30 days of being notified and providing proof of posting to the inspector. When the Owner has provided proof of posting sign correction, the inspector shall update the posting information in inspectX. If the Owner does not get the posting signs corrected before the inspection project is complete, report the bridges improperly posted to KDOT BLP.

12. Review inspection intervals for the inspected bridges to verify the proper inspection intervals have been set and followed.

13. Review scour analyses/assessments and scour Plans of Action (POA) for the inspected bridges and report if the information requires updating. If no changes to the POA are required, the inspector shall state as such. If changes are required to the POA, they shall be documented. The POA update log is included on the Appraisal form in inspectX and shall be completed by the inspector with every Routine Inspection.

14. Review load ratings and Load Rating Summary Sheets for the inspected bridges and report if the information requires updating.

15. Review latest Nonredundant Steel Tension Member (NSTM), Underwater, and Pin & Hanger Inspection information for the inspected bridges and report if the information requires updating.

16. Review photographs in the bridge records and add any required photographs not in the bridge records for the inspected bridges. Provide new photographs of items as necessary to adequately document significant deficiencies, changed conditions, or repairs needed. Approach photographs should include the posting signs at each end of the bridge for all posted bridges.

17. Review FHWA Technical Advisory 5140.22, Uncoated Weathering Steel in Structures, and provide a list of all weathering steel bridges in Owner's inventory along with recommended maintenance for each bridge based on the Technical Advisory. This list shall also be submitted to the KDOT BLP Bridge Team.

Deliverables

18. The inspection data shall be entered, checked, and approved in inspectX no later than 90 days following the bridge field inspection. All data in the existing database shall be checked while performing data entry and errors in the data shall be corrected. Plans, Scour Appraisal Forms, Scour Plans of Action, and Load Rating Summary Sheets, supplied by the Owner for Initial Inspections, shall be uploaded.

19. Notification of all bridges receiving an initial inspection shall be provided to the KDOT BLP Bridge Team at KDOT.BLPBridge@ks.gov prior to performing the final approval of the inspection in inspectX. After BLP review of the initial inspection, address all comments then approve the inspection. This work shall be completed within 90 days following the field inspection.

20. Provide 1 copies of a report summarizing bridge inspection results including maintenance recommendations conforming to the requirements contained in Attachment B by the deadline established by the Owner. Specifically, this report shall include maintenance recommendations for weathering steel bridges as required by FHWA Memorandum dated July 19, 2023, titled "Inspection Finding Follow-up Actions for Uncoated Weathering Steel Bridges" and BLP Memorandum 23-10 Weathering Steel Bridges.

21. Provide Bridge Inspection Reports, including photographs for each bridge inspected under this project in the format indicated:

    __1__ Paper copy

    __1__ Individual electronic pdf file for each bridge

ATTACHMENT A – STUDY PROCEDURES AND DESIGN CRITERIA

The procedures to be used in the field inspection of the bridges were derived from the following reference sources, current editions:

1. American Association of State Highway and Transportation Officials (AASHTO) The Manual for Bridge Evaluation

2. KDOT SNBI Local Bridge Inspection Manual

3. Publication No. FHWA-HIF-22-017, Specifications for the National Bridge Inventory (SNBI)

4. Report No. FHWA-IP-86-2, Culvert Inspection Manual

5. Report No. FHWA-IP-86-26, Inspection of Fracture Critical Bridge Members

6. FHWA Bridge Inspector's Reference Manual

7. Manual on Uniform Traffic Control Devices

8. FHWA Technical Advisory 5140.22 "Uncoated Weathering Steel in Structures"

ATTACHMENT B –REPORT REQUIREMENTS

(Suggested report format-owner will modify to meet their needs)

Prepare a report summarizing the bridge inspection results. The report should include the following items:

- An introduction stating the time of the bridge inspections and the names of the persons performing the inspections.
- A table listing each bridge and including the following items:
  - County bridge number
  - NBI number
  - Length
  - Type of structure
  - Features intersected
  - Facilities carried
  - Bridge Condition (Good, Fair, Poor)
  - Recommended weight limits
  - Existing weight limit signing
  - Date of inspection
  - Inspector name
  - If a load rating update is needed
  - If scour analysis is needed
- A list of bridges having a Critical Finding
- A table listing all bridges requiring a 12-month inspection interval, the inspection due date, the reason for the 12-month interval, and items needing special consideration
- A table listing all bridges requiring a Nonredundant Steel Tension Member Inspection, a general description of the type of bridge, the type of equipment needed to perform the inspection, and any items of concern
- A table listing all bridges with pin and hanger connections
- A table listing all bridges requiring a special Underwater Inspection
- Bridge index map

Prepare a separate bound report listing bridge maintenance items containing:

- Critical maintenance needed to extend the life of the bridge
- Safety concerns
- A listing of all uncoated weathering steel bridges with recommended preventative maintenance or preservation activities necessary for the satisfactory performance of the steel
- Routine maintenance items

PEC
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

2026 RATE SCHEDULE A**

TITLE	HOURLY RATE *
Principal Engineer	$275
Senior Project Manager	$235
Project Manager	$210
Senior Engineer II	$235
Senior Engineer I	$210
Project Engineer	$180
Senior Landscape Architect	$180
Landscape Architect	$145
Senior Planner	$180
Planner	$155
Design Engineer	$160
Senior Technician	$150
Design Technician	$115
Senior Commissioning Agent	$175
Commissioning Agent	$145
GIS Specialist	$155
GIS Analyst	$120
Project Coordinator	$110
Project Assistant	$90
Senior Field Project Manager	$200
Field Project Manager	$155
Senior Inspector	$160
Inspector	$125
Senior Field Technician	$105
Field Technician	$85
Senior Driller	$130
Driller	$95
Land Surveyor	$150
Crew Chief	$120
Survey Technician	$100
*Premium time for all non-salaried personnel or as noted in the contract	1.5 multiplier

REIMBURSABLES:

Infrared Camera	$50/Hour
Structural Testing Equipment	$50/Hour
Subconsultants	Cost plus 10%
Vehicle Mileage	IRS Rate/Mile
Truck Mileage	$0.75/Mile
ATV	$20/Hour
GPS	$50/Hour
3D Laser Scanner	$150/Hour
Robotic Total Station	$50/Hour
UAS	$150/Hour
Mobile Lidar Unit	$4,500/Day
Drill Rig Use	$75/Hour
Concrete Testing Equipment	$10/Each
Nuclear Gauge Equipment	$20/Each
Compressive Strength of Cylinders	$15/Each
Ultra Sonic Testing Equipment	$150/Each
Semi-Trailer Mileage	$3.50/Mile
Other Reimbursables	Cost plus 10%

**The rates shown above are effective for services through December 31, 2026 and are subject to revision thereafter.

City of Bel Aire

DATE: July 31, 2026
TO: Bel Aire City Council
FROM: Ted Henry, City Manager
SUBJECT: Epic Sports Option to Purchase

Summary

Epic Sports (located in the Sunflower Commerce Park), is planning to sell the building it currently occupies. When the facility was constructed in 2018, the City issued Industrial Revenue Bonds (IRBs) to support the project and approved a 10-year, 100% property tax abatement.

The current owner has elected to exercise the purchase option included in the IRB documents and sell the property. As part of this transaction, the IRBs will be retired, the property tax abatement will end, and the building will return to the property tax rolls. It is my understanding that Epic Sports will continue operating from the building following the sale, as this is simply a real estate transaction and not a relocation of the business.

Kevin Cowan with Gilmore & Bell will be present at the meeting to explain the transaction and answer any questions from the Council.

Gold Standard of Sporting Goods

Epic Sports, Inc.
9750 E. 53rd St. N.
Bel Aire, KS 67226
epicsports.com

July 31, 2026

City of Bel Aire, Kansas
7651 E Central Park Ave.
Bel Aire, Kansas 67226

Security Bank of Kansas City
Corporate Trust
701 Minnesota Avenue, Suite 206
P.O. Box 171297
Kansas City, Kansas 66117

Re: City of Bel Aire, Kansas
Taxable Industrial Revenue Bonds, Series 2017
(Epic Real Estate Development II, L.L.C.) (the "Bonds")

Ladies and Gentlemen:

The Bonds are subject to redemption upon our instructions to you.

Epic Real Estate Development II, L.L.C. instructs you to call for redemption all outstanding Bonds on August 6, 2026 or as soon thereafter as may be accomplished, and to give notice of redemption pursuant to the Bond Agreement authorizing and securing the Bonds.

We further advise that Epic Real Estate Development II, L.L.C. elects to exercise its option to purchase the Project as described in Section 17.1 of the Lease dated as of December 15, 2017 between the City of Bel Aire, Kansas, as Issuer, and Epic Real Estate Development II, L.L.C., as Tenant, as authorized by Ordinance of the Issuer. Closing is proposed to be on August 6, 2026 or as soon thereafter as may be accomplished.

Very truly yours,

EPIC REAL ESTATE DEVELOPMENT II,

L.L.C.

By: ______________________
Name: Gary Proctor
Title: President

[Company Letterhead]

July 31, 2026

City of Bel Aire, Kansas
7651 E Central Park Ave.
Bel Aire, Kansas 67226

Security Bank of Kansas City
Corporate Trust
701 Minnesota Avenue, Suite 206
P.O. Box 171297
Kansas City, Kansas 66117

Re: City of Bel Aire, Kansas
Taxable Industrial Revenue Bonds, Series 2017
(Epic Real Estate Development II, L.L.C.) (the "Bonds")

Ladies and Gentlemen:

The Bonds are subject to redemption upon our instructions to you.

Epic Real Estate Development II, L.L.C. instructs you to call for redemption all outstanding Bonds on August 6, 2026 or as soon thereafter as may be accomplished, and to give notice of redemption pursuant to the Bond Agreement authorizing and securing the Bonds.

We further advise that Epic Real Estate Development II, L.L.C. elects to exercise its option to purchase the Project as described in Section 17.1 of the Lease dated as of December 15, 2017 between the City of Bel Aire, Kansas, as Issuer, and Epic Real Estate Development II, L.L.C., as Tenant, as authorized by Ordinance of the Issuer. Closing is proposed to be on August 6, 2026 or as soon thereafter as may be accomplished.

Very truly yours,

EPIC REAL ESTATE DEVELOPMENT II, L.L.C.

By: ____________________________
Name: Gary Proctor
Title: President

601000.20229\OPTION TO PURCHASE

August 3, 2026

Security Bank of Kansas City
Corporate Trust
701 Minnesota Avenue, Suite 206
P.O. Box 171297
Kansas City, Kansas 66117

Re: City of Bel Aire, Kansas
Taxable Industrial Revenue Bonds, Series 2017
(Epic Real Estate Development II, L.L.C.) (the "Bonds")

Ladies and Gentlemen:

The City of Bel Aire, Kansas has been requested by Epic Real Estate Development II, L.L.C. to call for redemption prior to maturity all outstanding Bonds for redemption on August 6, 2026, or as soon thereafter as may be accomplished, as provided in the Bond Agreement dated as of December 15, 2017, authorizing and securing the Bonds.

Pursuant to the provisions of the Bond Agreement, you are directed to proceed with the giving of notice of redemption of all of the Bonds for redemption on August 6, 2026 or as soon thereafter as may be accomplished.

THE CITY OF BEL AIRE, KANSAS

By:___________________________
Melissa Krehbiel, Clerk

Gilmore & Bell, P.C.
07/30/2026

**EXCERPT OF MINUTES OF A MEETING
OF THE GOVERNING BODY OF
THE CITY OF BEL AIRE, KANSAS
HELD ON AUGUST 3, 2026**

The governing body met in regular session at the usual meeting place in the City on August 3, 2026, 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, there was presented a Resolution entitled:

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF BEL AIRE, KANSAS AUTHORIZING THE SALE AND CONVEYANCE OF CERTAIN PROPERTY RELATED TO EPIC REAL ESTATE DEVELOPMENT II, L.L.C.

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

Aye: ____.

Nay: ____.

Thereupon, the Mayor declared the Resolution duly adopted and the Resolution was then duly numbered Resolution No. R-2026-__ 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 hereupon adjourned.

CERTIFICATE

I 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

(Signature page to Excerpt of Minutes)

Gilmore & Bell, P.C.
07/30/2026

RESOLUTION NO. R-26-__

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF BEL AIRE, KANSAS AUTHORIZING THE SALE AND CONVEYANCE OF CERTAIN PROPERTY RELATED TO EPIC REAL ESTATE DEVELOPMENT II, L.L.C.

WHEREAS, pursuant to Ordinance No. 626 and the Bond Agreement dated as of December 15, 2017, the City of Bel Aire, Kansas (the "Issuer") has previously issued its Taxable Industrial Revenue Bonds, Series 2017 (Epic Real Estate Development II, L.L.C.) in the original principal amount of Not to Exceed $10,000,000 (the "Bonds") to finance the cost of acquisition, construction and equipping of a certain commercial office, warehouse and distribution facility (the "Project"), such Project having been leased to Epic Real Estate Development II, L.L.C., a Kansas limited liability company (the "Tenant") pursuant to a Lease dated as of December 15, 2017, between the City and the Tenant (the "Lease"); and

WHEREAS, in conjunction with the issuance of the Bonds, the Issuer, Tenant and Bondowner have also entered into a Bond Agreement, Notice of Lease, Collateral Assignment of Lease and Assignment of Lease and Security Agreement, all executed simultaneously with the Lease and all as further described on *Schedule I* attached hereto (collectively, the "Bond Documents"); and

WHEREAS, an Amendment No. 1 to the Bond Documents, effective as of August 7, 2018, between the Issuer, Tenant and the Bank released and transferred ownership of all equipment and personal property purchased with the proceeds of the Bonds; and

WHEREAS, the Tenant desires to provide for the immediate payment of all outstanding Bonds, the redemption premium and interest thereon accruing to the redemption date of August 6, 2026 or as soon thereafter as may be accomplished (the "Redemption Date"), by depositing a sum sufficient for such purpose or delivering the Bonds for cancellation with Security Bank of Kansas City, as fiscal agent and paying agent (the "Fiscal Agent") for the Bonds; and

WHEREAS, the Issuer and the Tenant have provided the Fiscal Agent written notice to redeem all outstanding Bonds on the Redemption Date; and

WHEREAS, sufficient funds will be deposited with the Fiscal Agent, or the Bonds will be surrendered, to accomplish the redemption of the Bonds on the Redemption Date; and

WHEREAS, the Tenant desires to exercise its option to purchase the Project under the Lease and is not in default under the Lease; and

WHEREAS, the Tenant has provided the Issuer written notice of its intent to exercise its option to purchase the Project on the Redemption Date.

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

Section 1. The Mayor and City Clerk are authorized and directed to execute and deliver a special warranty deed, a bill of sale and a release of lease, in substantially the forms submitted to the Governing Body concurrently with the adoption of this Resolution. The Clerk is directed to deliver the executed special warranty deed, a bill of sale and a release of lease to the Tenant upon redemption of the outstanding Bonds on the Redemption Date.

