



AGENDA
CITY COUNCIL MEETING
7651 E. Central Park Ave, Bel Aire, KS
February 04, 2025 7:00 PM



I. CALL TO ORDER: Mayor Jim Benage

II. ROLL CALL

Greg Davied ____ Tyler Dehn ____ Emily Hamburg ____
Tom Schmitz ____ John Welch ____

III. OPENING PRAYER: Mark Posson

IV. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

V. DETERMINE AGENDA ADDITIONS

VI. CONSENT AGENDA

A. Approval of Minutes of the January 21, 2025 City Council meeting.

B. Accept Revised Petitions for Paving and Water Distribution System Improvements to serve Skyview at Block 49 2nd Addition.

C. Adopt Resolutions Determining The Advisability Of The Making Of Certain Internal Improvements In The City Of Bel Aire, Kansas; Making Certain Findings With Respect Thereto; Authorizing And Providing For The Making Of The Improvements In Accordance With Such Findings (Paving and Water Distribution System Improvements /Skyview At Block 49 2nd Addition- Phase 2); And Amending, Restating And Repealing Resolution Nos. R-2023-22 and R-2023-24.

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. 25-02 in the amount of \$680,193.10.

Action: Motion to (approve / deny / table) Appropriations Ordinance No. 25-02.

Motion _____ Second _____ Vote _____

VIII. CITY REQUESTED APPEARANCES

- A. **PEC- Woodlawn update**
- B. **Anne Stephens, City Engineer - Woodlawn update**

IX. CITIZEN CONCERNS: *If you wish to speak, please fill out a "Request to Speak" card at the podium and give it to the City Clerk before the meeting begins. When you are called on by the Mayor, please go to the podium, speak into the microphone, and state your name and address before giving your comments. Please limit your comments to 3 minutes in the interest of time. If more time is needed, you may request an extension from the Mayor.*

X. REPORTS

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

XI. ORDINANCES, RESOLUTIONS AND FINAL ACTIONS

A. **Consideration of A Resolution Approving The Sale Of Chisholm Creek Utility Authority Water And Wastewater Facilities Revenue Bonds, Series 2025.**

Action: Motion to (adopt / deny / table) A Resolution Approving The Sale Of Chisholm Creek Utility Authority Water And Wastewater Facilities Revenue Bonds, Series 2025.

Motion _____ Second _____ Vote _____

B. **Consideration of accepting a bid for water, and paving / stormwater improvements to serve Skyview at Block 49 2nd, Phase 2. Four bids were received:**

<u>Contractor</u>	<u>Water</u>	<u>Storm/Paving</u>	<u>Total</u>
<i>Engineer's Est.</i>	\$228,917.50	\$827,771.55	\$1,056,689.05
Dondlinger	\$239,310.00	\$1,054,356.90	\$1,293,666.90
Kansas Paving	\$201,070.00	\$999,078.40	\$1,200,148.40
Mies	\$252,371.00	\$1,049,600.60	\$1,301,971.60
Prado	\$264,771.00	\$898,722.10	\$1,163,493.10

Action: Motion to (accept / deny / table) the bid from _____ in the Total amount of \$ _____ for water and paving/ stormwater improvements to serve Skyview at Block 49 2nd, Phase 2 and authorize the Mayor to sign.

Motion _____ Second _____ Vote _____

C. Consideration of electing a President of the Council.

Action: Motion to elect _____ as President of the Council.

Motion _____ Second _____ Vote _____

D. Consideration of Amendment To Sixth Supplemental Water Supply And Wastewater Service Agreement Made And Entered Into As Of February 11, 2025, By And Between The Chisholm Creek Utility Authority And The City Of Bel Aire, Kansas.

Action: Motion to (approve / deny / table) the Amendment To Sixth Supplemental Water Supply And Wastewater Service Agreement Made And Entered Into As Of February 11, 2025, By And Between The Chisholm Creek Utility Authority And The City Of Bel Aire, Kansas and authorize the Mayor to sign.

Motion _____ Second _____ Vote _____

XII. EXECUTIVE SESSION

Action: Motion to recess into executive session to discuss with legal counsel and receive legal advice related to pending litigation. The discussion will be pursuant to K.S.A. 75- 4319 (b)(2) for legal consultation with Katherine Chlumsky which would be deemed privileged in the attorney-client relationship. Invite the City Manager, City Engineer, City Attorney, Neil Gosch, Ben Mabry, Jason Fundis, and Bob Henthorne. 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. Payment Processing

B. Illegal Camping

XIV. ADJOURNMENT

Action: Motion to adjourn.

Motion _____ Second _____ Vote _____

Additional Attachments:

A. Manager's Report - February 4, 2025

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
 January 21, 2025 7:00 PM



I. CALL TO ORDER: Council President Greg Davied called the meeting to order at 7:00 p.m.

II. ROLL CALL

Council President Greg Davied and Councilmembers Tyler Dehn, Emily Hamburg, Tom Schmitz, and John Welch were present. Mayor Jim Benage participated in the meeting via videoconference.

Also present were City Manager Ted Henry, City Attorney Maria Schrock, Director of Community Development Paula Downs and City Clerk Melissa Krehbiel.

III. OPENING PRAYER: Father Terry Hedrick provided the opening prayer.

IV. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

Council President Greg Davied led the pledge of allegiance.

V. DETERMINE AGENDA ADDITIONS: There were no additions.

VI. CONSENT AGENDA

- A. Approval of Minutes of the January 7, 2025 City Council meeting.**
- B. Approve the Mayor's reappointment of Hildegard Yops to the Bel Aire Tree Board, term effective March 1, 2025 to March 1, 2027.**
- C. Confirm the Mayor's appointment of Brian Stuart to the Planning Commission, term effective from 2/1/2025 to 2/1/2028.**
- D. Accept and file the Bel Aire Land Bank 2024 Ending Sales and Financial Report.**
- E. Accept \$2,672,597 into the General Fund, for further transfer to special projects account, paid from the City of Bel Aire Land Bank in reimbursement to the City for special assessments and debt pay off on Land Bank property.**

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

VII. DISCUSSION AND APPROVAL OF APPROPRIATIONS ORDINANCE

A. Consideration of Appropriations Ordinance No. 25-01 in the amount of \$611,503.07.

MOTION: Councilmember Dehn moved to approve Appropriations Ordinance No. 25-01. Councilmember Welch 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 Hamburg reported on a meeting she had with the manager of the Chisholm Creek Utility Authority (CCUA). Councilmember Schmitz reported he recently looked at the duplexes in Chapel Landing 2nd Addition and noticed that power meters are on the same side.

Council President Greg Davied briefly reported on the latest meeting of the Sedgwick County Association of Cities (SCAC).

Councilmember Dehn reported on the latest K-254 Corridor Development meeting. He announced that he recently applied to the 2025 Champions Institute by Smart Growth America. The organization provides knowledge and training to elected officials to help provide activity-friendly routes to everyday destinations.

B. Mayor's Report

Mayor Benage reported on his trip to Washington, D.C. for the presidential inauguration. He also attended the latest meetings of the SCAC, the Utility Advisory Committee (UAC), and the Wichita Area Municipal Planning Organization (WAMPO). On January 12th he attended the Oath of Office ceremony for Sedgwick County officials. On January 13th, he attended the Oath of Office ceremony for judges of the 18th Judicial District, including former Bel Aire City Attorney Jacqueline Kelly.

C. City Attorney Report

City Attorney Maria Schrock gave a brief report on possible new ordinances regarding illegal camping, impeding the flow of traffic, and recreational vehicles/trailers.

D. City Manager Report

City Manager Ted Henry reported on a recent K-254 Corridor meeting, and the increased use of the new utility billing payment portal. He also thanked the staff safety committee for their efforts to meet requirements set by the Kansas Municipal Insurance Trust (KMIT). The City was recently awarded the Gold Standard by KMIT, which includes a 13% savings on work comp insurance for the City.

XI. ORDINANCES, RESOLUTIONS AND FINAL ACTIONS

A. Consideration Of A \$15,000 Funding Agreement With The Bel Aire Chamber Of Commerce For 2025.

MOTION: Councilmember Welch moved to approve the 2025 Funding Agreement with the Bel Aire Chamber of Commerce as presented and authorize the Mayor to sign. Councilmember Dehn seconded the motion. *Motion carried 4-1*, with Councilmember Hamburg voting against the motion.

B. Consideration Of A Funding Agreement For The Bel Aire Senior Center.

City Attorney Maria Schrock noted that Section 4.7 of the agreement was amended to include a \$50 cap for gratuities.

MOTION: Council President Davied moved to approve a Funding Agreement between Sedgwick County and the City of Bel Aire, for the Bel Aire Senior Center, with the amendment to 4.7 for the \$50 cap to gratuities, and authorize the Mayor to sign. Councilmember Welch seconded the motion. *Motion carried 5-0*.

C. ZON-24-02 Consideration of An Ordinance Approving The Recommendation Of The Bel Aire Planning Commission Recommending a zone change request in the City from C-1 Neighborhood Commercial, Office and Retail, to R-5 Garden and Patio Homes, Townhouses and Condominiums Uses (Skyview at Webb Addition,) generally located at ¼ mile South of East 53rd Street North and North Webb Road, on the West side.

Council President Greg Davied announced the agenda item. Before proceeding with the hearing, Mr. Davied asked if any Council member wished to disqualify themselves from participating in this case because they have a conflict of interest. Mr. Davied asked if any member of the City Council had received any ex-parte verbal or written communications prior to this agenda item, which they would like to share. All Councilmembers responded no to both questions. The City Clerk confirmed that no protest petitions were received regarding this case.

The Council confirmed that they had received the Unapproved Minutes of the Planning Commission for December 12, 2024, which summarizes the public hearing for this case. City Staff provided a brief report on the case and stood for questions from the Council. The applicant was not present.

Council President Davied invited anyone interested in the case to come forward to speak. No one spoke. Council President Davied then closed the public hearing. The City Clerk confirmed that no written communications had been received.

The Council then deliberated. Councilmembers cited several Golden Factors as supporting factors in their decision to support the zoning change. These factors included the character of the neighborhood, agreement with the City's master growth plan, and the zoning of nearby properties.

Council President Davied then remarked that persons aggrieved by the final decision of the City Council on this matter have rights provided at law, and he thanked everyone who had participated.

MOTION: Councilmember Welch moved to approve the findings of fact and recommendation of the Planning Commission for ZON-24-02, Adopt the Ordinance 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
 Tom Schmitz – Aye John Welch – Aye Mayor Jim Benage – Aye
Motion carried 6-0.

EXECUTIVE SESSION

MOTION: Councilmember Welch moved to recess into executive session to discuss confidential financial data. The discussion will be pursuant to K.S.A. 75- 4319 (b)(4) to discuss data relating to financial affairs or trade secrets of corporations, partnerships, trusts, and individual proprietorships. Invite the City Manager and City Attorney. The meeting will be for a period of 10 minutes, and the open meeting will resume in City Council Chambers at 7:52 p.m. Council President Davied seconded the motion. *Motion carried 5-0.*

The Council recessed for executive session. At 7:55 p.m., Council President Greg Davied called the meeting back to order and stated that no binding action had been taken.

D. Consideration of A Resolution Of The Governing Body Of The City Of Bel Aire, Kansas Authorizing The Redemption And Payment Of Its Taxable Industrial Revenue Bonds, Series 2024, (Bayside Development Project) And The Sale And Conveyance Of Certain Property To Bayside Development, LLC.

MOTION: Councilmember Welch moved to adopt A Resolution Of The Governing Body Of The City Of Bel Aire, Kansas Authorizing The Redemption And Payment Of Its Taxable Industrial Revenue Bonds, Series 2024, (Bayside Development Project) And The Sale And Conveyance Of Certain Property To Bayside Development, LLC and authorize the Mayor to sign. Council President Davied seconded the motion. *Motion carried 5-0.*

XII. EXECUTIVE SESSION: This item was addressed earlier in the meeting.

XIII. DISCUSSION AND FUTURE ISSUES: There was no further discussion.

XIV. ADJOURNMENT

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

PHASE 2 PAVING PETITION

To the Mayor and City Council
Bel Aire, Kansas

Dear Council Members:

1. We, the undersigned owners of record as below designated, of Lots, Parcels, and Tracts of real property described as follows:

Skyview at Block 49 2nd Addition

Lots 1-2, Block A
Lots 1 - 27, Block B
Lots 1 - 9, & 11 - 26, Block C
Lots 1-5, Block D

do hereby petition, pursuant to the provisions of K.S.A. 12-6a01 et seq., as amended, as follows:

- (a) That there be constructed pavement on; **TOBEN DRIVE** from the north line of Lot 6, Block C to north line of the Addition; **TOBEN COURT** from the west line of Lot 27, Block C to and including Cul-De-Sac; **JOSHUA STREET** from the west line of the Addition to the west line of Toben Drive; **FORBES STREET** from the east line of Toben Drive to the east line of the Addition; and **FORBES CIRCLE** from the west line of Toben Street to, and including the cul-de-sac.

That said pavement on Joshua Street, Forbes Street, and Toben Drive between aforesaid limits be constructed for a width of thirty (30) feet from gutter line to gutter line, and each gutter to be two and one-half (2-1/2) feet in width; making a total roadway width of thirty-five (35) feet. Said pavement on Toben Court and Forbes Circle between aforesaid limits shall be constructed for a width of twenty-four (24) feet from gutter line to gutter line, and each gutter to be two and one-half (2-1/2) feet in width; making a total roadway width of twenty-nine (29) feet with plans and specifications to be furnished by the City Engineer of the City of Bel Aire, Kansas. Drainage to be installed where necessary. A 5' sidewalk shall be installed on one side of Toben Drive and Joshua adjacent to the new pavement.

- (b) That the estimated and probable cost of the foregoing improvement being One Million One hundred Thirty-six Thousand Dollars (\$1,136,000), with 100 percent payable by the improvement district. Said estimated cost as above set forth may be increased to include temporary interest or finance costs incurred during the course of design and construction of the project, and also may be increased at the pro rata of 1 percent per month from and after January 1, 2025.

- (c) That the land or area above described be constituted as an improvement district against which shall be assessed 100 percent of the total actual cost of the improvement for which the improvement district is liable.

If this improvement is abandoned, altered and/or constructed privately in part or whole that precludes building this improvement under the authority of this petition, any costs that the City of Bel Aire incurs shall be assessed to the property described above in accordance with the terms of the petition. In addition, if the improvement is abandoned at any state during the design and/or construction of the improvement or if it is necessary for the City of Bel Aire to redesign, repair or reconstruct the improvement after its initial design and/or construction because the design or construction does not meet the requirements of the City, then such costs associated with the redesign, repair or reconstruction of said improvement shall be assessed to the property described above in accordance with the terms of this petition.

- (d) That the method of assessment of all costs of the improvement or which the improvement district shall be liable shall be on a fractional basis.

The fractional shares provided for herein have been determined on the basis of equal shares being assessed to lots or parcels of substantially comparable size and/or value:

Skyview at Block 49 2nd Addition

Lots 1-2, Block A

Lots 1 - 27, Block B

Lots 1 - 9, & 11 - 26, Block C

Lots 1-5, Block D

The above listed lots shall each pay 1/59 of the total cost of the improvements.

In the event all or part of the lots or parcels in the improvement district are replatted before assessments have been levied, the assessments against the replatted area shall be recalculated on the basis of the method of assessment set forth herein. Where the ownership of a single lot is or may be divided into two or more parcels, the assessment to the lot so divided shall be assessed to each ownership or parcel on a square foot basis.

Except when driveways are requested to serve a particular tract, lot, or parcel, the cost of said driveway shall be in addition to the assessment to said tract, lot, or parcel and shall be in addition to the assessment for other improvements.

2. It is requested that the improvements hereby petitioned be made without notice and hearing, which but for this request, would be required by K.S.A. 12-6a04. This petition may be combined with other petitions of similar nature in order to form one public improvement project.

3. That names may not be withdrawn from this petition by the signers thereof after the Governing body commences consideration of the petition or later than seven (7) days after filing, whichever comes first.

4. That when this petition has been filed with the City Clerk and it has been certified that the signatures thereon are according to the records of the Register of Deeds of Sedgwick County, Kansas, the petition may be found sufficient if signed by either (1) a majority of the resident owners of record of property liable for assessment under the proposal, or (2) the resident owners of record of more than one-half of the area liable for assessment under the proposal, or (3) the owners of record (whether resident or not) of more than one-half of the area liable for assessment under the proposal. The Governing Body is requested to proceed in the manner provided by statute to the end that the petitioned improvements may be expeditiously completed and placed in use.

(Remainder of page Intentionally left blank)

WITNESS our signatures attached with respect to each of which is indicated the property owned and the date of signing.