Section 2. The Mayor and City Clerk are further authorized and directed to sign such other instruments and certificates as shall be necessary and desirable in connection with this Resolution, and are further authorized to take such further actions as may be necessary to accomplish the purposes of this Resolution.

ADOPTED by the governing body of the City of Bel Aire, Kansas on August 3, 2026.

CITY OF BEL AIRE, KANSAS

____
Mayor

[SEAL]

ATTEST:

____
City Clerk

THIS CONVEYANCE IS FOR THE PURPOSE OF RELEASING SECURITY FOR A DEBT OR OTHER OBLIGATION AND IS EXEMPT FROM THE REQUIREMENTS OF A SALES VALIDATION QUESTIONNAIRE PURSUANT TO K.S.A. 79-1437e(2).

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made August __, 2026 between the City of Bel Aire, Kansas, a municipal corporation, as Grantor, and Epic Real Estate Development II, L.L.C., a Kansas limited liability company, as Grantee;

WITNESSETH, that the Grantor, in furtherance of the terms of a certain Lease dated as of December 15, 2017 between Grantor and Grantee, and as authorized by a Resolution duly adopted by the governing body of the Grantor, and by these presents conveys to Grantee, its successors and assigns, all the following described real estate in Sedgwick County, Kansas:

> Lot 1, Block A, Sunflower Commerce Park 2nd, an Addition to Bel Aire, Sedgwick County, Kansas

said real property constituting the "Land" as referred to in the Lease, subject to Permitted Encumbrances:

(1) Mortgage, dated August 23, 2016, executed by Epic Real Estate Development II, L.L.C., as mortgagor, to Intrust Bank, N.A., as mortgagee, recorded in the office of the Sedgwick County, Kansas Register of Deeds on August 25, 2016, as Doc#/Flm-Pg: 29632579.
(2) Mortgage, dated October 25, 2017, executed by Epic Real Estate Development II, L.L.C., as mortgagor, to Intrust Bank, N.A., as mortgagee, recorded in the office of the Sedgwick County, Kansas Register of Deeds on October 30, 2017, as Doc#/Flm Pg: 29727879, as modified by Mortgage Modification Agreement, dated November 6, 2017, executed by Epic Real Estate Development II, L.L.C., as mortgagor, to Intrust Bank, N.A., as mortgagee, recorded in the office of the Sedgwick County, Kansas Register of Deeds on November 8, 2017, as Doc#/Flm-Pg: 29730255.
(3) Financing Statement with Epic Real Estate Development II, L.L.C. as debtor, and Intrust Bank, N.A., as secured party, recorded in the office of the Sedgwick County, Kansas Register of Deeds on September 13, 2016, as Doc#/Flm-Pg: 29636851.
(4) Assignment of Rents executed by Epic Real Estate Development II, L.L.C. to Intrust Bank, N.A., filed in the office of the Sedgwick County, Kansas Register of Deeds on October 13, 2016, as Doc#/Flm-Pg: 29644512.
(5) All easements, rights-of-way and other encumbrances of record.

for the sum of $100.00 and other valuable consideration;

TO HAVE AND TO HOLD, the premises described, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in any way appertaining, to Grantee and to its successors and assigns forever; and Grantor covenants that the premises are free and clear of all encumbrances whatsoever, except (a) those to which the title was subject on the date of conveyance to Grantor, or to which title became subject with Grantee's written consent, or which resulted from any failure of Grantee to perform any of its covenants or obligations under the Lease from Grantor referred to above, (b) taxes and assessments, general and special, if any, and (c) the rights, titles and interests of any party having condemned or attempting to condemn title to, or the use for a limited period of, all or any part of the premises conveyed; and that it will warrant and defend the title to the premises to Grantee and Grantee's successors and assigns forever against the lawful claims and demands of anyone claiming by, through or under it.

[BALANCE OF THIS PAGE INTENTIONALLY LEFT BLANK]

(Signature page to Special Warranty Deed)

IN WITNESS WHEREOF, Grantor has executed this deed and affixed its corporate seal on the day and year first above written.

[SEAL]

CITY OF BEL AIRE, KANSAS
a municipal corporation

ATTEST:

____
Jim Benage, Mayor

____
Melissa Krehbiel, City Clerk

ACKNOWLEDGMENT

STATE OF KANSAS)
) SS:
COUNTY OF SEDGWICK)

The foregoing instrument was acknowledged before me this ____ day of August, 2026 by Jim Benage, Mayor, and Melissa Krehbiel, City Clerk, of the City of Bel Aire, Kansas, on behalf of the City.

[SEAL]

____
Notary Public

My appointment expires: ____________________

RELEASE OF LEASE

WHEREAS, the City of Bel Aire, Kansas (the “Issuer”) has entered into a Lease dated as of December 15, 2017 (the “Lease”) between the Issuer and Epic Real Estate Development II, L.L.C., a Kansas corporation (the “Tenant”), notice of which is recorded in Doc.#/Flm-Pg: 29744247 in the office of the Sedgwick County, Kansas Register of Deeds; and

WHEREAS, the Issuer assigned its interest in the Lease to Security Bank of Kansas City, Kansas City, Kansas, acting as Fiscal Agent for the Issuer and others for the purpose of enforcement of the Tenant's covenants under the Lease, notice of which is recorded in Doc.#/Flm-Pg: 29744248 in the office of the Sedgwick County, Kansas Register of Deeds; and

WHEREAS, the Issuer, Tenant and Bondowner have also entered into a Bond Agreement, Notice of Lease, Collateral Assignment of Lease and Assignment of Lease and Security Agreement, all executed simultaneously with the Lease and all as further described on *Schedule I* attached hereto (collectively, the "Bond Documents"); and

WHEREAS, an Amendment No. 1 to the Bond Documents, effective as of August 7, 2018, between the Issuer, Tenant and the Bank released and transferred ownership of all equipment and personal property purchased with the proceeds of the Bonds; and

WHEREAS, the Tenant has exercised its option to purchase the facility described in the Lease (the “Project”) from the Issuer, and the Issuer has waived the notice requirement in in the Lease, and acknowledged that all requirements of said Lease have been satisfied; and

WHEREAS, all of the Tenant's obligations to the Issuer under the Lease have been satisfied;

THEREFORE, the property described in the attached *Schedule I* is released from any claim of the Issuer and the Fiscal Agent under the Lease as of August __, 2026.

[BALANCE OF THIS PAGE INTENTIONALLY LEFT BLANK]

CITY OF BEL AIRE, KANSAS

[SEAL]

ATTEST:

____
Jim Benage, Mayor

____
Melissa Krehbiel, City Clerk

ACKNOWLEDGMENT

STATE OF KANSAS)
) SS:
COUNTY OF BEL AIRE)

The foregoing instrument was acknowledged before me this ___ day of August, 2026 by Jim Benage, Mayor, and Melissa Krehbiel, City Clerk, of the City of Bel Aire, Kansas, on behalf of the City.

[SEAL]

____
Notary Public

My appointment expires: ___________________

SECURITY BANK OF KANSAS CITY
Kansas City, Kansas

____
____
Vice President & Trust Officer

ACKNOWLEDGMENT

STATE OF KANSAS)
) SS:
COUNTY OF BEL AIRE)

This instrument was acknowledged before me this ___ day of August, 2026 by ____________________, Vice President & Trust Officer of Security Bank of Kansas City, Kansas City, Kansas, a Kansas banking association or corporation.

[SEAL]

____
Notary Public

My appointment expires: ___________________

(Signature Page to Release of Lease)

SCHEDULE I

PROPERTY SUBJECT TO LEASE

Section 1. (a) The following described real estate located in Sedgwick County, Kansas, to wit:

Lot 1, Block A, Sunflower Commerce Park 2nd, an Addition to Bel Aire, Sedgwick County, Kansas

said real property constituting the "Land" as referred to in the Lease, subject to Permitted Encumbrances:

(1) Mortgage, dated August 23, 2016, executed by Epic Real Estate Development II, L.L.C., as mortgagor, to Intrust Bank, N.A., as mortgagee, recorded in the office of the Sedgwick County, Kansas Register of Deeds on August 25, 2016, as Doc#/Flm-Pg: 29632579.
(2) Mortgage, dated October 25, 2017, executed by Epic Real Estate Development II, L.L.C., as mortgagor, to Intrust Bank, N.A., as mortgagee, recorded in the office of the Sedgwick County, Kansas Register of Deeds on October 30, 2017, as Doc#/Flm Pg: 29727879, as modified by Mortgage Modification Agreement, dated November 6, 2017, executed by Epic Real Estate Development II, L.L.C., as mortgagor, to Intrust Bank, N.A., as mortgagee, recorded in the office of the Sedgwick County, Kansas Register of Deeds on November 8, 2017, as Doc#/Flm-Pg: 29730255.
(3) Financing Statement with Epic Real Estate Development II, L.L.C. as debtor, and Intrust Bank, N.A., as secured party, recorded in the office of the Sedgwick County, Kansas Register of Deeds on September 13, 2016, as Doc#/Flm-Pg: 29636851.
(4) Assignment of Rents executed by Epic Real Estate Development II, L.L.C. to Intrust Bank, N.A., filed in the office of the Sedgwick County, Kansas Register of Deeds on October 13, 2016, as Doc#/Flm-Pg: 29644512.
(5) All easements, rights-of-way and other encumbrances of record.

Section 2. All property constituting the Project Additions as described in the Supplemental Lease dated December 15, 2017 between the City of Bel Aire, Kansas and Epic Real Estate Development II, L.L.C.

The Bond Documents amended by Amendment No. 1 are further described as follows:

(1) Notice of Lease between the Issuer and Tenant, recorded in the Office of the Register of Deeds of Sedgwick County, Kansas at Doc#/Flm-Pg: 29744247.
(2) Assignment of Lease and Security Agreement by the Issuer, as assignor, to the Bondowner, as assignee, recorded in the Office of the Register of Deeds of Sedgwick County, Kansas at Doc#/Flm-Pg: 29744248.
(3) Collateral Assignment of Lease by the Tenant, as assignor, to the Bondowner, as assignee, recorded in the Office of the Register of Deeds of Sedgwick County, Kansas at Doc#/Flm-Pg: 29744249.

Section 3. The real estate described in Section 1 shall constitute a portion of the "Land" and all the property (Land, buildings, machinery and equipment) described in Sections 1 and 2 of this Schedule I together with all replacements or substitutions therefor shall now be considered to constitute a part of the "Project," as referred to in said Lease.

BANK'S RECEIPT AND CERTIFICATION

Re: City of Bel Aire, Kansas
Taxable Industrial Revenue Bonds, Series 2017
(Epic Real Estate Development II, L.L.C.) (the "Bonds")

The undersigned, on behalf of Security Bank of Kansas City, Kansas City, Kansas, as Fiscal Agent with respect to the referenced Bonds, certifies that as of the date hereof, no Bonds remain outstanding under Ordinance No. 626 and the Bond Agreement dated as of December 15, 2017 (the "Bond Agreement") authorizing and securing the Bonds, and all fees and expenses of the Fiscal Agent in connection with such Bonds have been paid in full.

Dated: August __, 2026

SECURITY BANK OF KANSAS CITY
Kansas City, Kansas

By: ______________________________
Name: ________________
Title: ________________

NOTICE OF CALL FOR REDEMPTION
TO THE REGISTERED OWNERS OF
CITY OF BEL AIRE, KANSAS
TAXABLE INDUSTRIAL REVENUE BONDS
SERIES 2017
(EPIC REAL ESTATE DEVELOPMENT II, L.L.C.)

Notice is given that pursuant to the provisions of a Bond Agreement dated as of December 15, 2017 (the "Bond Agreement") between the City of Bel Aire, Kansas (the "Issuer") and Security Bank of Kansas City, Kansas City, Kansas (the "Fiscal Agent") that all of the above-mentioned Bonds (the “Called Bonds”), have been called for redemption and payment on August 6, 2026 or as soon thereafter as may be accomplished (the "Redemption Date"), at the principal corporate trust office of the Fiscal Agent in Kansas City, Kansas.

On the Redemption Date there shall become due and payable, upon the presentation and surrender of each such Called Bond, the redemption price thereof equal the principal amount of each Called Bond together with interest accrued to the Redemption Date upon the presentation and surrender of each such Called Bond. Interest shall cease to accrue on the Called Bonds from and after the Redemption Date, provided such funds for redemption are on deposit with the Fiscal Agent.

Under the provisions of the Interest and Dividend Tax Compliance Act of 1983, paying agents making payments of interest or principal on corporate securities or making payments of principal on municipal securities may be obligated to withhold a 31 percent tax from remittances to individuals who have failed to furnish the paying agent with a valid taxpayer identification number. Owners of the Called Bonds who wish to avoid the imposition of the tax should submit certified taxpayer identification numbers when presenting the bonds for payment.

Security Bank of Kansas City

By:______________________
Title:

****

BONDHOLDER CONSENT TO REDEMPTION

Re: City of Bel Aire, Kansas
Taxable Industrial Revenue Bonds, Series 2017
(Epic Real Estate Development II, L.L.C.) (the "Bonds")

The undersigned, being a duly authorized representative of Epic Real Estate Development II, L.L.C., the sole owner of 100% of the outstanding principal amount of the referenced Bonds, consents to the redemption and payment of all outstanding Bonds on or about August 6, 2026 or as soon thereafter as may be accomplished, at the redemption price set forth in the Bond Agreement dated as of December 15, 2017 (the "Bond Agreement") authorizing and securing the Bonds, and waives any notice of such redemption as may be required by the Bond Agreement.

Dated: _______________, 2026

____

By:_____________________________
Name:
Title:

BONDHOLDER'S RECEIPT

Re: City of Bel Aire, Kansas
Taxable Industrial Revenue Bonds, Series 2017
(Epic Real Estate Development II, L.L.C.) (the "Bonds")

The undersigned, being a duly authorized representative of Epic Real Estate Development II, L.L.C., the sole owner of 100% the outstanding principal amount of the referenced Bonds, acknowledges payment of all outstanding principal and interest due on the Bonds on August 6, 2026 (the "Redemption Date"), as well as actual payment of all interest and premium due on the Bonds prior to the Redemption Date, and acknowledges full receipt of all payments due with respect to the Bonds and full satisfaction of all obligations of the City of Bel Aire, Kansas, as issuer of the Bonds, with respect thereto, as well as the obligations of any guarantors of principal and interest on the Bonds with respect thereto.

The undersigned surrenders the Bond certificate and requests that such certificate be cancelled upon the books and records of Security Bank of Kansas City, as Fiscal Agent.