LEGAL DESCRIPTION	SIGNATURE	DATE
<u>Skyview at Block 49 2nd Addition</u>		
Lots 1-2, Block A		
Lots 1 - 27, Block B		
Lots 1 - 9, & 11 - 26, Block C		
Lots 1-5, Block D	By: <u>Basem Krichati</u>	<u>1/24/2025</u>
	Basem Krichati, Owner	
	Superior Homes, LP	

Paving Petition Estimate

Skyview at Block 49 2nd Addition Phase 2
Bel Aire, Kansas
1/23/2025

	<u>Quantity</u>		<u>Unit Price</u>	<u>Total</u>
Paving Items				
Site Clearing & Restoration	1	LS	\$ 44,500.00	\$ 44,500.00
Temporary Seeding	1	LS	\$ 398.00	\$ 398.00
Permanent Seeding	1	LS	\$ 4,834.00	\$ 4,834.00
Project Signage	1	LS	\$ 700.00	\$ 700.00
Contractor Provided Testing	1	LS	\$ 15,000.00	\$ 15,000.00
Excavation	21982	CY	\$ 3.50	\$ 76,937.00
Compacted Fill (95 Density)	19668	CY	\$ 1.00	\$ 19,668.00
Borrow (LVC), Contractor Provided	5000	CY	\$ 15.00	\$ 75,000.00
Haul-Off, Contractor Provided	4500	CY	\$ 8.00	\$ 36,000.00
Install Wheelchair Ramps	4	EA	\$ 900.00	\$ 3,600.00
Sawcut	134	LF	\$ 3.75	\$ 502.50
5' Sidewalk	5918	SF	\$ 4.50	\$ 26,631.00
Reinforced Crushed Rock Base	8758	SY	\$ 6.00	\$ 52,548.00
Concrete Pavement, 6" (Fiber Reinforced)	6776	SY	\$ 42.50	\$ 287,980.00
Comb. C & G (3 5/8" RL & 1 1/2")	4002	LF	\$ 11.50	\$ 46,023.00
Mono Edge Curb (6 5/8" & 1 1/2")	200	LF	\$ 2.00	\$ 400.00
Conc. Valley Gutter Pavement, 7"	361	SY	\$ 62.00	\$ 22,382.00
Concrete Header	12	SY	\$ 70.00	\$ 840.00
Pipe, SWS 15"	512	LF	\$ 65.00	\$ 33,280.00
Pipe, SWS 18"	730	LF	\$ 70.00	\$ 51,100.00
Pipe, SWS 24"	137	LF	\$ 85.00	\$ 11,645.00
Type 1A Inlet, (L=10' W=3')	4	EA	\$ 7,080.00	\$ 28,320.00
Backyard Inlet	4	EA	\$ 3,615.00	\$ 14,460.00
Driveway Inlet	2	EA	\$ 9,550.00	\$ 19,100.00
24" End Section	1	EA	\$ 1,200.00	\$ 1,200.00
Connect to Existing Stub	4	EA	\$ 490.00	\$ 1,960.00
Connect to Existing Structure	1	EA	\$ 1,775.00	\$ 1,775.00
Rip Rap, Light Stone	12	SY	\$ 100.00	\$ 1,200.00
Sand Backfill, Jet & Vibrate	435	LF	\$ 10.00	\$ 4,350.00
Inlet Hookup	6	EA	\$ 450.00	\$ 2,700.00
Inlet Underdrain	120	LF	\$ 20.00	\$ 2,400.00
BMP, Curlex Type 1 Blanket	2934	SY	\$ 1.40	\$ 4,107.60
BMP, Drop Inlet Protection	6	EA	\$ 120.00	\$ 720.00
BMP, Curb Inlet Protection	4	EA	\$ 120.00	\$ 480.00
Maintain Existing BMPs	1	LS	\$ 1.00	\$ 1.00
Flowable Fill	37	LF	\$ 40.00	\$ 1,480.00
Subgrade Manipulation	1	LS	\$ 4,500.00	\$ 4,500.00
Construction Total				\$898,722.10
Contingencies (5%)				\$44,936.11
Project Costs at 30%				\$192,598.00
Total				\$1,136,256.21
Petition				\$1,136,000.00
Letter of Credit (35%)				\$398,000.00

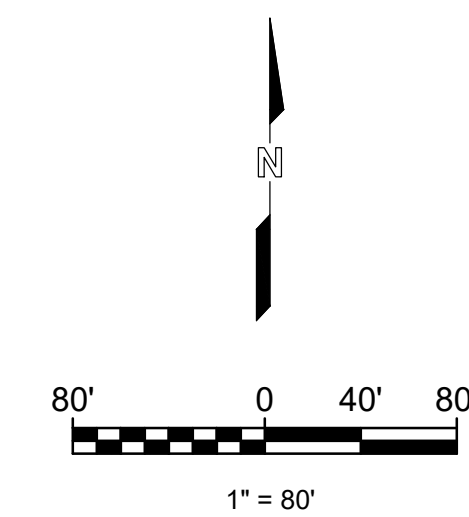
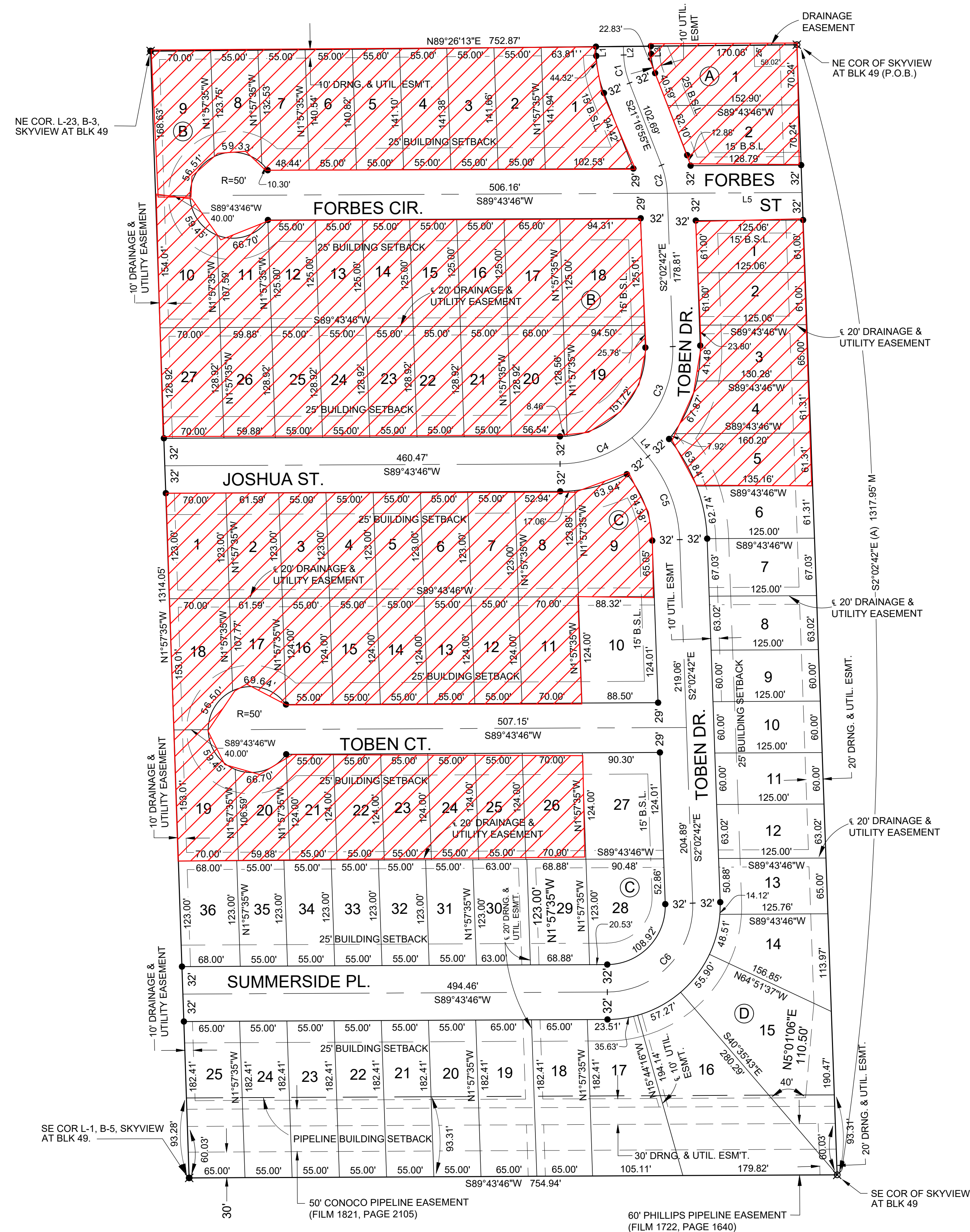
As bid

<u>Benefit District</u>	<u>No. Lots</u>	<u>Cost per Lot</u>
Lots 1-2, Block A	2	
Lots 1-27, Block B	27	
Lots 1-9, 11-26, Block C	25	
Lots 1-5 Block D	5	
Total Lots	59	\$19,254.24

Monthly Cost (20 yrs, 4%) **\$116.68**

SKYVIEW AT BLOCK 49 2ND ADDITION

Part of the NE1/4 of Sec. 20, T26S, R2E
Bel Aire, Sedgwick County, Kansas



(A) = Assumed Kansas Zone South Grid Bearing
P = Platted (Rock Spring 2nd Addition)
M = Measured
C = Calculated
D = Described
B.S.L. = Building Setback Line

SURVEY MARKER LEGEND

- ⊗ 5/8" REBAR W/GARVER CAP (FOUND - SET IN 2021)
- ✱ 5/8" REBAR W/GARVER CAP (SET)
- MONUMENT TO BE SET WITH STREET CONSTRUCTION PROJECT BY THE STREET DESIGNER

Parcel Line Table			
Line #	Length	Direction	
L1	10.83	S2° 02' 42.09"E	
L2	10.00	S2° 02' 42.09"E	
L3	9.17	S2° 02' 42.09"E	
L4	28.85	S39° 49' 13.31"E	
L5	157.08	S89° 43' 46.43"W	