Dated: _______________, 2026

____

By:_____________________________
Name:
Title:

City of Bel Aire

DATE: July 29, 2026
TO: Bel Aire City Council
FROM: Ted Henry, City Manager
SUBJECT: Discussion/Presentation on the Capital Improvement Reserve Fund

Summary

As we continue through the 2027 budget process, it is time to discuss the Capital Improvement Reserve Fund.

This fund is used to finance larger capital investments that are not part of our annual operating budget, including ERP system upgrades, park equipment replacements, facility improvements, and other significant one-time projects.

The Capital Improvement Reserve Fund is an important component of the City's long-term financial strategy. It allows the City to invest in infrastructure, facilities, and amenities that support the vision established by the Mayor and City Council while reducing the need for debt or unexpected budget adjustments.

As we evaluate future uses of this fund, it is also important to consider these investments in the context of the City's broader financial commitments. We are currently investing significant resources in major street reconstruction projects and have additional large transportation and infrastructure projects on the horizon. Balancing these priorities with other capital needs is essential to maintaining the City's long-term financial health.

To assist with this discussion, I have attached a simplified list of capital projects and initiatives that have been identified or discussed in previous budget conversations. This list is intended to serve as a planning tool rather than a recommendation.

The purpose of this agenda item is to provide an overview of the potential uses of the Capital Improvement Reserve Fund and to receive direction from the City Council regarding priorities and long-term vision. Staff is not seeking final decisions at this meeting. Rather, we are looking for guidance that will help shape the proposed budget and future capital planning efforts.

line 1		CIP Reserve (cash)	Debt Service	Year
line 2	Current Fund Balance	$1,710,158		2025
line 3	Annual Budget Transfer 2026	$415,000		2026
line 4	Annual Budget Transfer 2027	$415,000		2027
line 5	Annual Budget Transfer 2028	$415,000		2028
line 6	Annual Budget Transfer 2029	$415,000		2029
line 7	Annual Budget Transfer 2030	$415,000		2030
line 8	Annual Budget Transfer 2031	$415,000		2031
line 9	Annual Budget Transfer 2032	$415,000		2032
line 10	Annual Budget Transfer 2033	$415,000		2033
line 11	Annual Budget Transfer 2034	$415,000		2034
line 12	Total Estimated Resources Available	$5,445,158		
line 13				
line 14	53rd Street Reconstruction		*$210,000*	*2028*
line 15	45th Street from Woodlawn to Oliver (est. $5M)		*$415,000*	*2030*
line 16	Reconstruction of Woodlawn		TBD	
line 17				
line 18	HVAC (City Hall)	$200,000		
line 19	Upgrade Security Cameras and add keyless Entry (All Facilities)	$300,000		
line 21				
line 22	(New) Skyview Park	$500,000		
line 23				
line 25	Architecture/Engineering Study (City Hall)	$50,000		
line 26	Remodel/Construction per the Approved Plans	$1,500,000		
line 27				
line 29	Architecture/Engineering Study (Recreation Center)	$50,000		
line 30	Remodel/Construction per the Approved Plans	$4,000,000		
line 32				
line 33	Bel Aire Park	$1,350,000		
line 34	Brookhouser Park	$150,000		
line 35	Central Park	$150,000		
line 36	Denise Park	$100,000		
line 37	Alley Park	$0		
line 38	Recreation Center Park	$0		
line 39	Eagle Lake Park	$0		
line 41				
line 42	Pool Maintenance (Replaster and Other)	$200,000		
line 43				
line 45	Sidewalk from Recreation Center to Alley Park (WAMPO Project)	$300,000		
line 46				
line 47	Sidewalk Grant Program x9 years	$135,000		
line 48				
line 49	Total Estimated Expenditures	$8,985,000		
line 50	Ending Balance	-$3,539,842		

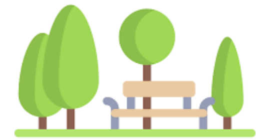
City of Bel Aire

Ted Henry
City Manager

1


City of
Bel Aire

- Police
- Municipal Courts



- Parks
- Green Space

- Construction and maintenance of City Streets

- Recreational Facilities
- Adult Education Programs
- Festivals & Events

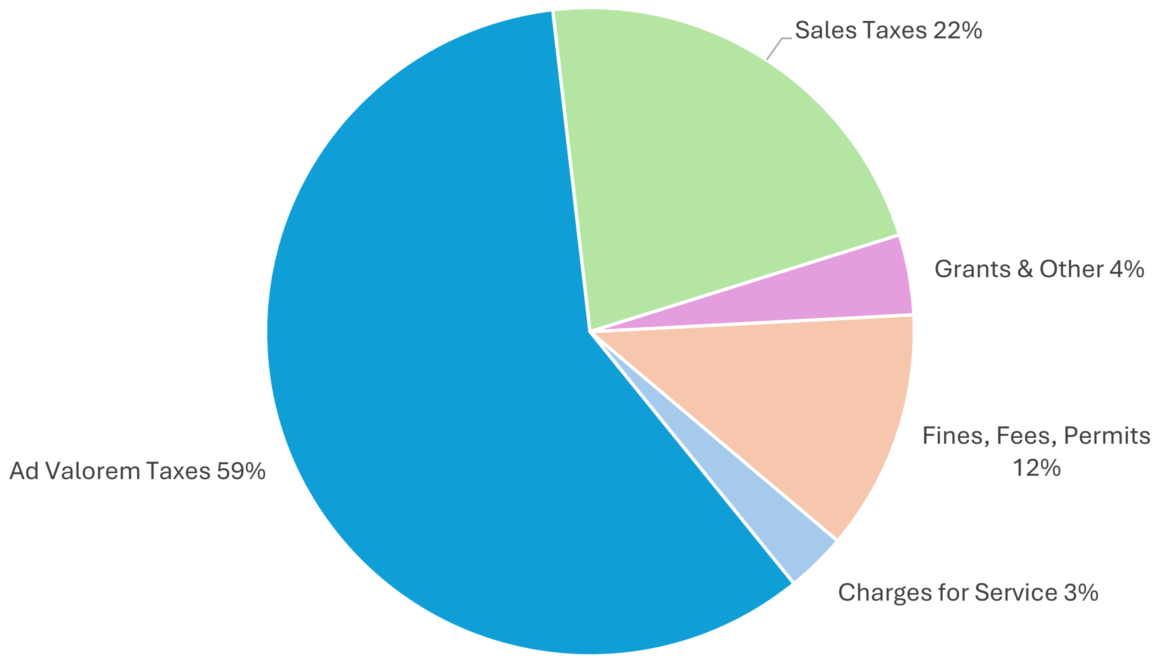
- GO Debt Payments for land and large projects

- Civic Engagement
- Public Square

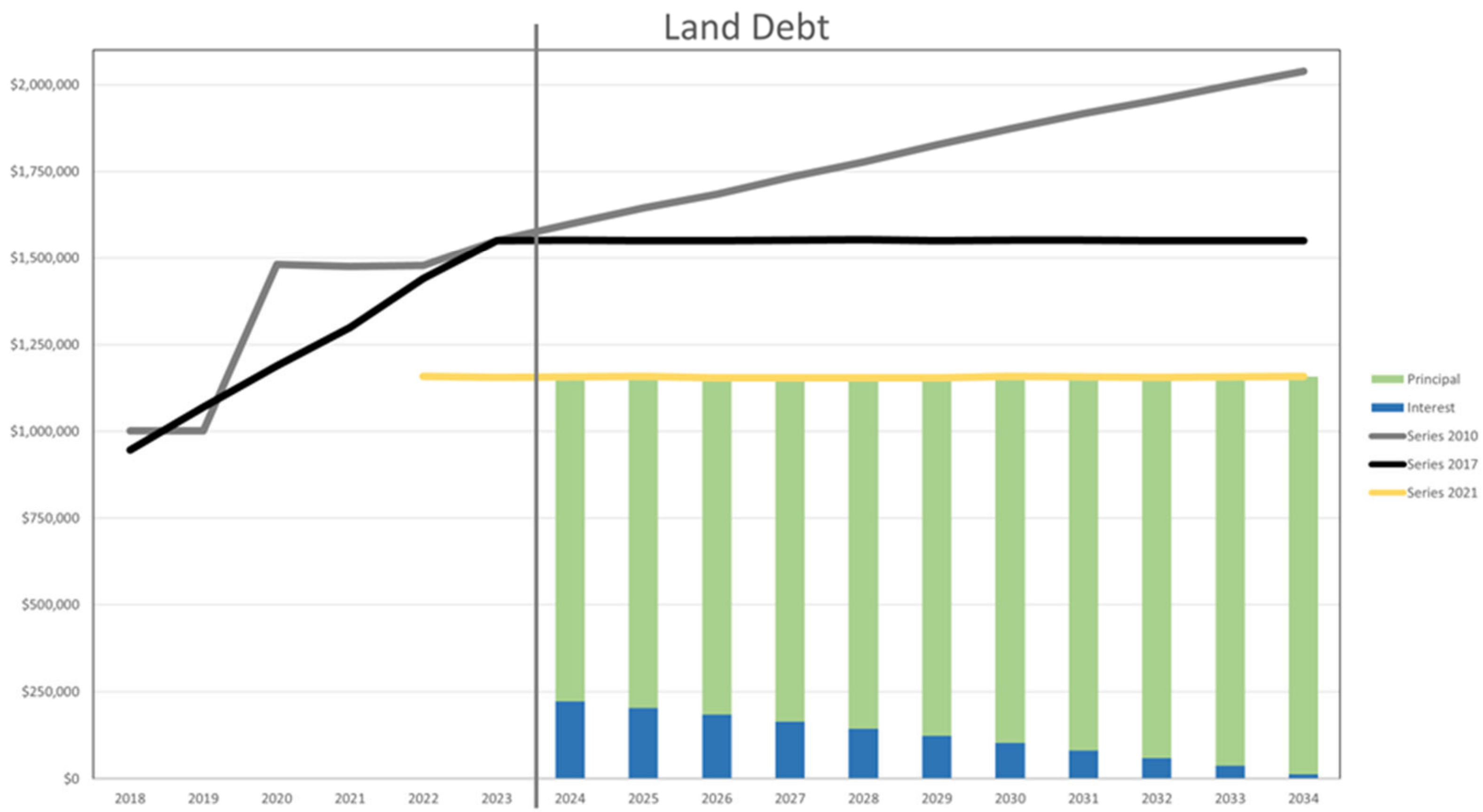
- Planning
- Civil Engineering
- Building Permits & Inspection
- Enforcement of Local Ordinances
- Professional Licenses

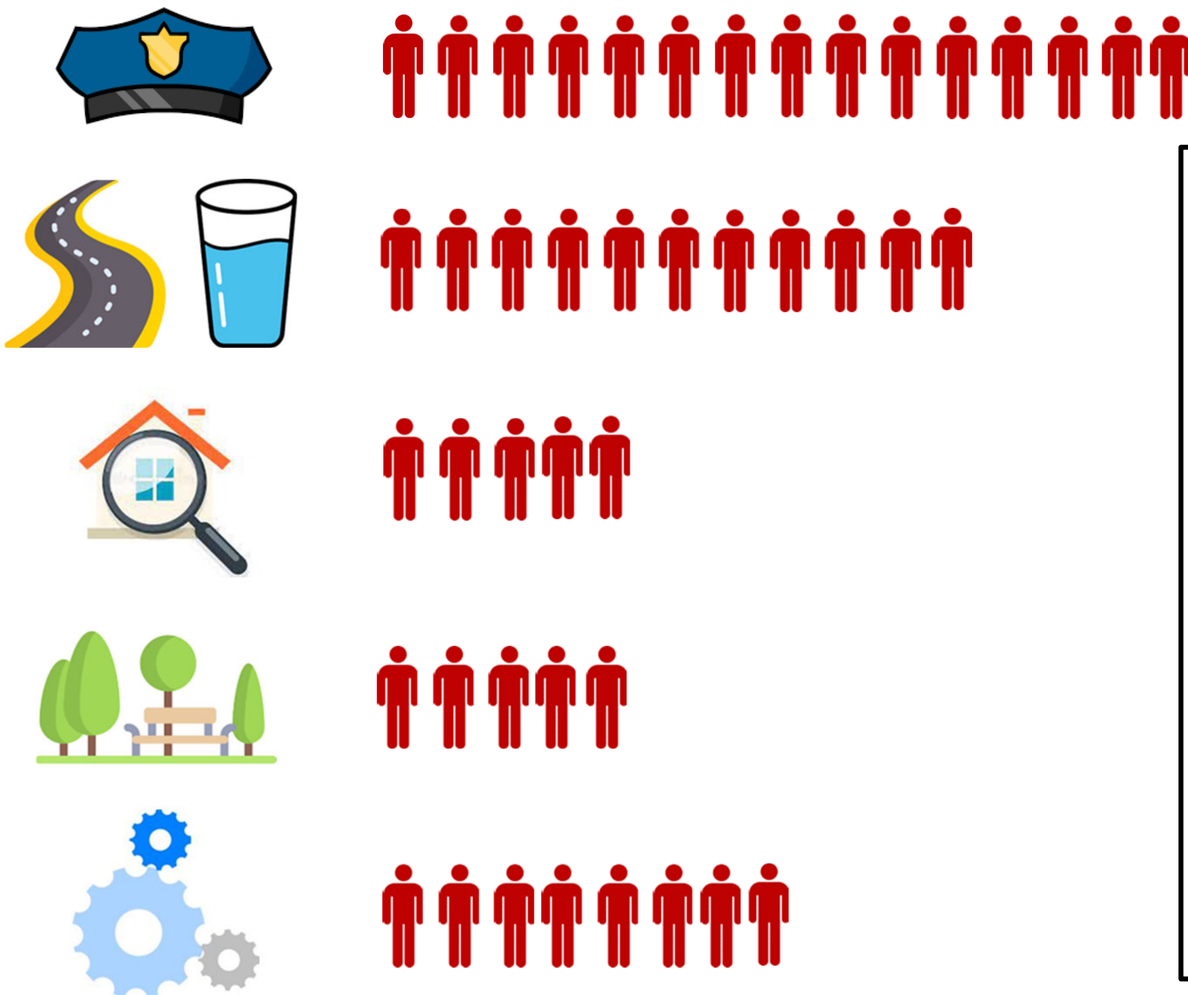
- Administration
- Finance
- Legal

$10.6M	In fy27 budgeted revenues



$10.6M	In fy27 budgeted revenues
-$2.2M	for debt payments
-$5.2M	for employees (5-6 FTEs below Park City and Maize)
$7.4M	for debt and employees (70%)


Land Debt
$2,000,000
$1,750,000
$1,500,000
$1,250,000
$1,000,000
$750,000
$500,000
$250,000
$0
2018
2019
2020
2021
2022
2023
2024
2025
2026
2027
2028
2029
2030
2031
2032
2033
2034
Principal
Interest
Series 2010
Series 2017
Series 2021



6,000 or calls for service (PD)
4,000 work orders (PW)
- 72 miles of water lines maintained
- 64 miles of sewer lines maintained
- 2 water towers
- 6 lift stations

23,000 Recreation Center users (REC)

641 Permit Issued (P&Z)
1,000s Building Inspections (P&Z)
384 Code Enforcement Cases (P&Z)

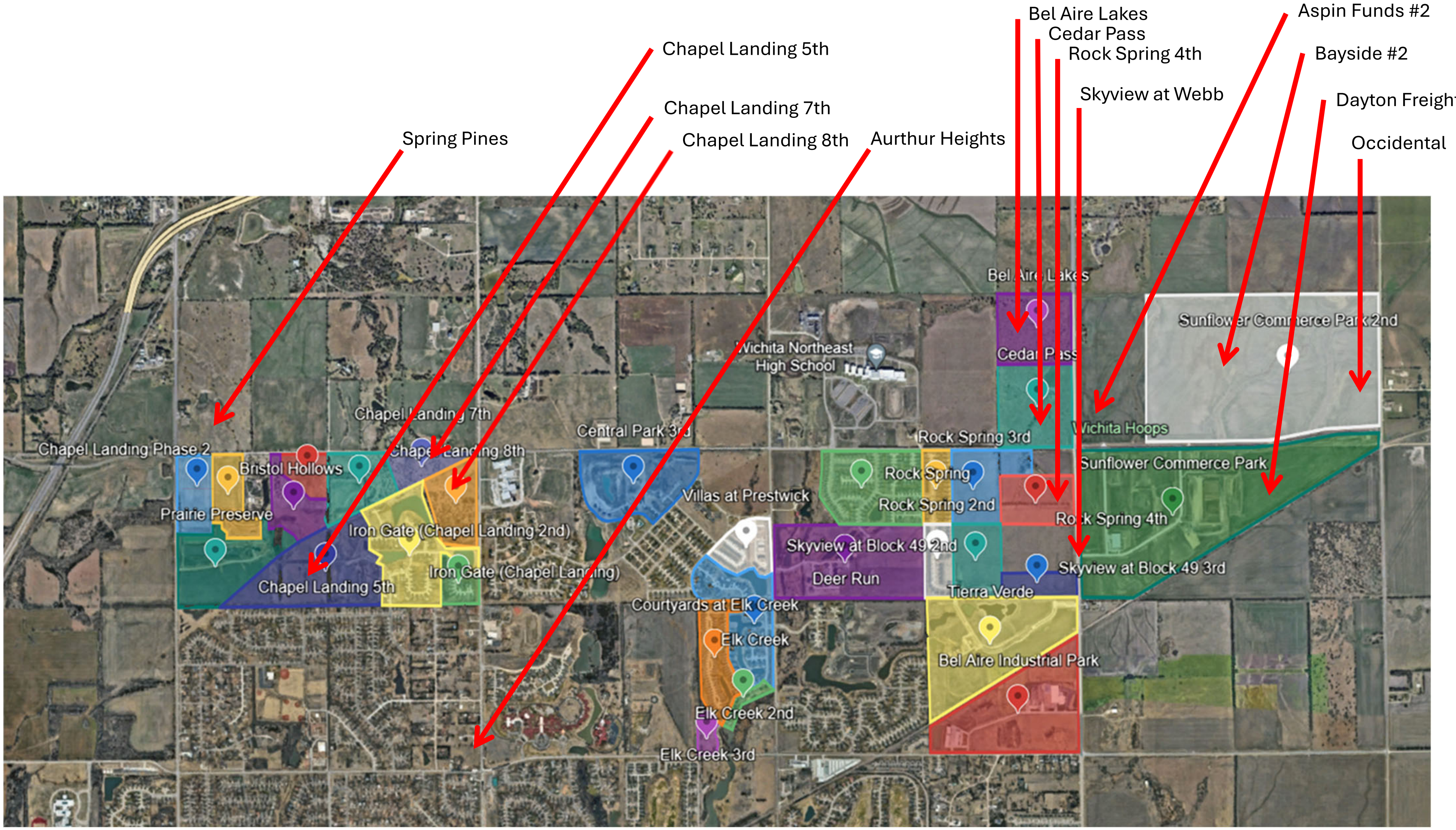
3,240 invoices paid (ADMIN)
10,000s calls (ADMIN)
100,000s emails (ADMIN)

- Policy Updates
  - City Zoning and Subdivision Codes
  - ~~Building Codes~~
  - Purchasing Policy
  - Water Code
  - ~~Waste Connections Contract~~
  - Salary Study
  - Short Term Rentals
  - ~~Airport Zoning~~
  - Many Others (Smoking, Golf Carts, ~~Fireworks~~)

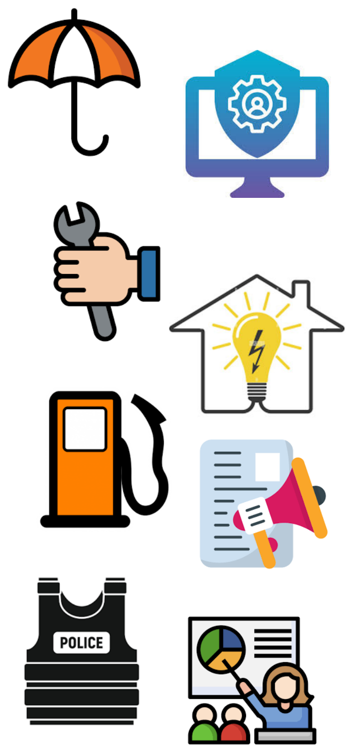
- Constantly updating priorities and how best to serve the public
  - Facilities, Street Improvements, Court, Ways to Provide Services

- Water and Sewer Improvements
  - CCUA Sewer Plant
  - Wichita Water Contract
  - 2026 Water Line Replacement
  - SCADA System Upgrade

- Community Relations
  - Community Engagement, Marketing,
  - Support for our Boards, Chamber, and Events (~~250th Birthday~~)


Chapel Landing 5th
Chapel Landing 7th
Chapel Landing 8th
Spring Pines
Aurthur Heights
Bel Aire Lakes
Cedar Pass
Rock Spring 4th
Skyview at Webb
Aspin Funds #2
Bayside #2
Dayton Freight
Occidental
Bel Aire Lakes
Cedar Pass
Sunflower Commerce Park 2nd
Wichita Northeast High School
Chapel Landing 7th
Central Park 3rd
Rock Spring 3rd
Wichita Hoops
Chapel Landing Phase 2
Chapel Landing 8th
Bristol Hollows
Sunflower Commerce Park
Rock Spring
Villas at Prestwick
Rock Spring 2nd
Prairie Preserve
Rock Spring 4th
Iron Gate (Chapel Landing 2nd)
Skyview at Block 49 2nd
Skyview at Block 49 3rd
Iron Gate (Chapel Landing)
Deer Run
Chapel Landing 5th
Tierra Verde
Courtyards at Elk Creek
Elk Creek
Bel Aire Industrial Park
Elk Creek 2nd
Elk Creek 3rd

$10.6M	In fy26 budgeted revenues
-$2.2M	for debt payments
-$5.2M	for employees (5-6 FTEs below Park City and Maize)
$7.4M	for debt and employees (70%)



	insurance
	IT support (with necessary upgrades)
	utilities
	for audit, video storage, legal services, communication, cleaning
	for bldg. repairs, pest control, outsourced studies, outsourced engineering
	for rec instructors, mowing, code compliance, other
	fuel, vehicle repairs, maintenance
	agricultural supplies, trees, irrigation systems,
	office equipment, furnishings, supplies, postage, publications
	uniforms, safety equipment, training, memberships, police supplies
	special assessments (city hall, other), websites/advertising, grants
	events, recreational equipment, construction materials, other
	building upkeep
	large equipment reserve (replacement vehicles, truck, equipment)
$1.8M	contracts and commodities (17%)