BENCHMARK #1:
CHISELED SQUARE ON THE TOP OF CURB AT THE EAST CURB RETURN AT CYPRESS CIR. AND CHRIS ST.,
ELEVATION = 1417.95 (NAVD88, G12B)

BENCHMARK #2:
CHISELED SQUARE AT THE NORTHWEST CORNER OF A CONCRETE VAULT AT THE NORTHWEST CORNER OF THE CITY OF WICHITA CHLORINATION BUILDING, 702' WEST AND 76' SOUTH OF THE NORTHEAST QUARTER CORNER OF SEC. 20, T26S, R2E,
ELEVATION = 1400.08 (NAVD88, G12B)

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	33.57	100.00	19.24	S11° 39' 48"E	33.42
C2	33.57	100.00	19.24	N11° 39' 48"W	33.42
C3	120.32	132.00	52.22	N24° 04' 02"E	116.19
C4	91.12	132.00	39.55	N69° 57' 17"E	89.32
C5	105.48	159.99	37.78	N20° 55' 58"W	103.58
C6	160.18	100.00	91.77	N43° 50' 32"E	143.59

Phase 2 - Paving Petition Exhibit

Skyview at Block 49 2nd Addition

Lots 1-2, Block A
Lots 1 - 27, Block B
Lots 1 - 9, & 11 - 26, Block C
Lots 1-5, Block D



SKYVIEW AT BLOCK 49 2ND ADDITION

Bel Aire, Sedgwick County, Kansas
Part of the NE1/4 of Sec. 20, T26S, R2E

State of Kansas)
SS
Sedgwick County)

I, the undersigned, licensed land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on November 15, 2021 and the accompanying final plat prepared and that all the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 2 EAST OF THE 6th PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, BEING A RE-PLAT OF PART OF SKYVIEW AT BLOCK 49, BEL AIRE, SEDGWICK COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SKYVIEW AT BLOCK 49, BEL AIRE, SEDGWICK COUNTY, KANSAS; THENCE S02°02'42"E ALONG THE EAST LINE OF SAID ADDITION, A DISTANCE OF 1317.95 FEET TO THE SOUTHEAST CORNER OF SAID ADDITION; THENCE S89°43'46"W ALONG THE SOUTH LINE OF SAID ADDITION, A DISTANCE OF 754.94 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 5, IN SAID ADDITION; THENCE N01°57'35"W ALONG THE EAST LOT LINE OF SAID LOT 1 AND EAST LOT LINES OF LOTS 28-34, BLOCK 4 AND EAST LINE OF RESERVE "D" AND LOTS 20-23, BLOCK 3, IN SAID ADDITION, A DISTANCE OF 1314.05 FEET TO THE NORTH LINE OF SAID ADDITION, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 23 BLOCK 3; THENCE N89°26'13"E ALONG SAID NORTH LINE, A DISTANCE OF 752.87 FEET TO THE POINT OF BEGINNING.

All public easements and dedications are hereby vacated by virtue of K.S.A. 12-512b, as amended.

Garver, LLC
Land Surveyor
William K. Clevenger, PS #1437

State of Kansas)
SS
Sedgwick County)

This is to certify that the undersigned owner(s) of the land described in the Land Surveyor's Certificate have caused the same to be surveyed and subdivided on the accompanying plat into lots, blocks and streets under the name of "SKYVIEW AT BLOCK 49 2nd ADDITION", Bel Aire, Sedgwick County, Kansas; that all highways, streets, alleys, easements and public sites as denoted on the plat are hereby dedicated to and for the use of the public for the purpose of constructing, operating, maintaining and repairing public improvements; and further that the land contained herein is held and shall be conveyed subject to any applicable restrictions, reservations and covenants now on file or hereafter filed in the Office of the Register of Deeds of Sedgwick County, Kansas.

Skyview at Block 49, LLC, a
Kansas limited liability company
Managing Member
Andrew Reese

State of Kansas)
SS
Sedgwick County)

The foregoing instrument acknowledged before me, this _____ day of _____, 2022, by Andrew Reese, Managing Member, on behalf of Skyview at Block 49, LLC, a Kansas limited liability company.

Notary Public

My appointment expires _____.

We the undersigned, holders of a mortgage on a portion of the above described property, do hereby consent to this plat of "SKYVIEW AT BLOCK 49 2ND ADDITION" Bel Aire, Sedgwick County, Kansas.

Legacy Bank, N.A.
Assistant Vice President
Brice T. Malloy

State of Kansas)
SS
Sedgwick County)

The foregoing instrument acknowledged before me this _____ day of _____, 2022, by Brice T. Malloy, Assistant Vice President of Legacy Bank, N.A., on behalf of the Bank.

Notary Public

My appointment expires _____.

State of Kansas)
SS
County of Sedgwick)

This plat of "SKYVIEW AT BLOCK 49 2ND ADDITION", Bel Aire, Sedgwick County, Kansas, has been submitted to and approved by the Bel Aire Planning Commission, Bel Aire, Kansas, and is hereby transmitted to the City Council of the City of Bel Aire, Kansas, with the recommendation that such plat be approved as proposed.

Dated this _____ day of _____, 2022.

Chairperson
James Schmidt

Attest:

Secretary
Anne Stephens

State of Kansas)
SS
County of Sedgwick)

The dedications shown on this plat, if any, are hereby accepted by the Governing Body of the City of Bel Aire, Kansas on _____, 2022.

Mayor
Jim Benage

Attest:

City Clerk
Melissa Krehbiel

State of Kansas)
SS
County of Sedgwick)

The title evidence of the land included in this plat has been reviewed by me and this plat is approved pursuant to the provisions of K.S.A. 12-401.

Date Signed: _____, 2022.

By: _____
Jacqueline Kelly, City Attorney

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2022.

Deputy County Surveyor
Sedgwick County Kansas
Tricia L. Robello, PS #1246

Entered on transfer record this _____ day of _____, 2022.

County Clerk
Kelly B. Arnold

State of Kansas)
SS
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of

Deeds, this _____ day of _____, 2022, at _____ o'clock __ M, and is duly recorded.

Register of Deeds
Tonya Buckingham
Deputy
Kenly Zehring

Any land dedicated to or owned by a municipal authority shall be exempt from any and all assessments including those assessed by Homeowners Association Covenants. Land within this plat owned by such a municipal organization, exempt from taxation by the laws of the State of Kansas, shall not be subject to any non-taxing authority assessments throughout the duration of such ownership.

No fences will be allowed within pipeline easements.

The Building Setbacks not shown shall be as follows:
Rear yard building setback shall be 20 feet.
Side yard building setback shall be 6 feet.

Accessory buildings
Accessory buildings are allowed on all lots, subject to the following:
1. All construction, including additions, alterations, modifications, and/or use of any detached shed, shall be subject to all applicable governmental laws, codes, regulations, licensure, permitting and inspection associated with construction and property maintenance within the City of Bel Aire, Kansas.
2. Sheds may be permitted within a rear set back line but no closer than 10' to a rear property line.
3. The side yard shall be maintained at 6 feet, and no sheds may be located within a side yard setback.
4. All properties shall comply with the required 35-45% land coverage codes, as well as conform to the type and height structure restrictions.



PHASE 2 WATER DISTRIBUTION SYSTEM PETITION

To the Mayor and City Council
Bel Aire, Kansas

Dear Council Members:

1. We, the undersigned owners of record as below designated, of Lots, Parcels, and Tracts of real property described as follows:

Skyview at Block 49 2nd Addition

Lots 1-2, Block A
Lots 1 - 27, Block B
Lots 1 - 9, & 11 - 26, Block C
Lots 1-5, Block D

do hereby petition, pursuant to the provisions of K.S.A. 12-6a01 et seq., as amended, as follows:

- (a) That there be constructed a water distribution system, including necessary water mains, pipes, valves, hydrants, meters and appurtenances to serve the area described above, according to plans and specifications to be furnished by the City Engineer of the City of Bel Aire, Kansas.
- (b) That the estimated and probable cost of the foregoing improvement being Three hundred Forty Thousand Dollars (\$340,000), with 100 percent payable by the improvement district. Said estimated cost as above setforth may be increased to include temporary interest or finance costs incurred during the course of design and construction of the project, and also may be increased at the pro rata of 1 percent per month from and after January 1, 2025.
- (c) That, in accordance with the provisions of K.S.A. 12-6a19, a benefit fee be assessed against the improvement district with respect to the improvement district's share of the cost of an existing water main, such benefit fee to be in the amount of Twenty-Four Thousand Two Hundred Dollars (\$24,200).
- (d) That the land or area above described be constituted as an improvement district against which shall be assessed 100 percent of the total actual cost of the improvement for which the improvement district is liable.

If this improvement is abandoned, altered and/or constructed privately in part or whole that precludes building this improvement under the authority of this petition, any costs that the City of Bel Aire incurs shall be assessed to the property described above in accordance with the terms of the petition. In addition, if the

improvement is abandoned at any state during the design and/or construction of the improvement or if it is necessary for the City of Bel Aire to redesign, repair or reconstruct the improvement after its initial design and/or construction because the design or construction does not meet the requirements of the City, then such costs associated with the redesign, repair or reconstruction of said improvement shall be assessed to the property described above in accordance with the terms of this petition.