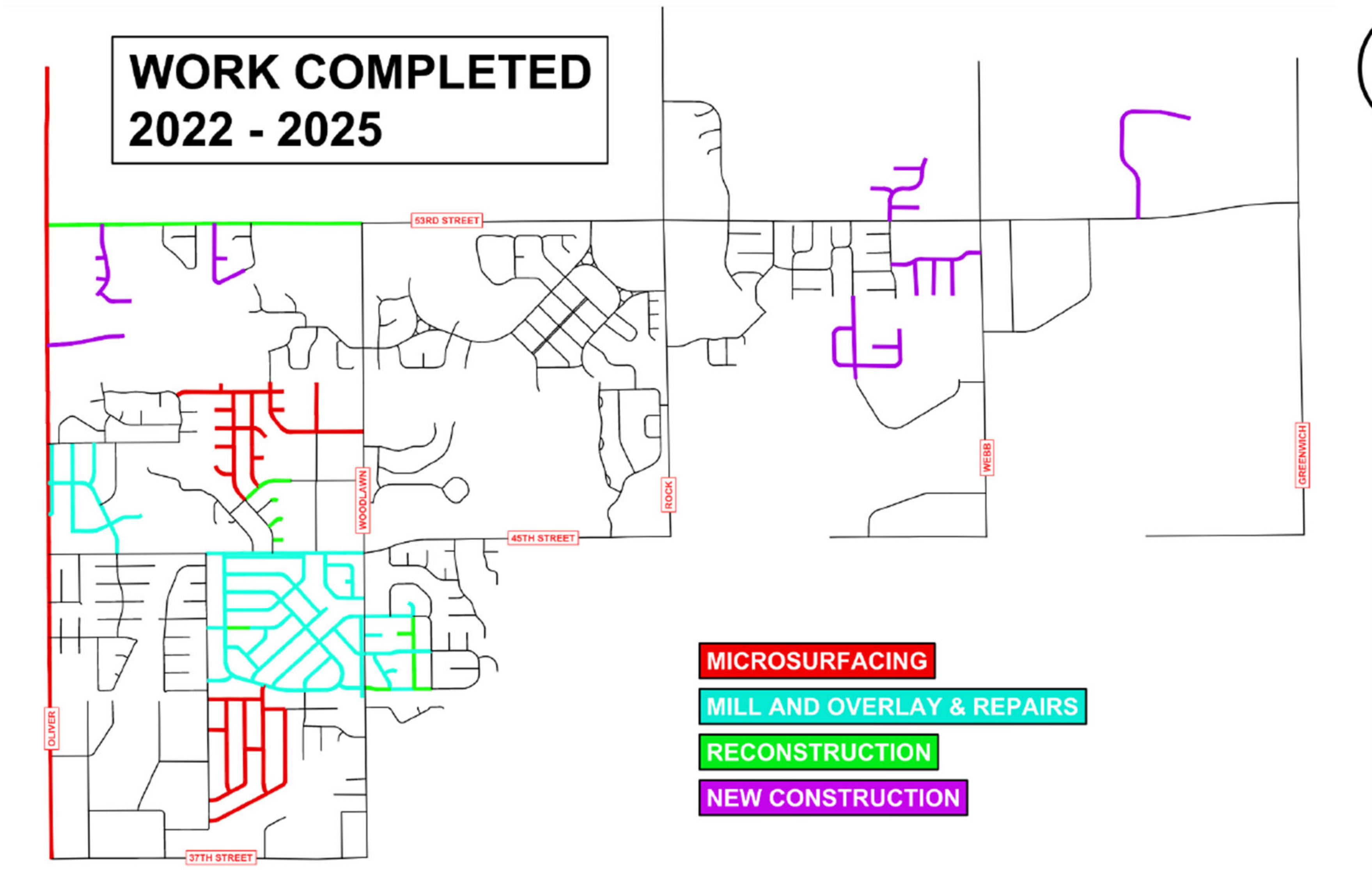
+

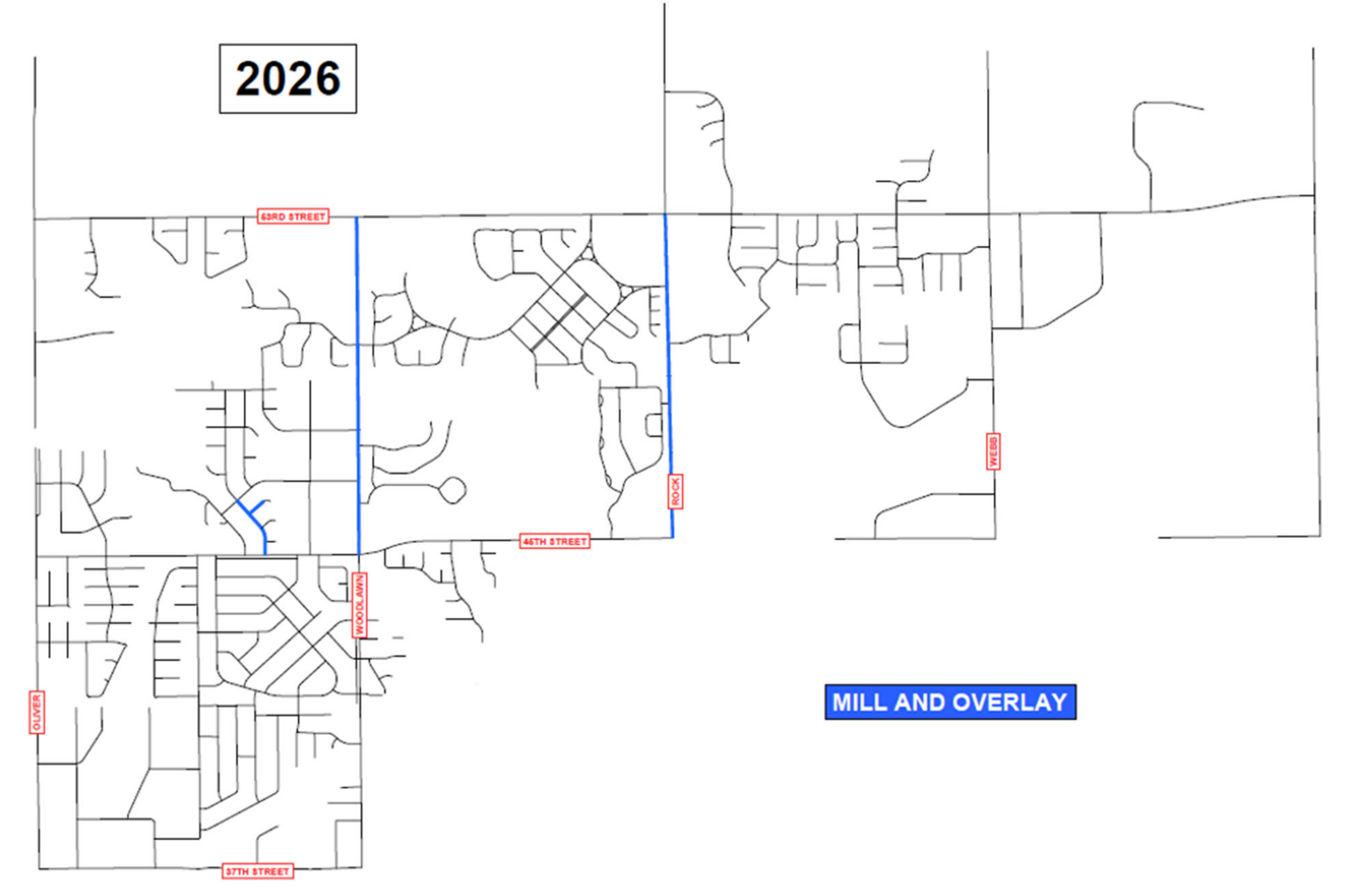
=

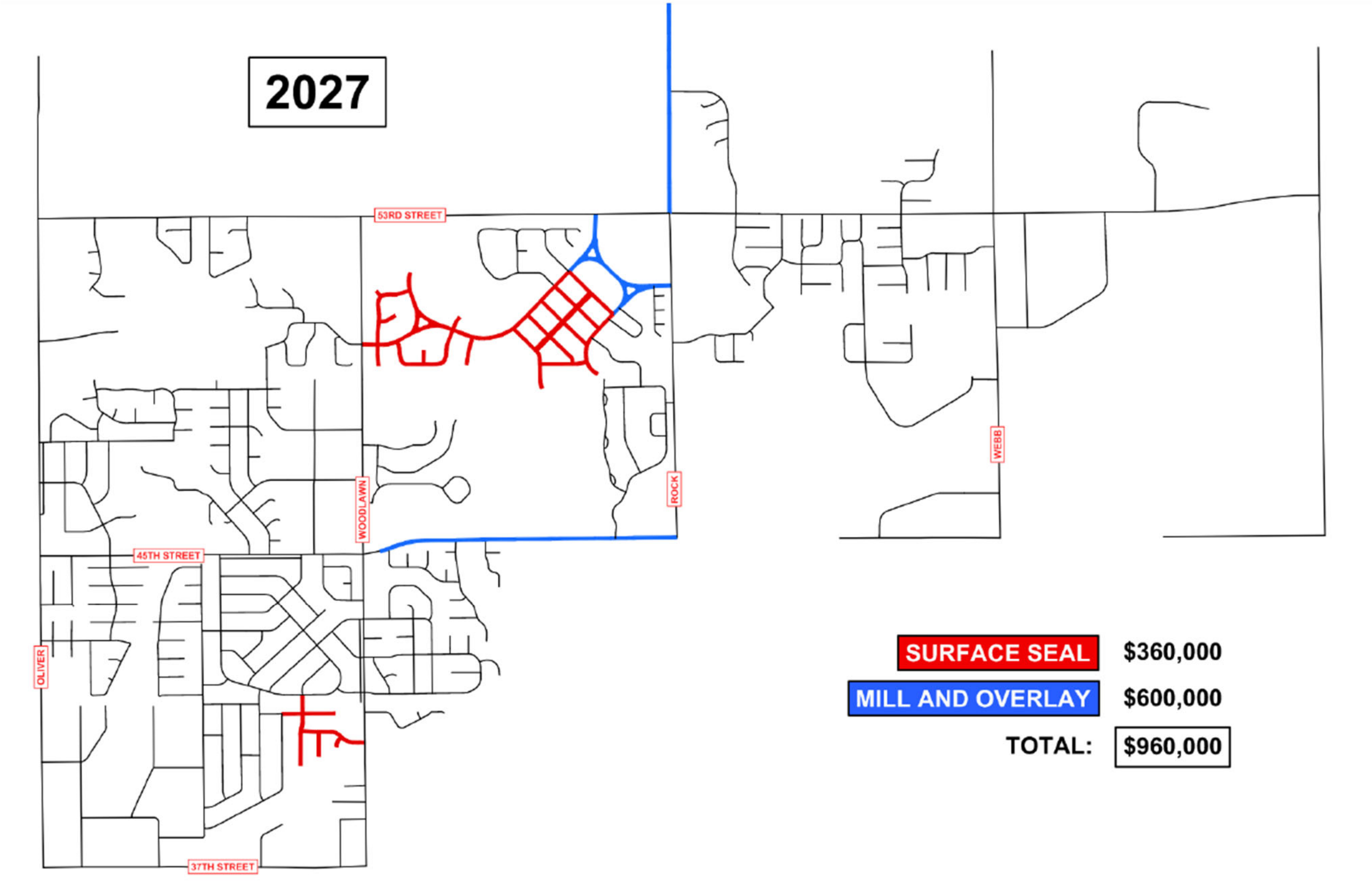
87%

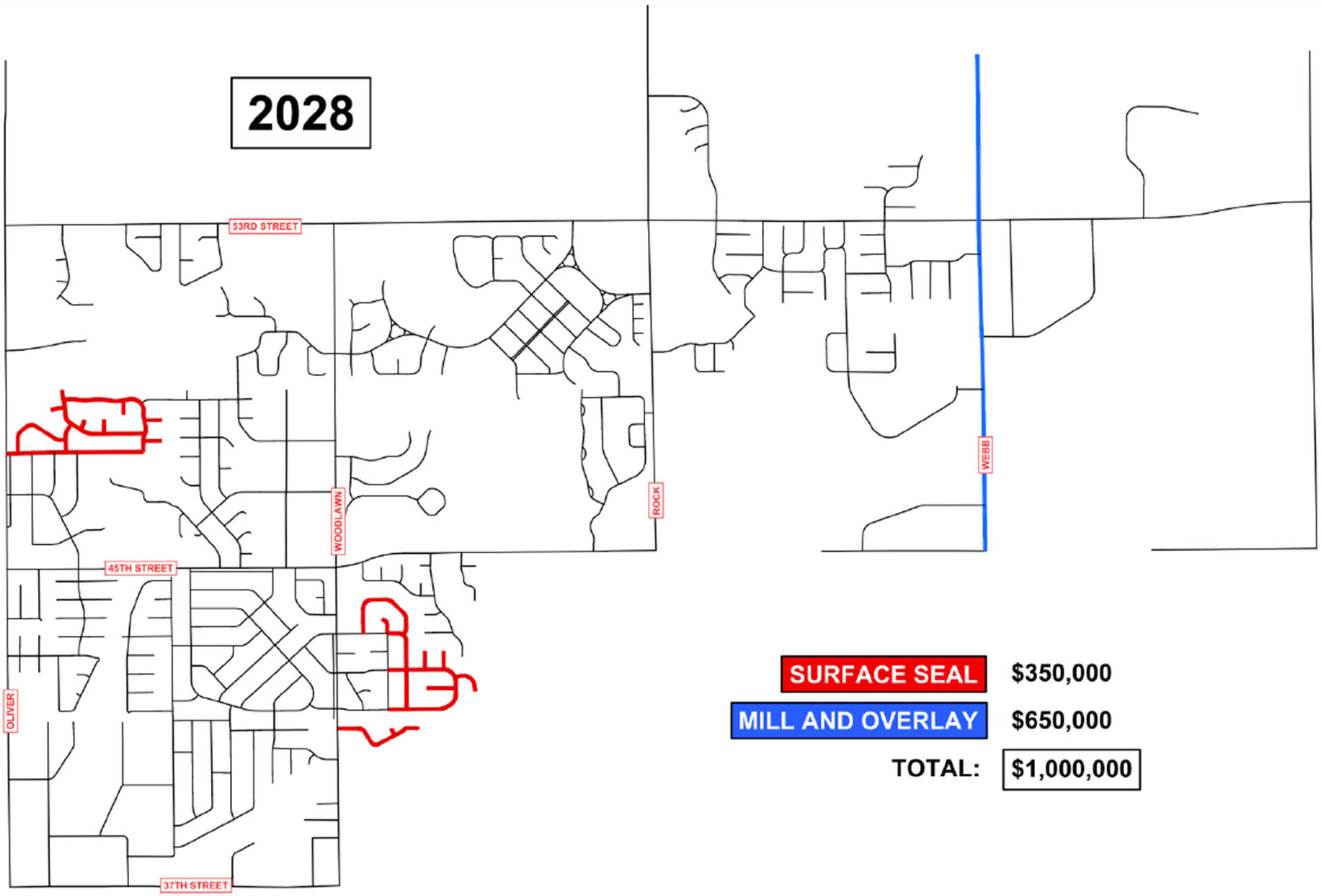
$1.4M	Estimated revenues remaining (13%)

$850,000	Street Maintenance Program (8%)
$100,000	Equipment Reserve Transfer
$35,000	Pool Coping
$15,000	Sidewalk Reimbursement Program
$400,000	CIP Reserve
$0	Remaining Funds


WORK COMPLETED
2022 - 2025
N
53RD STREET
45TH STREET
37TH STREET
OLIVER
WOODLAWN
ROCK
WEBB
GREENWICH
MICROSURFACING
MILL AND OVERLAY & REPAIRS
RECONSTRUCTION
NEW CONSTRUCTION

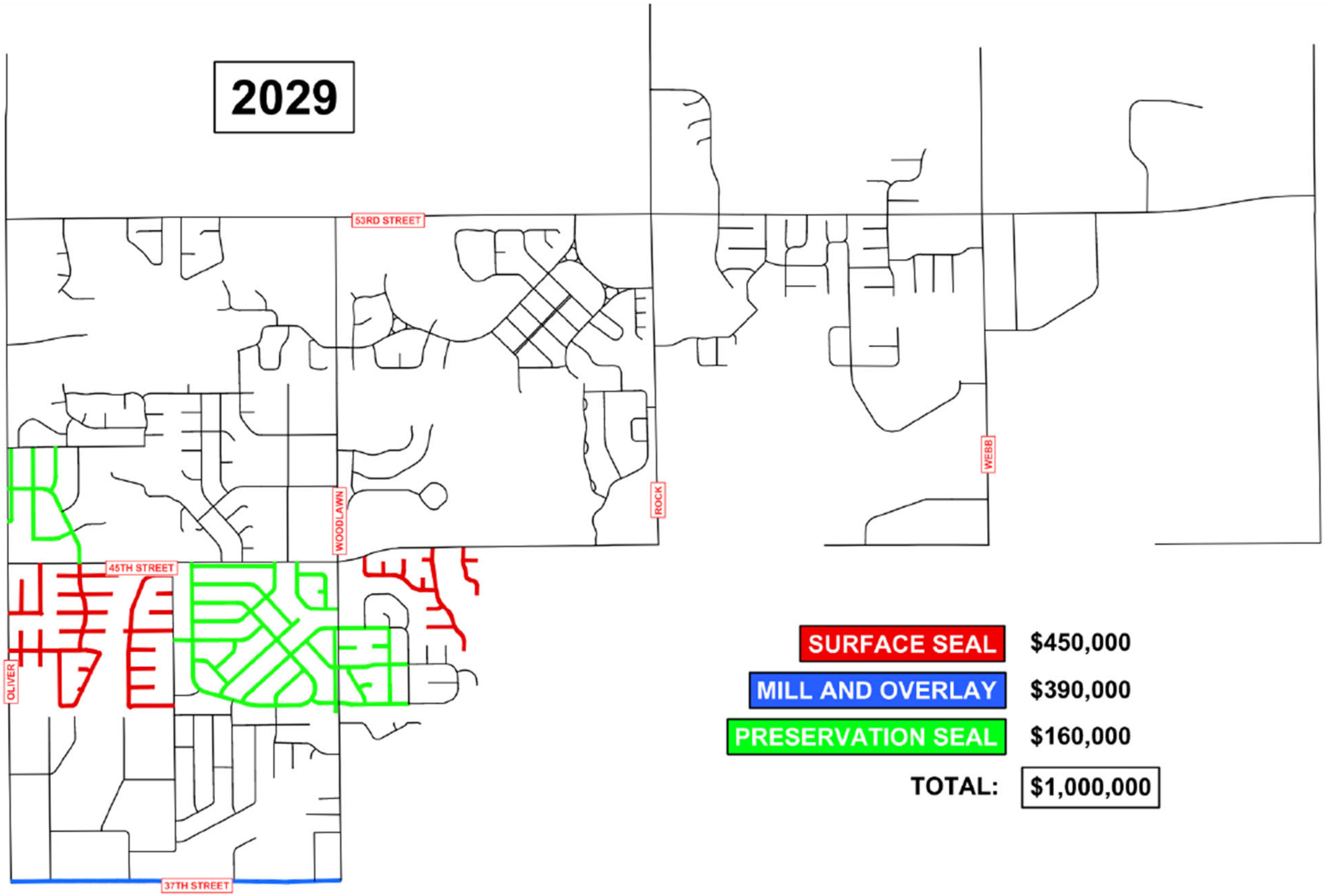

2026
53RD STREET
46TH STREET
37TH STREET
WOODLAWN
ROCK
WEBB
OLIVER
MILL AND OVERLAY


2027
53RD STREET
45TH STREET
37TH STREET
OLIVER
WOODLAWN
ROCK
WEBB
SURFACE SEAL
$360,000
MILL AND OVERLAY
$600,000
TOTAL:
$960,000