- (d) That the method of assessment of all costs of the improvement or which the improvement district shall be liable shall be on a fractional basis.

The fractional shares provided for herein have been determined on the basis of equal shares being assessed to lots or parcels of substantially comparable size and/or value:

Skyview at Block 49 2nd Addition

Lots 1-2, Block A
 Lots 1 - 27, Block B
 Lots 1 - 9, & 11 - 26, Block C
 Lots 1-5, Block D

The above listed lots shall each pay 1/59 of the total cost of improvements.

In the event all or part of the lots or parcels in the improvement district are replatted before assessments have been levied, the assessments against the replatted area shall be recalculated on the basis of the method of assessment set forth herein. Where the ownership of a single lot is or may be divided into two or more parcels, the assessment to the lot so divided shall be assessed to each ownership or parcel on a square foot basis.

2. It is requested that the improvements hereby petitioned be made without notice and hearing, which but for this request, would be required by K.S.A. 12-6a04.

3. That names may not be withdrawn from this petition by the signers thereof after the Governing body commences consideration of the petition or later than seven (7) days after filing, whichever comes first.

4. That when this petition has been filed with the City Clerk and it has been certified that the signatures thereon are according to the records of the Register of Deeds of Sedgwick County, Kansas, the petition may be found sufficient if signed by either (1) a majority of the resident owners of record of property liable for assessment under the proposal, or (2) the resident owners of record of more than one-half of the area liable for assessment under the proposal, or (3) the owners of record (whether resident or not) of more than one-half of the area liable for assessment under the proposal. The Governing Body is requested to proceed in the manner provided by

statute to the end that the petitioned improvements may be expeditiously completed and placed in use.

WITNESS our signatures attached with respect to each of which is indicated the property owned and the date of signing.

LEGAL DESCRIPTION	SIGNATURE	DATE
<u>Skyview at Block 49 2nd Addition</u>		
Lots 1-2, Block A		
Lots 1 - 27, Block B		
Lots 1 - 9, & 11 - 26, Block C		
Lots 1-5, Block D	By: <u>Basem Krichati</u>	<u>1/24/25</u>
	Basem Krichati, Owner	
	Superior Homes, LP	

WATER PETITION ESTIMATE**Skyview at Block 49 2nd Addition Phase 2****Bel Aire, Kansas****1/23/2025**

Item	Quantity		Unit Price	Total
Site Clearing & Restoration	1	LS	\$ 65,000.00	\$65,000.00
Temporary Seeding	1	LS	\$ 500.00	\$500.00
Connect to Existing 8" Line	4	EA	\$ 985.00	\$3,940.00
Fire Hydrant	3	EA	\$ 7,510.00	\$22,530.00
Gate Valve Assembly	8	EA	\$ 2,900.00	\$23,200.00
Blowoff Assembly	1	EA	\$ 1,605.00	\$1,605.00
Temporary Blowoff Assembly	2	EA	\$ 1,605.00	\$3,210.00
PVC Pipe, WL 8"	2516	LF	\$ 50.00	\$125,800.00
DICL Pipe, WL 8"	71	EA	\$ 75.00	\$5,325.00
Sand Backfill, Jet and Vibrate	195	LF	\$ 10.00	\$1,950.00
Maintain Existing BMPs	1	LS	\$ 1.00	\$1.00
Contractor Provided Testing	1	LS	\$ 3,710.00	\$3,710.00
Sampling Station w/ Concrete Pad	1	LS	\$ 8,000.00	\$8,000.00
			Sub-total	\$264,771.00
Contingencies (5%)				\$13,238.55
Engineering, etc. (35%)				\$62,384.00
			Total	\$340,393.55

As Bid

PETITION AMOUNT**\$340,000.00**

letter of credit

\$119,000.00

Benefit District**No. Lots****Cost per Lot**

Lots 1-2, Block A

2

Lots 1-27, Block B

27

Lots 1-9, 11-26, Block C

25

Lots 1-5 Block D

5

Total Lots

59

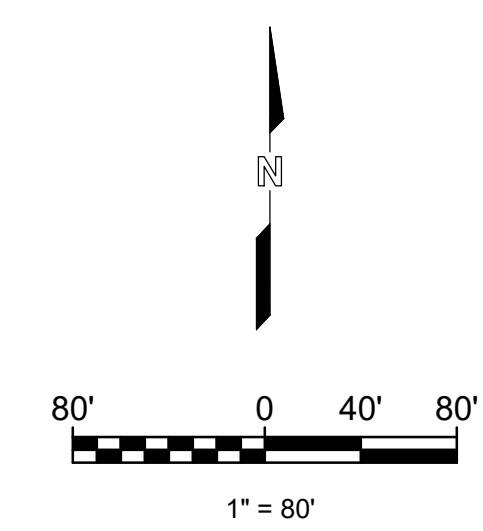
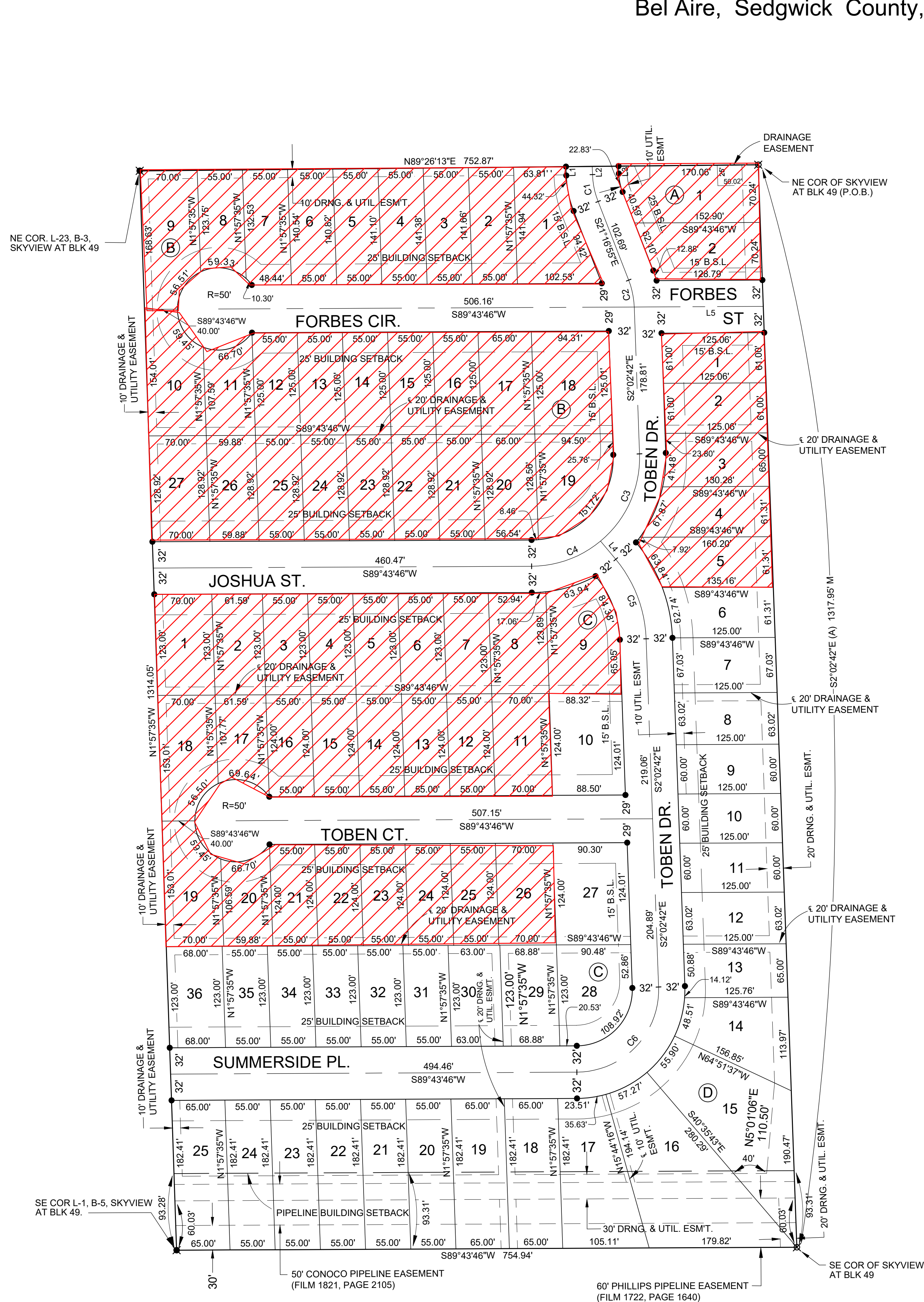
\$5,762.71

Monthly Cost (20 yrs, 4%)

\$34.92

SKYVIEW AT BLOCK 49 2ND ADDITION

Part of the NE1/4 of Sec. 20, T26S, R2E
Bel Aire, Sedgwick County, Kansas



(A) = Assumed Kansas Zone South Grid Bearing
P = Platted (Rock Spring 2nd Addition)
M = Measured
C = Calculated
D = Described
B.S.L. = Building Setback Line

SURVEY MARKER LEGEND

⊗ 5/8" REBAR W/GARVER CAP (FOUND - SET IN 2021)
⊗ 5/8" REBAR W/GARVER CAP (SET)
⊗ MONUMENT TO BE SET WITH STREET CONSTRUCTION PROJECT BY THE STREET DESIGNER

Parcel Line Table			
Line #	Length	Direction	
L1	10.83	S2° 02' 42.09"E	
L2	10.00	S2° 02' 42.09"E	
L3	9.17	S2° 02' 42.09"E	
L4	28.85	S39° 49' 13.31"E	
L5	157.08	S89° 43' 46.43"W	

BENCHMARK #1:
CHISELED SQUARE ON THE TOP OF CURB AT THE EAST CURB RETURN AT CYPRESS CIR. AND CHRIS ST., ELEVATION = 1417.95 (NAVD88, G12B)

BENCHMARK #2:
CHISELED SQUARE AT THE NORTHWEST CORNER OF A CONCRETE VAULT AT THE NORTHWEST CORNER OF THE CITY OF WICHITA CHLORINATION BUILDING, 702' WEST AND 76' SOUTH OF THE NORTHEAST QUARTER CORNER OF SEC. 20, T26S, R2E, ELEVATION = 1400.08 (NAVD88, G12B)

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	33.57	100.00	19.24	S11° 39' 48"E	33.42
C2	33.57	100.00	19.24	N11° 39' 48"W	33.42
C3	120.32	132.00	52.22	N24° 04' 02"E	116.19
C4	91.12	132.00	39.55	N69° 57' 17"E	89.32
C5	105.48	159.99	37.78	N20° 55' 58"W	103.58
C6	160.18	100.00	91.77	N43° 50' 32"E	143.59

Phase 2 - Water Petition Exhibit
Skyview at Block 49 2nd Addition
Lots 1-2, Block A
Lots 1 - 27, Block B
Lots 1 - 9, & 11 - 26, Block C
Lots 1-5, Block D

SKYVIEW AT BLOCK 49 2ND ADDITION

Bel Aire, Sedgwick County, Kansas
Part of the NE1/4 of Sec. 20, T26S, R2E

State of Kansas)
SS
Sedgwick County)

I, the undersigned, licensed land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on November 15, 2021 and the accompanying final plat prepared and that all the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 2 EAST OF THE 6th PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, BEING A RE-PLAT OF PART OF SKYVIEW AT BLOCK 49, BEL AIRE, SEDGWICK COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SKYVIEW AT BLOCK 49, BEL AIRE, SEDGWICK COUNTY, KANSAS; THENCE S02°02'42"E ALONG THE EAST LINE OF SAID ADDITION, A DISTANCE OF 1317.95 FEET TO THE SOUTHEAST CORNER OF SAID ADDITION; THENCE S89°43'46"W ALONG THE SOUTH LINE OF SAID ADDITION, A DISTANCE OF 754.94 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 5, IN SAID ADDITION; THENCE N01°57'35"W ALONG THE EAST LOT LINE OF SAID LOT 1 AND EAST LOT LINES OF LOTS 28-34, BLOCK 4 AND EAST LINE OF RESERVE "D" AND LOTS 20-23, BLOCK 3, IN SAID ADDITION, A DISTANCE OF 1314.05 FEET TO THE NORTH LINE OF SAID ADDITION, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 23 BLOCK 3; THENCE N89°26'13"E ALONG SAID NORTH LINE, A DISTANCE OF 752.87 FEET TO THE POINT OF BEGINNING.

All public easements and dedications are hereby vacated by virtue of K.S.A. 12-512b, as amended.

Garver, LLC

Land Surveyor
William K. Clevenger, PS #1437

State of Kansas)
SS
Sedgwick County)

This is to certify that the undersigned owner(s) of the land described in the Land Surveyor's Certificate have caused the same to be surveyed and subdivided on the accompanying plat into lots, blocks and streets under the name of "SKYVIEW AT BLOCK 49 2nd ADDITION", Bel Aire, Sedgwick County, Kansas; that all highways, streets, alleys, easements and public sites as denoted on the plat are hereby dedicated to and for the use of the public for the purpose of constructing, operating, maintaining and repairing public improvements; and further that the land contained herein is held and shall be conveyed subject to any applicable restrictions, reservations and covenants now on file or hereafter filed in the Office of the Register of Deeds of Sedgwick County, Kansas.

Skyview at Block 49, LLC, a
Kansas limited liability company

Managing Member
Andrew Reese

State of Kansas)
SS
Sedgwick County)

The foregoing instrument acknowledged before me, this _____ day of _____, 2022, by Andrew Reese, Managing Member, on behalf of Skyview at Block 49, LLC, a Kansas limited liability company.

Notary Public

My appointment expires _____.

We the undersigned, holders of a mortgage on a portion of the above described property, do hereby consent to this plat of "SKYVIEW AT BLOCK 49 2ND ADDITION" Bel Aire, Sedgwick County, Kansas.

Legacy Bank, N.A.

Assistant Vice President
Brice T. Malloy

State of Kansas)
SS
Sedgwick County)

The foregoing instrument acknowledged before me this _____ day of _____, 2022, by Brice T. Malloy, Assistant Vice President of Legacy Bank, N.A., on behalf of the Bank.

Notary Public

My appointment expires _____.

State of Kansas)
SS
County of Sedgwick)

This plat of "SKYVIEW AT BLOCK 49 2ND ADDITION", Bel Aire, Sedgwick County, Kansas, has been submitted to and approved by the Bel Aire Planning Commission, Bel Aire, Kansas, and is hereby transmitted to the City Council of the City of Bel Aire, Kansas, with the recommendation that such plat be approved as proposed.

Dated this _____ day of _____, 2022.

Chairperson
James Schmidt

Attest:

Secretary
Anne Stephens

State of Kansas)
SS
County of Sedgwick)

The dedications shown on this plat, if any, are hereby accepted by the Governing Body of the City of Bel Aire, Kansas on _____, 2022.

, Mayor
Jim Benage

Attest:

City Clerk
Melissa Krehbiel

State of Kansas)
SS
County of Sedgwick)

The title evidence of the land included in this plat has been reviewed by me and this plat is approved pursuant to the provisions of K.S.A. 12-401.

Date Signed: _____, 2022.

By: _____
Jacqueline Kelly, City Attorney

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2022.

Deputy County Surveyor
Sedgwick County Kansas
Tricia L. Robello, PS #1246

Entered on transfer record this _____ day of _____, 2022.

County Clerk
Kelly B. Arnold

State of Kansas)
SS
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of

Deeds, this _____ day of _____, 2022, at _____ o'clock __ M, and is duly recorded.

Register of Deeds
Tonya Buckingham

Deputy
Kenly Zehring

Any land dedicated to or owned by a municipal authority shall be exempt from any and all assessments including those assessed by Homeowners Association Covenants. Land within this plat owned by such a municipal organization, exempt from taxation by the laws of the State of Kansas, shall not be subject to any non-taxing authority assessments throughout the duration of such ownership.

No fences will be allowed within pipeline easements.

The Building Setbacks not shown shall be as follows:
Rear yard building setback shall be 20 feet.
Side yard building setback shall be 6 feet.

Accessory buildings
Accessory buildings are allowed on all lots, subject to the following:
1. All construction, including additions, alterations, modifications, and/or use of any detached shed, shall be subject to all applicable governmental laws, codes, regulations, licensure, permitting and inspection associated with construction and property maintenance within the City of Bel Aire, Kansas.
2. Sheds may be permitted within a rear set back line but no closer than 10' to a rear property line.
3. The side yard shall be maintained at 6 feet, and no sheds may be located within a side yard setback.
4. All properties shall comply with the required 35-45% land coverage codes, as well as conform to the type and height structure restrictions.



Gilmore & Bell, P.C.
01/27/2025

**EXCERPT OF MINUTES OF A MEETING
OF THE GOVERNING BODY OF
THE CITY OF BEL AIRE, KANSAS
HELD ON FEBRUARY 4, 2025**

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

Absent:

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

* * * * *

(Other Proceedings)

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

Thereupon, there was presented a Resolution entitled:

A RESOLUTION DETERMINING THE ADVISABILITY OF THE MAKING OF CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF BEL AIRE, KANSAS; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AUTHORIZING AND PROVIDING FOR THE MAKING OF THE IMPROVEMENTS IN ACCORDANCE WITH SUCH FINDINGS (PAVING IMPROVEMENTS/SKYVIEW AT BLOCK 49 2ND ADDITION- PHASE 2); AND AMENDING, RESTATING AND REPEALING RESOLUTION NO. R-2023-22.