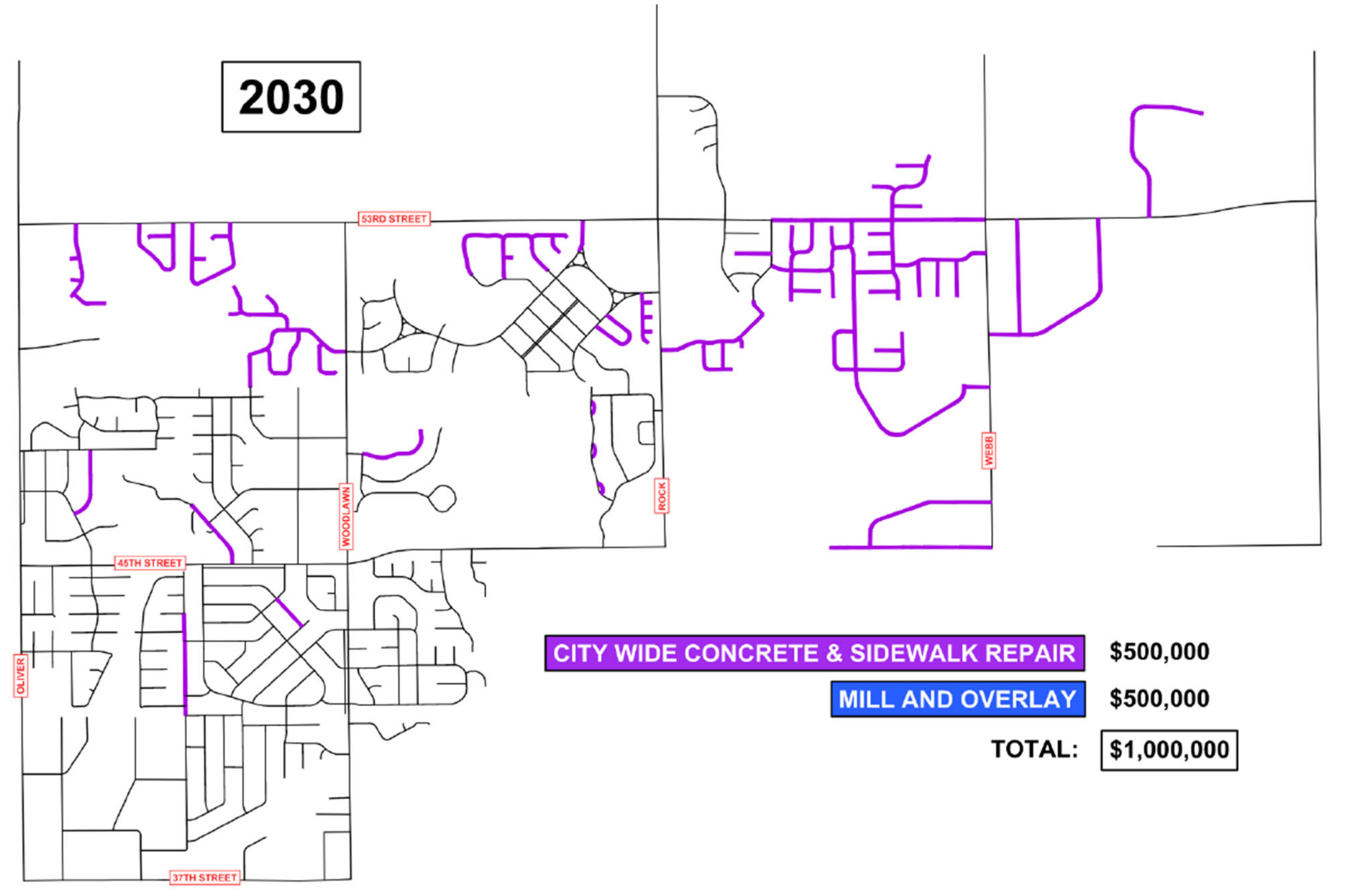


SURFACE SEAL	$350,000
MILL AND OVERLAY	$650,000
TOTAL:	$1,000,000

2029



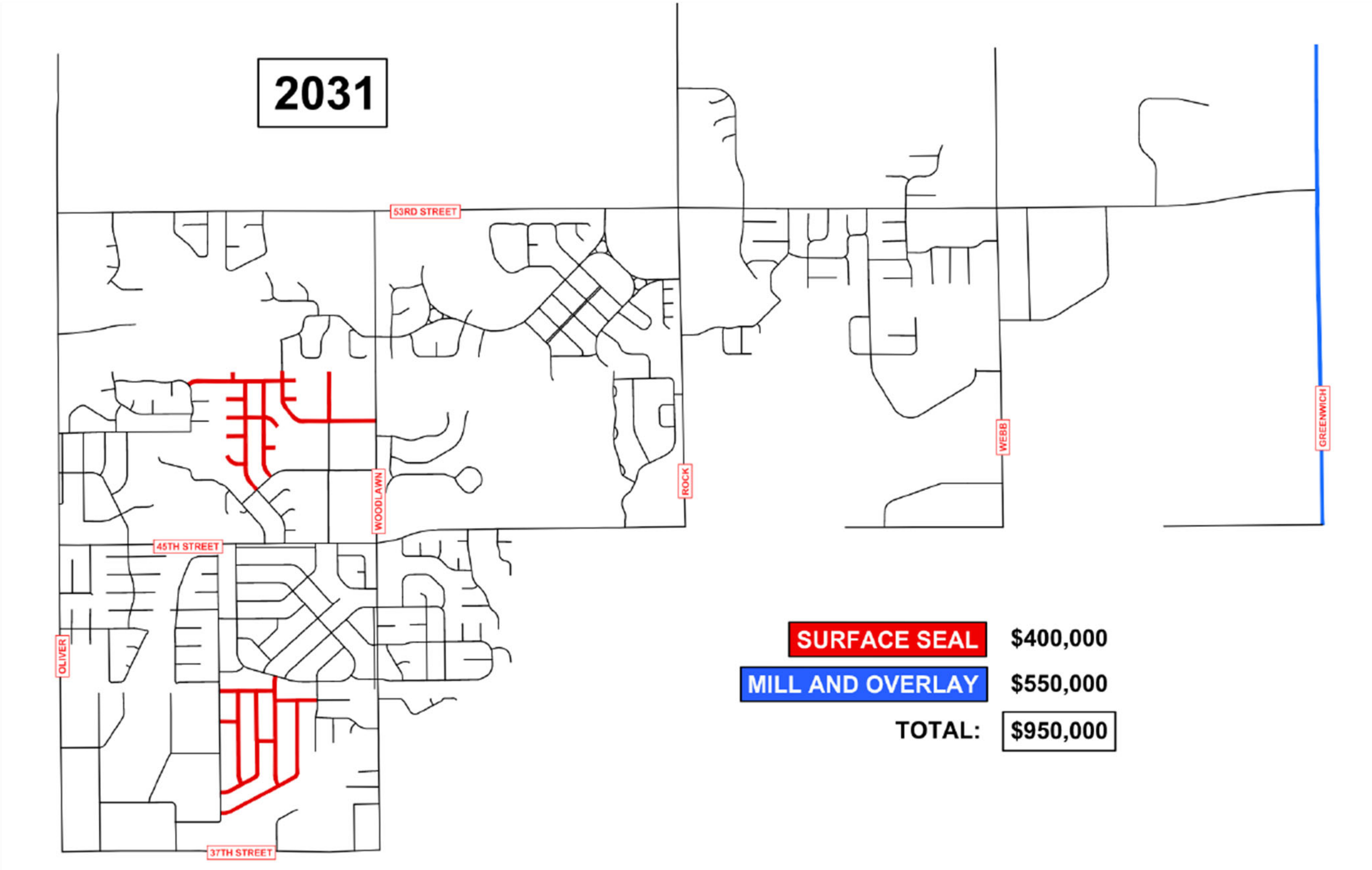
SURFACE SEAL	$450,000
MILL AND OVERLAY	$390,000
PRESERVATION SEAL	$160,000
TOTAL:	$1,000,000



CITY WIDE CONCRETE & SIDEWALK REPAIR $500,000

MILL AND OVERLAY $500,000

TOTAL: $1,000,000


2031
53RD STREET
45TH STREET
37TH STREET
OLIVER
WOODLAWN
ROCK
WEBB
GREENWICH
SURFACE SEAL $400,000
MILL AND OVERLAY $550,000
TOTAL: $950,000

$1.4M	Estimated revenues remaining (13%)
$850,000	Street Maintenance Program (8%)
$100,000	Equipment Reserve Transfer
$35,000	Pool Coping
$15,000	Sidewalk Reimbursement Program
$400,000	CIP Reserve
$0	Remaining Funds

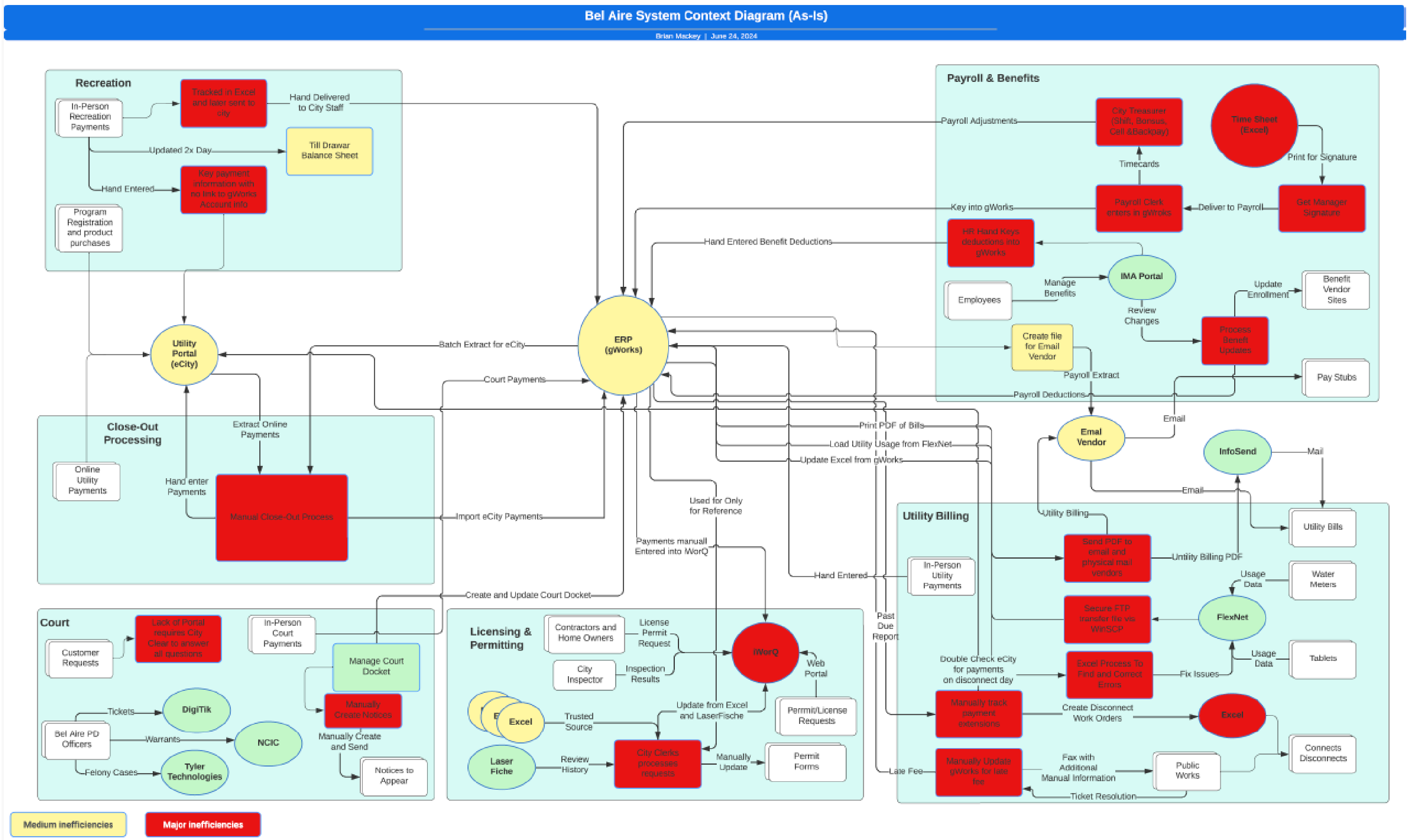

POLICE
BEL AIRE
EMERGENCY
911

$1.4M	Estimated revenues remaining (13%)

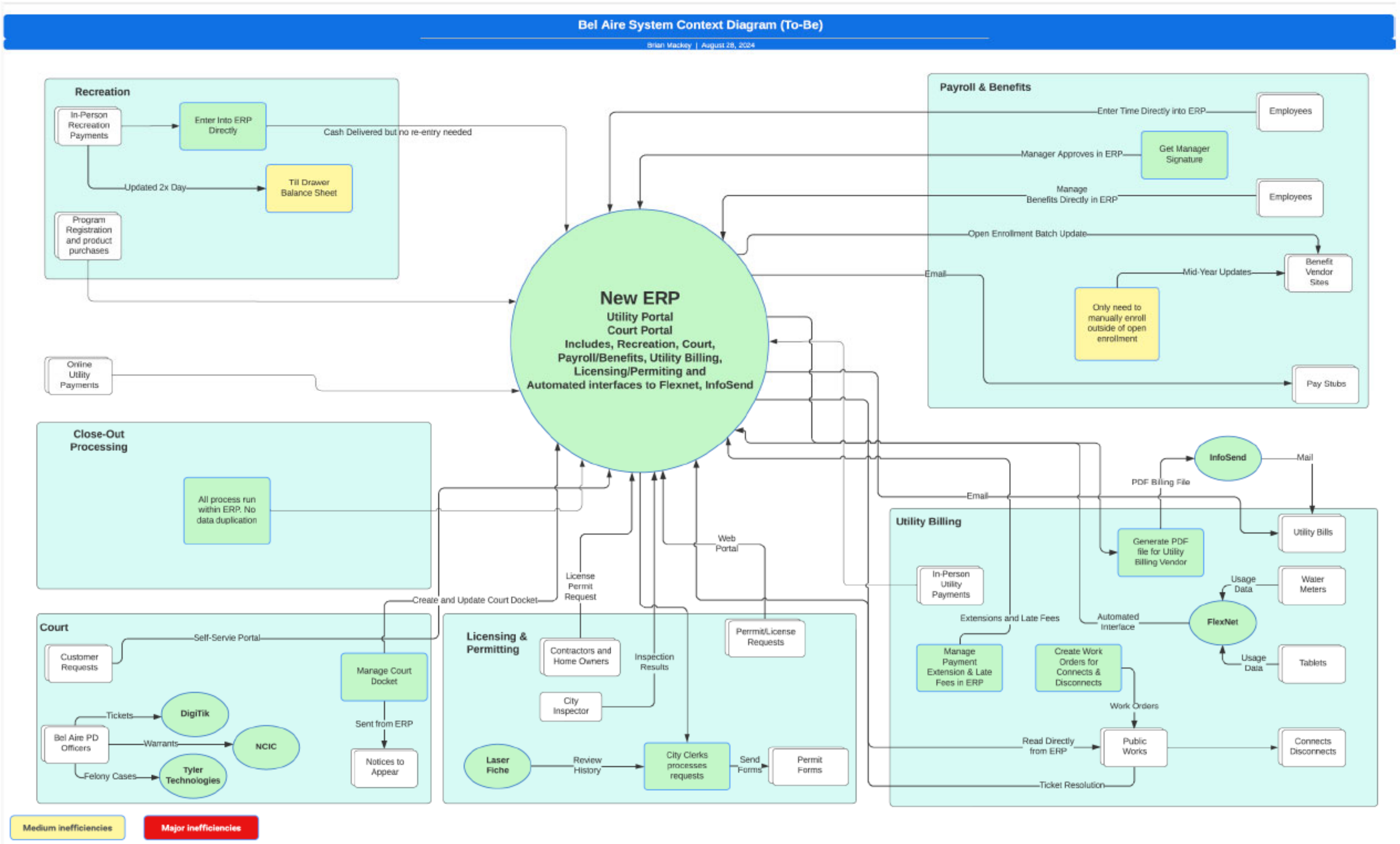
$850,000	Street Maintenance Program (8%)
$100,000	Equipment Reserve Transfer
$35,000	Pool Coping
$15,000	Sidewalk Reimbursement Program