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

Yea: _____

Nay: _____

Thereupon, the Mayor declared said Resolution duly adopted and the Resolution was then duly numbered Resolution No. R-[_____] and was signed by the Mayor and attested by the Clerk; and the Clerk was further directed to cause the publication of the Resolution one time in the official City newspaper and to record the Resolution in the Office of the Register of Deeds of Sedgwick County, Kansas, all as required by law.

* * * * *

(Other Proceedings)

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

CERTIFICATE

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

(SEAL)

Clerk

Gilmore & Bell, P.C.
01/27/2025

(Published in the *Ark Valley News* on February ___, 2025)

RESOLUTION NO. R-[_____]

A RESOLUTION DETERMINING THE ADVISABILITY OF THE MAKING OF CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF BEL AIRE, KANSAS; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AUTHORIZING AND PROVIDING FOR THE MAKING OF THE IMPROVEMENTS IN ACCORDANCE WITH SUCH FINDINGS (PAVING IMPROVEMENTS/SKYVIEW AT BLOCK 49 2ND ADDITION- PHASE 2); AND AMENDING, RESTATING AND REPEALING RESOLUTION NO. R-2023-22.

WHEREAS, a new Petition was filed with the City Clerk of the City of Bel Aire, Kansas (the "City") proposing certain internal improvements; and said Petition sets forth: (a) the general nature of the proposed improvements; (b) the estimated or probable cost of the proposed improvements; (c) the extent of the proposed improvement district to be assessed for the cost of the proposed improvements; (d) the proposed method of assessment; (e) the proposed apportionment of the cost between the improvement district and the City at large; and (f) a request that such improvements be made without notice and hearing as required by K.S.A. 12-6a04(1) (the "Act"); and

WHEREAS, the governing body of the City hereby finds and determines that said Petition was signed by all owners of record of the property liable for assessment for the proposed improvements, and is therefore sufficient in accordance with the provisions of the Act; and

WHEREAS, the Petition will replace a petition previously submitted with respect to the Improvements, and it is therefore necessary to amend, restate and repeal Resolution No. R-2023-22 of the City.

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

Section 1. Findings of Advisability. The governing body hereby finds and determines that:

It is advisable to make the following improvements:

That there be constructed pavement on; TOBEN DRIVE from the north line of Lot 6, Block C to north line of the Addition; TOBEN COURT from the west line of Lot 27, Block C to and including cul-de-sac; JOSHUA STREET from the west line of the Addition to the west line of Toben Drive; FORBES STREET from the east line of Toben Drive to the east line of the Addition; and FORBES CIRCLE from the west line of Toben Drive to, and including the cul-de-sac.

That said pavement on Joshua Street, Forbes Street, and Toben Drive between aforesaid limits be constructed for a width of thirty (30) feet from gutter line to gutter line, and each gutter to be two and one-half (2-1/2) feet in width; making a total roadway width of thirty-five (35) feet. Said pavement on Toben Court and Forbes Circle between aforesaid limits shall be constructed for a

width of twenty-four (24) feet from gutter line to gutter line, and each gutter to be two and one-half (2-1/2) feet in width; making a total roadway width of twenty-nine (29) feet with plans and specifications to be furnished by the City Engineer of the City of Bel Aire, Kansas. Drainage to be installed where necessary. A 5' sidewalk shall be installed on one side of Toben Drive and Joshua adjacent to the new pavement (the "Improvements").

(b) The estimated or probable cost of the Improvements is: \$1,136,000. Said estimated cost may be increased to include temporary interest or finance costs incurred during the course of design and construction of the Improvements, and also may be increased at the pro rata rate of 1 percent per month from and after January 1, 2025.

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

Skyview at Block 49 2nd Addition

- Lots 1-2, Block A
- Lots 1 - 27, Block B
- Lots 1 - 9, and 11 - 26, Block C
- Lots 1-5, Block D

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

(d) That the method of assessment of all costs of the Improvement or which the Improvement District shall be liable shall be on a fractional basis.

The fractional shares provided for herein have been determined on the basis of equal shares being assessed to lots or parcels of substantially comparable size and/or value: Lots 1 through 2, Block A; Lots 1 through 27, Block B; Lots 1 through 9, and 11 through 26, Block C; and Lots 1 through 5, Block D, Skyview at Block 49 2nd Addition, shall each pay 1/59 of the total assessed cost of the Improvements.

In the event all or part of the lots or parcels in the Improvement District are replatted before assessments have been levied, the assessments against the replatted area shall be calculated on the basis of the method of assessment set forth herein. Where the ownership of a single lot is or may be divided into two or more parcels, the assessment to the lot so divided shall be assessed to each ownership or parcel on a square foot basis.

Except when driveways are requested to serve a particular tract, lot, or parcel, the cost of said driveway shall be in addition to the assessment to said tract, lot, or parcel and shall be in addition to the assessment for other Improvements.

(e) The apportionment of the cost of the Improvements, between the Improvement District and the City at large, is: 100% to be assessed against the Improvement District and 0% to be paid by the City-at-large.

If the Improvements are abandoned, altered and/or constructed privately in part or whole that precludes building the Improvements under the authority of this Resolution, any costs that the City incurs shall be assessed to the property described above in accordance with the terms of the Petition. In addition, if the Improvements are abandoned at any state during the design and/or construction of the Improvements or if it is necessary for the City to redesign, repair or reconstruct the Improvements after initial design and/or construction because the design or construction does not meet the requirements of the City, then such costs associated with the redesign, repair or reconstruction of said Improvements shall be assessed to the property described above in accordance with the terms of this Resolution.

Section 2. Authorization of Improvements. The abovesaid Improvements are hereby authorized and ordered to be made in accordance with the findings of the governing body of the City as set forth in *Section 1* of this Resolution.

Section 3. Bond Authority; Reimbursement. The Act provides for the Improvements to be paid by the issuance of general obligation bonds or special obligation bonds of the City (the "Bonds"). The Bonds may be issued to reimburse expenditures made on or after the date which is 60 days before the date of Resolution No. R-2023-22, pursuant to Treasury Regulation 1.150-2.

Section 4. Repealer. The provisions of Resolution No. R-2023-22 are hereby amended, restated and repealed.

Section 5. Effective Date. This Resolution shall be effective upon adoption. This Resolution shall be published one time in the official City newspaper, and shall also be filed of record in the office of the Register of Deeds of Sedgwick County, Kansas.

[BALANCE OF THIS PAGE INTENTIONALLY LEFT BLANK]

ADOPTED by the governing body of the City on February 4, 2025.

(SEAL)

Jim Benage, Mayor

ATTEST:

Melissa Krehbiel, Clerk

CERTIFICATE

I hereby certify that the above and foregoing is a true and correct copy of the Resolution of the City adopted by the governing body on February 4, 2025 as the same appears of record in my office.

DATED: February 4, 2025.

Melissa Krehbiel, Clerk

Gilmore & Bell, P.C.
01/27/2025

**EXCERPT OF MINUTES OF A MEETING
OF THE GOVERNING BODY OF
THE CITY OF BEL AIRE, KANSAS
HELD ON FEBRUARY 4, 2025**

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

Absent:

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

* * * * *

(Other Proceedings)

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

Thereupon, there was presented a Resolution entitled:

A RESOLUTION DETERMINING THE ADVISABILITY OF THE MAKING OF CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF BEL AIRE, KANSAS; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AUTHORIZING AND PROVIDING FOR THE MAKING OF THE IMPROVEMENTS IN ACCORDANCE WITH SUCH FINDINGS (WATER DISTRIBUTION SYSTEM IMPROVEMENTS/SKYVIEW AT BLOCK 49 2ND ADDITION- PHASE 2); AND AMENDING, RESTATING AND REPEALING RESOLUTION NO. R-2023-24.

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

Yea: _____.

Nay: _____.

Thereupon, the Mayor declared said Resolution duly adopted and the Resolution was then duly numbered Resolution No. [] and was signed by the Mayor and attested by the Clerk; and the Clerk was further directed to cause the publication of the Resolution one time in the official City newspaper and to record the Resolution in the Office of the Register of Deeds of Sedgwick County, Kansas, all as required by law.

(Other Proceedings)

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

CERTIFICATE

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

(SEAL)

Clerk

Gilmore & Bell, P.C.
01/27/2025

(Published in the *Ark Valley News*, on February ___, 2025)

RESOLUTION NO. [__]

A RESOLUTION DETERMINING THE ADVISABILITY OF THE MAKING OF CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF BEL AIRE, KANSAS; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AUTHORIZING AND PROVIDING FOR THE MAKING OF THE IMPROVEMENTS IN ACCORDANCE WITH SUCH FINDINGS (WATER DISTRIBUTION SYSTEM IMPROVEMENTS/SKYVIEW AT BLOCK 49 2ND ADDITION- PHASE 2); AND AMENDING, RESTATING AND REPEALING RESOLUTION NO. R-2023-24.