$400,000	CIP Reserve
$0	Remaining Funds

High Level View of Current Technology Stack



High Level View of Strategic Technology Stack




ROTARY SP
ROTARY SP

line 1		CIP Reserve (cash)	Debt Service	
line 2	Current Fund Balance	$1,710,158		
line 3	Annual Budget Transfer 2026	$415,000		
line 4	Annual Budget Transfer 2027	$415,000		
line 5	Annual Budget Transfer 2028	$415,000		
line 6	Annual Budget Transfer 2029	$415,000		
line 7	Annual Budget Transfer 2030	$415,000		
line 8	Annual Budget Transfer 2031	$415,000		
line 9	Annual Budget Transfer 2032	$415,000		
line 10	Annual Budget Transfer 2033	$415,000		
line 11	Annual Budget Transfer 2034	$415,000		
line 12	Total Estimated Resources Available	$5,445,158		
line 13				
line 14	53rd Street Reconstruction		*$210,000*	*2028*
line 15	45th Street from Woodlawn to Oliver (est. $5M)		*$415,000*	*2030*
line 16	Reconstruction of Woodlawn		TBD	
line 17				
line 18	HVAC (City Hall)	$200,000		
line 19	Upgrade Security Cameras and add keyless Entry (All Facilities)	$300,000		
line 20				
line 21	Architecture/Engineering Study (City Hall)	$50,000		
line 22	Remodel/Construction per the Approved Plans	$1,500,000		
line 23				
line 24	***Recreation***			
line 25	Architecture/Engineering Study (Recreation Center)	$50,000		
line 26	Remodel/Construction per the Approved Plans	$4,000,000		
line 27				
line 28	**Parks**			
line 29	(New) Skyview Park	$500,000		
line 30	Bel Aire Park	$1,350,000		
line 31	Brookhouser Park	$150,000		
line 32	Central Park	$150,000		
line 33	Denise Park	$100,000		
line 34	Alley Park	$0		
line 35	Recreation Center Park	$0		
line 36	Eagle Lake Park	$0		
line 37				
line 38	**Pool**			
line 39	Replaster and Other	$200,000		
line 40				
line 41	**Sidewalks**			
line 42	Recreation Center to Alley Park	$300,000		
line 43				
line 44	**Sidewalk Grant Program x9 years**	$135,000		
line 45				
line 46	Total Expenditures	$8,985,000		
line 47	Ending Balance	-$3,539,842		

Example: Verkada Comprehensive Package (Cameras, Entry Control, Monitoring)

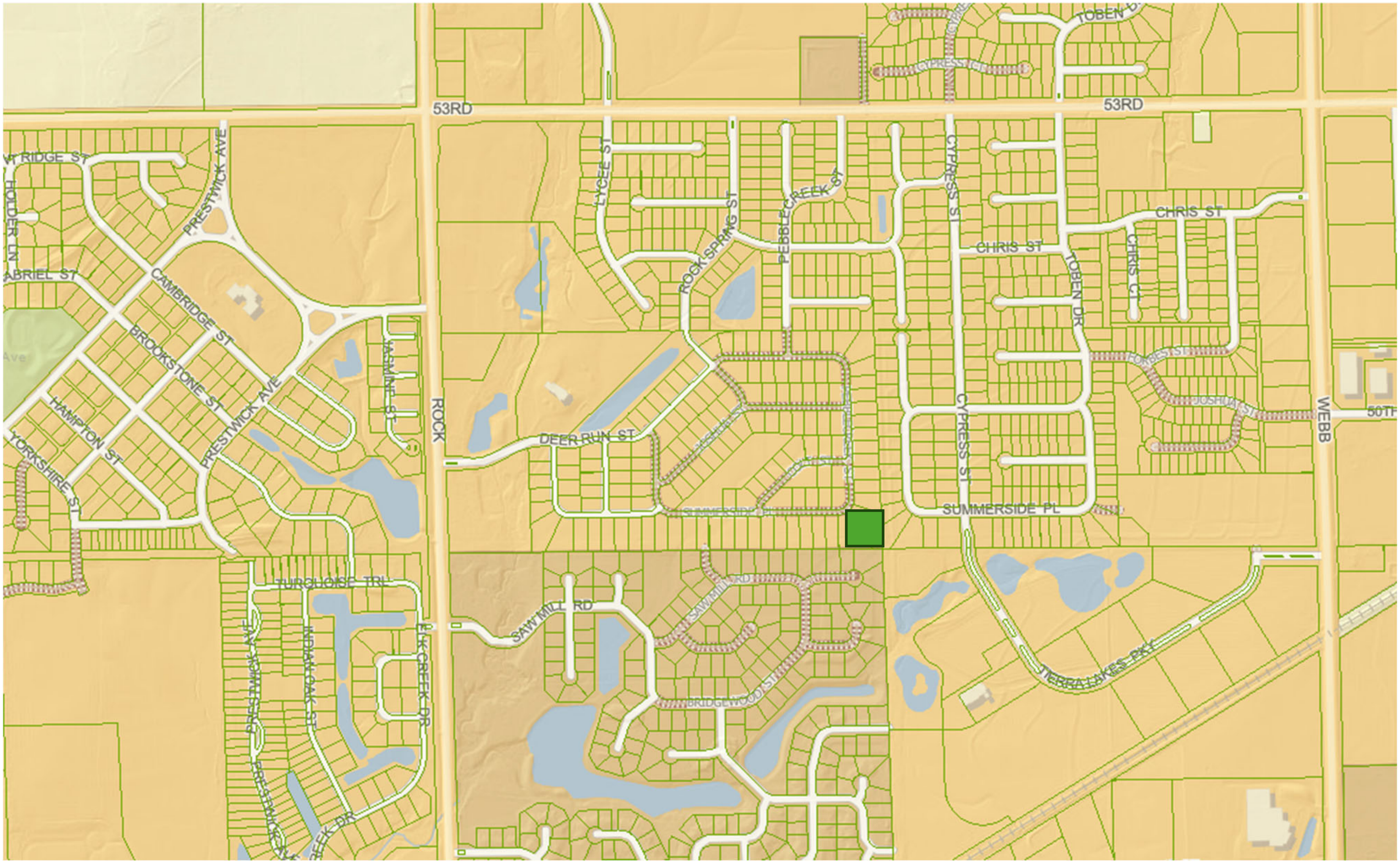
One vendor example to show what a single-platform package looks like. Not a recommendation and not a quote. Figures are Verkada published MSRP as of July 2026 plus estimated labor.

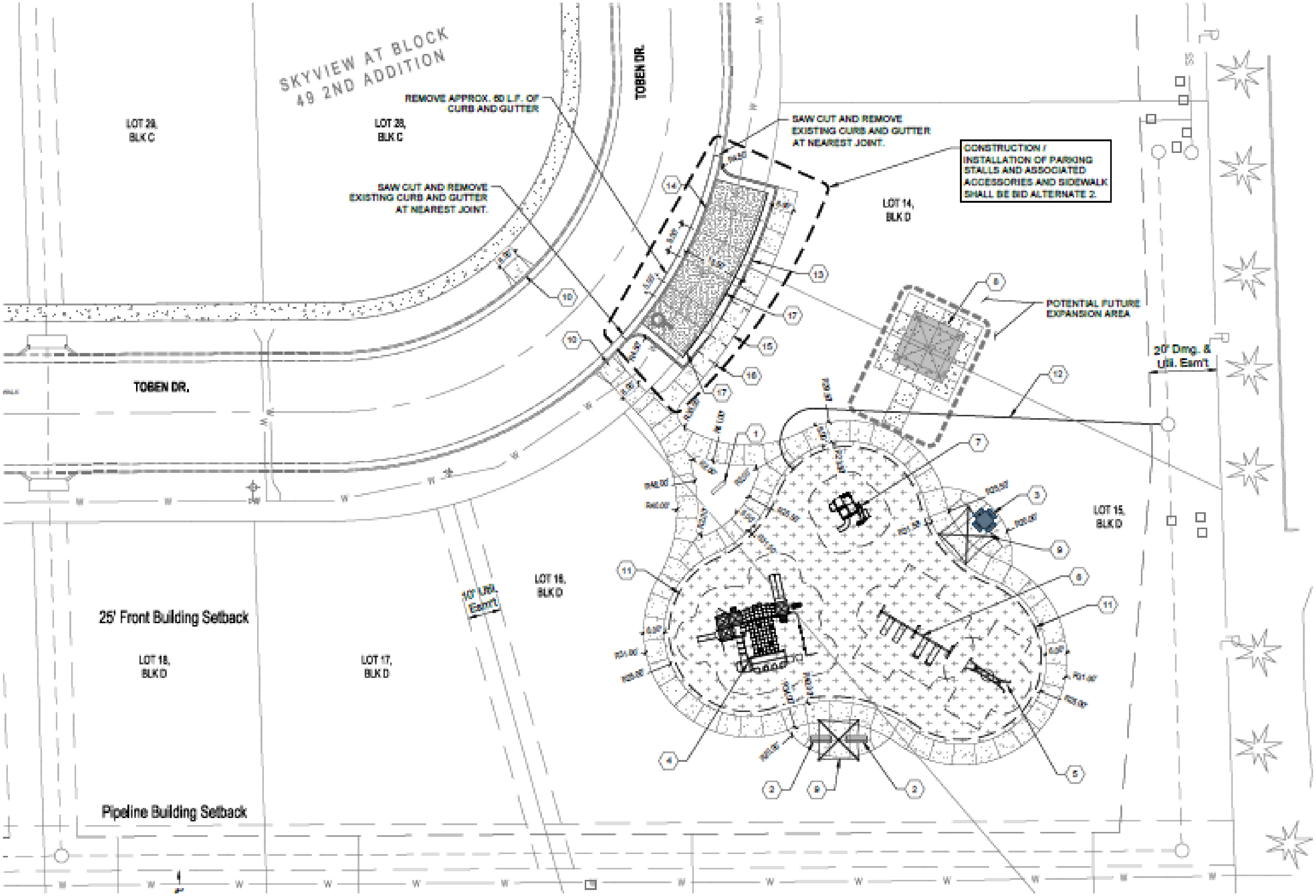
Component	Detail	Cost
Cameras (40)	23 indoor CD43 5MP domes at $1,199, 17 outdoor CD43-E 5MP domes at $1,399	**$51,400**
Access control (29 doors)	AC62 16-door plus four AC42 4-door plus one AC12 controller, five AD64 exterior readers, 24 AD34 interior readers, cards and mobile credentials	**$28,000**
Alarms (3 sites)	BP52 panels, keypads, door and motion sensors, sirens	**$7,800**
Viewing stations (2)	VX52 for PD dispatch and Facilities	**$1,100**
Mounts and accessories	Weather shields, junction boxes, PoE injectors	**$5,000**
Hardware subtotal	Verkada published MSRP	**$93,300**
Less municipal discount	15 to 25 percent is typical through a reseller or cooperative contract	**$70,000 to $79,000**
Installation	40 cameras, 29 doors, 3 alarm panels. Assumes existing cable is reusable.	**$75,000 to $110,000**
Year 1 licenses and monitoring	Cameras $250 to $450 each per year, doors $150 to $250 each per year, Video Alarms site license $1,500 per site per year with professional monitoring included	**$19,000 to $30,000**
Year 1 total		**$164,000 to $219,000**
Five-year total	Year 1 plus four years of licensing and monitoring	**$240,000 to $340,000**

Notes on this example

- Licenses are mandatory, not optional. Cameras stop recording to the cloud if licensing lapses. Multi-year terms lower the annual rate.
- Government-grade NDAA and TAA compliant models carry an -F suffix and cost roughly 20 percent more. If federal grant money touches any part of this, those are the models required.
- No on-site recorders or server room, which is why install labor is lower than a traditional system. The tradeoff is the recurring cost.
- Wireless locks (AL54 series, $1,399 each) are an alternative for the 24 interior doors. Higher hardware cost, much lower install labor since each door does not need to be wired back to a controller.
- Verkada is sold through resellers. The City would buy from an authorized integrator, not from Verkada directly.

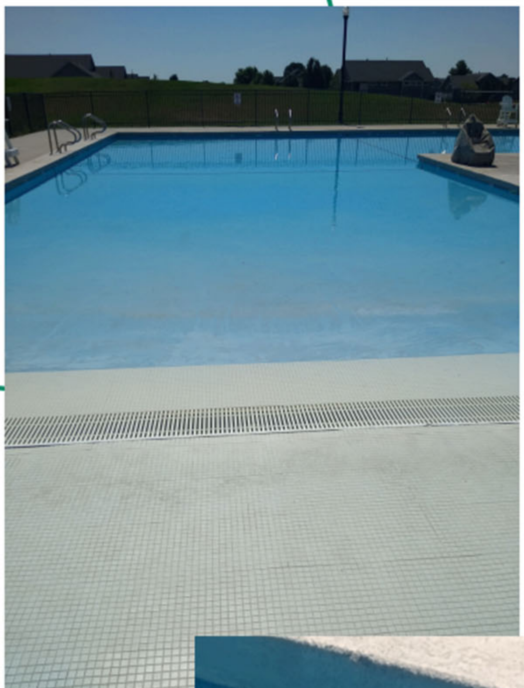
Cooperative purchasing: Verkada holds an OMNIA Partners public sector contract. Genetec (OMNIA #R250204), Everon (Sourcewell), and most other major security vendors and integrators hold similar awards. Buying off a cooperative contract skips the formal bid cycle and typically returns 15 to 25 percent off list, roughly $14,000 to $23,000 on the hardware above. The same leverage applies to whichever vendor the City selects, and to items 2 and 3 on the front page. Confirm current contract status before relying on it.


53RD
ROCK
WEBB
PRESTWICK AVE
CAMBRIDGE ST
BROOKSTONE ST
HAMPTON ST
YORKSHIRE ST
HOLDER LN
JASMINE ST
DEER RUN ST
LYCEE ST
ROCK SPRING ST
PEBBLECREEK ST
CYPRESS ST
TOBEN DR
CHRIS ST
CHRIS CT
SUMMERSIDE PL
TURQUOISE TRL
SAW MILL RD
INDIAN OAK ST
ELK CREEK DR
BRIDGEWOOD ST
TIERRA LAKES PKY
50TH


SKYVIEW AT BLOCK 49 2ND ADDITION
REMOVE APPROX. 60 L.F. OF CURB AND GUTTER
LOT 29, BLK C
LOT 28, BLK C
TOBEN DR.
SAW CUT AND REMOVE EXISTING CURB AND GUTTER AT NEAREST JOINT.
SAW CUT AND REMOVE EXISTING CURB AND GUTTER AT NEAREST JOINT.
CONSTRUCTION / INSTALLATION OF PARKING STALLS AND ASSOCIATED ACCESSORIES AND SIDEWALK SHALL BE BID ALTERNATE 2.
LOT 14, BLK D
POTENTIAL FUTURE EXPANSION AREA
20' Drng. & Util. Esm't.
TOBEN DR.
LOT 15, BLK D
LOT 16, BLK D
10' Util. Esmt.
25' Front Building Setback
LOT 18, BLK D
LOT 17, BLK D
Pipeline Building Setback


911
POLICE
BEL AIRE


City of
(Est. 1994)
Bel Aire
RECREATION COMPLEX
5251 E. 48th Street




5FT

RECOMMENDATIONS

Bel Aire Recreation Complex

- Keep up with the needs of the community
- Building remodel, expansion, or both
- Add destination playground
- Add multi-sport play
- Activate shelter area

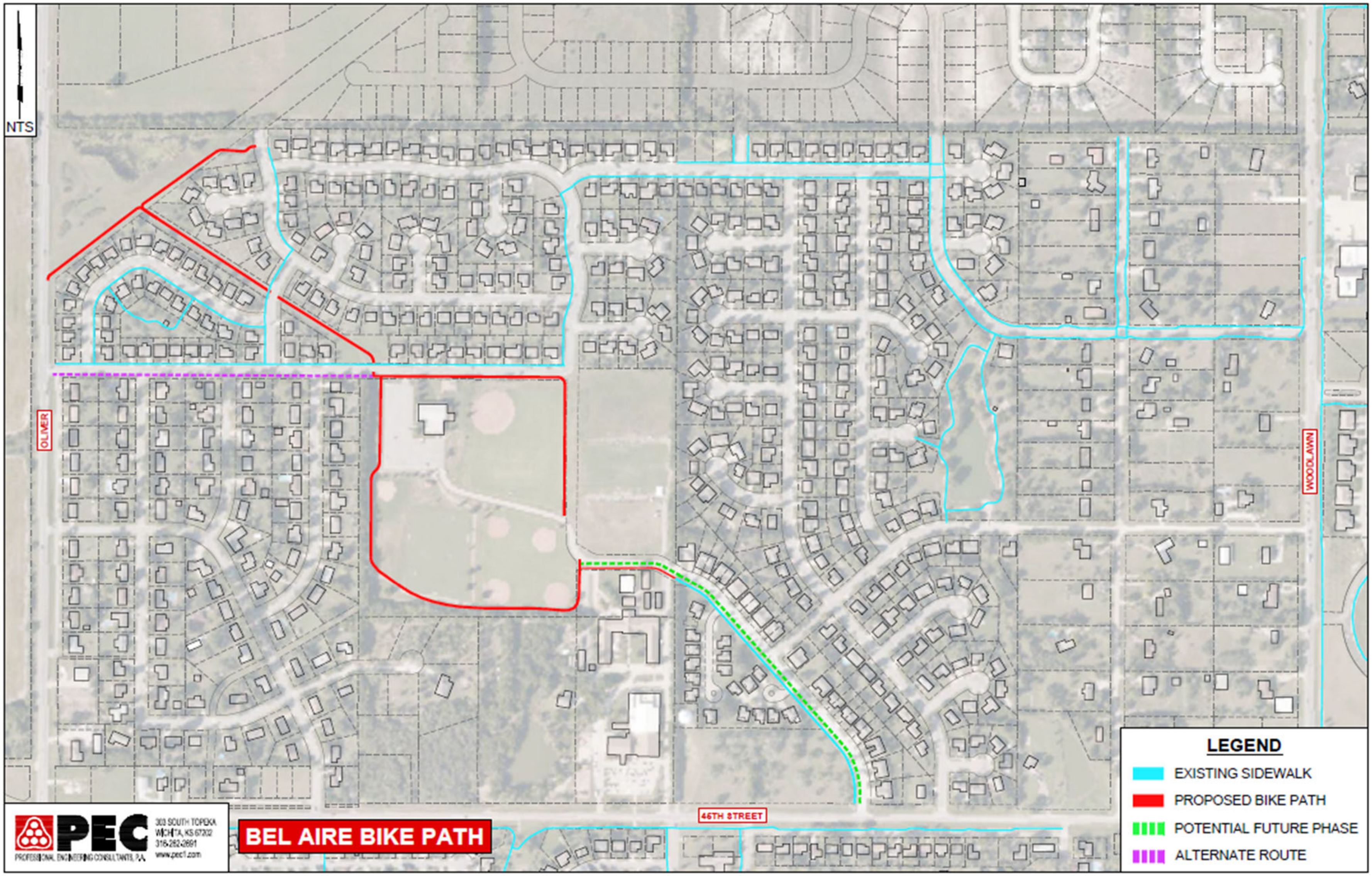
cost estimate

DEMO	$80,000
PAVEMENT	$550,000
BUILDING IMPROVEMENTS	$1,500,000
DESTINATION PLAYGROUND	$800,000
EXISTING PLAYGROUND UPDATES	$60,000
PLAZA	$500,000
DOG PARK	$50,000
ATHLETICS	$300,000
SITE FURNISHING	$50,000
LANDSCAPE	$15,000
TOTAL	**$3,762,000**

inspiration imagery

cost estimate

DEMO	$80,000
PAVEMENT	$550,000
BUILDING IMPROVEMENTS	$1,500,000
DESTINATION PLAYGROUND	$800,000
EXISTING PLAYGROUND UPDATES	$60,000
PLAZA	$500,000
DOG PARK	$50,000
ATHLETICS	$300,000
SITE FURNISHING	$50,000
LANDSCAPE	$15,000
TOTAL	**$3,762,000**


NTS
OLIVER
WOODLAWN
46TH STREET
LEGEND
EXISTING SIDEWALK
PROPOSED BIKE PATH
POTENTIAL FUTURE PHASE
ALTERNATE ROUTE
PEC
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
BEL AIRE BIKE PATH

OWNER: CITY OF BEL AIRE
PROJECT: BIKE-PED TRAIL CONCEPT
PEC PROJECT NO: 227328-006
DATE: 5/19/2026

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	ENGINEER'S OPINION OF PROBABLE COST	
				UNIT PRICE	COST
BASE BID					
1	MOBILIZATION	1	LS	$ 30,000.00	$ 30,000.00
2	SITE CLEARING AND RESTORATION	1	LS	$ 20,000.00	$ 20,000.00
3	EROSION CONTROL	1	LS	$ 5,000.00	$ 5,000.00
4	CONSTRUCTION STAKING	1	LS	$ 10,000.00	$ 10,000.00
5	SEEDING	1	LS	$ 5,000.00	$ 5,000.00
6	TRAFFIC CONTROL	1	LS	$ 2,500.00	$ 2,500.00
7	MARKING & SIGNING	1	LS	$ 2,500.00	$ 2,500.00
8	EARTHWORK	1,000	CY	$ 10.00	$ 10,000.00
9	CONCRETE SIDEWALK 5"	60,000	SF	$ 6.50	$ 390,000.00
10	CONCRETE SIDEWALK PROTECTION CURB	100	LF	$ 40.00	$ 4,000.00
11	CONCRETE DRIVEWAY 8"	100	SY	$ 80.00	$ 8,000.00
12	WHEELCHAIR RAMP (DETECTABLE WARNING)	6	EA	$ 1,500.00	$ 9,000.00
13	SIDEWALK FLUME	1	EA	$ 10,000.00	$ 10,000.00
SUBTOTAL CONSTRUCTION					**$ 506,000.00**
CONTINGENCIES			**10.0%**		**$ 50,600.00**
TOTAL CONSTRUCTION					**$ 556,600.00**
PROJECT COSTS			**30.0%**		**$ 166,980.00**
	PRELIMINARY ENGINEERING (PE)		**10.0%**		**$ 55,660.00**
	CITY FINANCING/LEGAL/ADMIN		**7.5%**		**$ 41,745.00**
	CONSTRUCTION ENGINEERING (CE)		**12.5%**		**$ 69,575.00**
TOTAL PROJECT COST					**$ 723,580.00**

DOES NOT INCLUDE RIGHT-OF-WAY ACQUISTION, UTILITY ADJUSTMENTS, OR PERMITTING

RECOMMENDATIONS

Bel Aire Park

- Increase usability for residents
- Remove sand play and tennis
- New playground, restrooms, and parking

cost estimate

DEMO	$50,000
PAVEMENT	$100,000
PARKING	$30,000
MEDIUM PLAYGROUND	$500,000
RESTROOM	$250,000
SITE FURNISHINGS	$10,000
LANDSCAPE	$10,000
TOTAL	**$950,000**

inspiration imagery

cost estimate

DEMO	$50,000
PAVEMENT	$100,000
MEDIUM PLAYGROUND	$500,000
RESTROOM	$250,000
SITE FURNISHINGS	$10,000
LANDSCAPE	$10,000
TOTAL	**$920,000**


53RD ST. N.
RETAIL
RETAIL
RETAIL
RETAIL
RET.
PARK
ROCK RD.
PAD SITE
PAD SITE
PAD SITE
DETENTION
CITY HALL

City of Bel Aire, Kansas
Pro Forma Analysis

1% Sales Tax Generating $620,000 Annual Revenue for Projects

Period	Year	15-Year Amortization			20-Year Amortization		
t=		Principal	Interest	Total	Principal	Interest	Total
1	2027	$ 330,000	$ 287,508	$ 617,508	$ 245,000	$ 372,428	$ 617,428
2	2028	370,000	245,628	615,628	295,000	323,323	618,323
3	2029	380,000	235,009	615,009	300,000	314,856	614,856
4	2030	395,000	223,647	618,647	310,000	305,886	615,886
5	2031	405,000	211,323	616,323	320,000	296,214	616,214
6	2032	420,000	198,241	618,241	330,000	285,878	615,878
7	2033	435,000	184,297	619,297	340,000	274,922	614,922
8	2034	450,000	169,507	619,507	355,000	263,362	618,362
9	2035	465,000	153,577	618,577	365,000	250,795	615,795
10	2036	480,000	135,954	615,954	380,000	236,962	616,962
11	2037	500,000	117,090	617,090	395,000	222,028	617,028
12	2038	520,000	96,690	616,690	410,000	205,912	615,912
13	2039	545,000	74,850	619,850	430,000	188,692	618,692
14	2040	565,000	51,469	616,469	445,000	170,245	615,245
15	2041	590,000	26,609	616,609	465,000	150,665	615,665
16	2042	-	-	-	490,000	129,693	619,693
17	2043	-	-	-	510,000	107,006	617,006
18	2044	-	-	-	535,000	82,144	617,144
19	2045	-	-	-	560,000	56,063	616,063
20	2046	-	-	-	590,000	28,763	618,763
Total	**Total**	**$ 6,850,000**	**$ 2,411,395**	**$ 9,261,395**	**$ 8,070,000**	**$ 4,265,836**	**$ 12,335,836**

15-Year Amortization

Sources	
Principal	6,850,000
	6,850,000
Uses	
Project Fund	6,667,800
Cost of Issuance (Incl. UW Disc.)	182,200
	6,850,000
True Interest Cost:	*4.13%*

20-Year Amortization

Sources	
Principal	8,070,000
	8,070,000
Uses	
Project Fund	7,873,160
Cost of Issuance (Incl. UW Disc.)	196,840
	8,070,000
True Interest Cost:	*4.50%*

Comp Plan Value Statements *(pg. 12-19 of the Comp Plan)*

Transportation – Bel Aire's transportation system will be safe, enhance the aesthetic appreciation of the city, and provide efficient options for all transportation modes.

Parks & Recreation – Bel Aire's parks and recreation system will provide first class spaces and programming for all ages and abilities.

Economic Development – Bel Aire's Non-Residential environment will enhance the quality of life for all residents and visitors alike.

Growth and Investment – Bel Aire will concentrate on sustainable growth through smart investments and community communication.

Community Identity & Character – Bel Aire's built environment will communicate a distinct identity to create cohesion, increase community pride, and attract residents, businesses, and visitors.

Housing – Bel Aire will be a destination of choice for people at all stages of life.

City of Bel Aire

City of Bel Aire, Kansas

STAFF REPORT

DATE: July 29, 2026

TO: Ted Henry, City Manager

FROM: Barry Smith, Finance Director

RE: 2027 Water and Sewer Rates

SUMMARY:

At the city council workshop on July 14th, staff presented the 2027 draft budget for the water, sewer, solid waste, and stormwater funds. During the water and sewer presentation, council asked what the forecast for these funds would look like if water and sewer rates were frozen for 2027. Staff updated the model for this scenario. The results will be discussed at the August 4th City Council Meeting.

MANAGER'S REPORT

DATE: July 29, 2026

TO: Mayor Benage and City Council

FROM: Ted Henry, City Manager

RE: August 4, 2026 Agenda

Consent Agenda

- Minutes of July 21, 2026
- Appointment of Kent Koehler to the Planning Commission.
- Change Order No. 4 for the 2026 Street Maintenance Program.

The consent agenda includes the minutes from the previous regular City Council meeting.

In addition, Mayor Benage has nominated Kent Koehler to the Planning Commission. If confirmed, Kent's term will be from August 4, 2026 to August 4, 2029. Kent currently serves as Bel Aire's representative on the Steering Council of Sedgwick County Fire District No. 1.

Change Order No 4 for the 2026 Street Maintenance Program has been included in the consent agenda for information only. The change order includes the cost of temporarily closing the intersection at 53rd Street and Rock Road for construction.

Appropriations Ordinance

This appropriation ordinance encompasses 07/15/2026 through 07/28/2026 expenses and one payroll cycle. Expenditures amounted to $813,859.54. Of the reported expenses, $116,086.15 are infrastructure costs for new developments. These costs are paid through special assessments.

Supplemental Agreement (WO No 26-03) with PEC, Bel Aire Lakes (Item A)

The construction of the Bel Aire Lakes infrastructure has been completed. Unfortunately, due to the length of time it took to construct the entrance and the need for an initial bridge inspection, PEC is requesting additional fees for their work. The original agreement for Construction Phase Services was based on an anticipated completion date of November, 2025. Due to issues with the soil underneath the box culvert two change orders were issued in an attempt to provide a solid foundation for the box. The costs associated with the project will be financed through a bond and spread as special assessments against the benefiting lots.

Executive Session

There are two executive sessions on the agenda for this meeting.

Discussion & Future Issues

Discussion/Presentation on the Capital Improvement Reserve Fund

As part of the 2027 budget process, the City Council will discuss the Capital Improvement Reserve Fund, which finances major one-time capital investments such as facility improvements, park equipment, and technology upgrades. The fund is a key component of the City's long-term financial strategy and must be considered alongside other significant infrastructure commitments, including current and future street projects. The purpose of this agenda item is to receive Council's direction on priorities and long-term vision, not to make final funding decisions.

Discussion/Presentation on Water and Sewer rates for 2027

At the city council workshop on July 14th, staff presented the 2027 draft budget for the water, sewer, solid waste, and stormwater funds. During the water and sewer presentation, council asked what the forecast for these funds would look like if water and sewer rates were frozen for 2027. Staff updated the model for this scenario. The results will be discussed at the August 4th City Council Meeting.