WHEREAS, a new Petition was filed with the City Clerk of the City of Bel Aire, Kansas (the "City") proposing certain internal improvements; and said Petition sets forth: (a) the general nature of the proposed improvements; (b) the estimated or probable cost of the proposed improvements; (c) the extent of the proposed improvement district to be assessed for the cost of the proposed improvements; (d) the proposed method of assessment; (e) the proposed apportionment of the cost between the improvement district and the City at large; and (f) a request that such improvements be made without notice and hearing as required by K.S.A. 12-6a04(1) (the "Act"); and

WHEREAS, K.S.A. 12-6a19 provides that whenever the construction of any water, stormwater, sanitary sewer or arterial street improvement is initiated by petition pursuant to the Act, the City may require the imposition of a benefit fee on property which is benefitted by such improvements but was not included within the original improvement district established for the levy of special assessments for such improvements; and

WHEREAS, the Petition contains a provision that the City impose a benefit fee on the Improvement District described herein in connection with water line improvements authorized by Resolution Nos. R-09-25 and R-11-05 of the City, all pursuant to K.S.A. 12-6a19; and

WHEREAS, the governing body of the City hereby finds and determines that said Petition was signed by owners of record of the property liable for assessment for the proposed improvements, and is therefore sufficient in accordance with the provisions of the Act; and

WHEREAS, the Petition will replace a petition previously submitted with respect to the Improvements, and it is therefore necessary to amend, restate and repeal Resolution No. R-2023-24 of the City.

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

Section 1. Findings of Advisability. The governing body hereby finds and determines that:

- (a) It is advisable to make the following improvements:

That there be constructed a water distribution system, including necessary water mains, pipes, valves, hydrants, meters and appurtenances to serve the area described below, according to plans and specifications to be furnished by the City Engineer of the City of Bel Aire, Kansas (the “Improvements”).

(b) The estimated or probable cost of the Improvements is: \$340,000. Said estimated cost may be increased to include temporary interest or finance costs incurred during the course of design and construction of the Improvements, and also may be increased at the pro rata rate of 1 percent per month from and after January 1, 2025.

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

Skyview at Block 49 2nd Addition
Lots 1-2, Block A
Lots 1-27, Block B
Lots 1-9, and Lots 11-26, Block C
Lots 1-5, Block D

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

(d) That the method of assessment of all costs of the Improvement or which the Improvement District shall be liable shall be on a fractional basis.

The fractional shares provided for herein have been determined on the basis of equal shares being assessed to lots or parcels of substantially comparable size and/or value: Lots 1 through 2, Block A, Lots 1 through 27, Block B, Lots 1 through 9 and Lots 11 through 26, Block C, and Lots 1 through 5, Block D, Skyview at Block 49 2nd Addition, shall each pay 1/59 of the total assessed cost of the Improvements.

In the event all or part of the lots or parcels in the Improvement District are replatted before assessments have been levied, the assessments against the replatted area shall be calculated on the basis of the method of assessment set forth herein. Where the ownership of a single lot is or may be divided into two or more parcels, the assessment to the lot so divided shall be assessed to each ownership or parcel on a square foot basis.

(e) In accordance with the provisions of K.S.A. 12-6a19, a benefit fee shall be imposed against the Improvement District with respect to the cost of an existing water main, which has been authorized by Resolution Nos. R-09-25 and R-11-05 of the City, such benefit fee to be in the amount of \$24,200, and to be allocated within the Improvement District on a fractional basis, as described in paragraph (d) above.

(f) The apportionment of the cost of the Improvements, between the Improvement District and the City at large, is: 100% to be assessed against the Improvement District and 0% to be paid by the City-at-large.

If the Improvements are abandoned, altered and/or constructed privately in part or whole that precludes building the Improvements under the authority of this Resolution, any costs that the City incurs shall be assessed to the property described above in accordance with the terms of the Petition. In addition, if the Improvements are abandoned at any state during the design and/or construction of the Improvements or if it is necessary for the City to redesign, repair or reconstruct the Improvements after initial design and/or construction because the design or construction does not meet the requirements of the City, then such costs associated with the redesign, repair or reconstruction of said Improvements shall be assessed to the property described above in accordance with the terms of this Resolution.

Section 2. Authorization of Improvements. The abovesaid Improvements are hereby authorized and ordered to be made in accordance with the findings of the governing body of the City as set forth in *Section 1* of this Resolution.

Section 3. Bond Authority; Reimbursement. The Act provides for the Improvements to be paid by the issuance of general obligation bonds or special obligation bonds of the City (the "Bonds"). The Bonds may be issued to reimburse expenditures made on or after the date which is 60 days before the date of Resolution No. R-2023-24, pursuant to Treasury Regulation 1.150-2.

Section 4. Repealer. The provisions of Resolution No. R-2023-24 are hereby amended, restated and repealed.

Section 5. Effective Date. This Resolution shall be effective upon adoption. This Resolution shall be published one time in the official City newspaper, and shall also be filed of record in the office of the Register of Deeds of Sedgwick County, Kansas.

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ADOPTED by the governing body of the City on February 4, 2025.

(SEAL)

Jim Benage, Mayor

ATTEST:

Melissa Krehbiel, Clerk

CERTIFICATE

I hereby certify that the above and foregoing is a true and correct copy of the Resolution of the City adopted by the governing body on February 4, 2025 as the same appears of record in my office.

DATED: February 4, 2025.

Melissa Krehbiel, Clerk



City of Bel Aire, KS

Section VII, Item A.
APPROPRIATION
By Vendor DBA

Payment Dates 1/15/2025 - 1/28/2025

Vendor DBA	Description (Item)	Post Date	Payment Date	Project Account Key	Amount
Vendor DBA: 1486 -					
BLUE CROSS & BLUE SHIELD O...	01/25 HEALTH INSURANCE	01/21/2025	01/22/2025		49,312.67
BLUE CROSS & BLUE SHIELD O...	01/25 HEALTH INSURANCE	01/21/2025	01/22/2025		3,063.02
BLUE CROSS & BLUE SHIELD O...	01/25 HEALTH INSURANCE	01/21/2025	01/22/2025		4,180.25
BLUE CROSS & BLUE SHIELD O...	01/25 HEALTH INSURANCE	01/21/2025	01/22/2025		5,627.28
BLUE CROSS & BLUE SHIELD O...	01/25 TY'S HEALTH INSURAN...	01/22/2025	01/22/2025		1,474.81
Vendor DBA 1486 - BLUE CROSS & BLUE SHIELD OF KS Total:					63,658.03
Vendor DBA: 2095 -					
CENTRAL MECHANICAL WICHI...	CH HVAC REPAIR	01/15/2025	01/16/2025		734.26
Vendor DBA 2095 - CENTRAL MECHANICAL WICHITA,LLC Total:					734.26
Vendor DBA: 0170 -					
CHISHOLM CREEK UTILITY AU...	12/24 CCUA CONTINGENCY	01/15/2025	01/16/2025		3,000.00
CHISHOLM CREEK UTILITY AU...	12/24 CCUA CONTINGENCY	01/15/2025	01/16/2025		2,820.00
Vendor DBA 0170 - CHISHOLM CREEK UTILITY AUTH. Total:					5,820.00
Vendor DBA: 0028 -					
CINTAS CORPORATION	PW UNIFORMS/TOWELS	01/13/2025	01/16/2025		125.12
CINTAS CORPORATION	PW UNIFORMS/TOWELS	01/13/2025	01/16/2025		62.98
CINTAS CORPORATION	PW UNIFORMS/TOWELS	01/13/2025	01/16/2025		244.48
CINTAS CORPORATION	PW UNIFORMS/TOWELS	01/13/2025	01/16/2025		128.97
CINTAS CORPORATION	PD MATS	01/13/2025	01/16/2025		137.02
Vendor DBA 0028 - CINTAS CORPORATION Total:					698.57
Vendor DBA: 2085 -					
CLERK OF THE DISTRICT COURT	LEGAL SERVICES	01/13/2025	01/16/2025		125.00
Vendor DBA 2085 - CLERK OF THE DISTRICT COURT Total:					125.00
Vendor DBA: 2062 -					
CORE & MAIN LP	WATER METER SUPPLIES	01/13/2025	01/16/2025		687.50
CORE & MAIN LP	WATER METER SUPPLIES	01/13/2025	01/16/2025		4,700.00
Vendor DBA 2062 - CORE & MAIN LP Total:					5,387.50
Vendor DBA: 0128 - CORNEJO MATERIALS,LLC					
CORNEJO MATERIALS,LLC	158.62 TONS SALT/SAND	01/15/2025	01/16/2025		13,527.72
Vendor DBA 0128 - CORNEJO MATERIALS,LLC Total:					13,527.72
Vendor DBA: 0050 -					
COX COMMUNICATIONS, INC	INTERNET/PHONE SVC-PW	01/09/2025	01/16/2025		63.64
COX COMMUNICATIONS, INC	INTERNET/PHONE SVC-PW	01/09/2025	01/16/2025		63.64
COX COMMUNICATIONS, INC	INTERNET/PHONE SVC-PW	01/09/2025	01/16/2025		63.65
COX COMMUNICATIONS, INC	INTERNET/PHONE SVC-PW	01/09/2025	01/16/2025		63.64
COX COMMUNICATIONS, INC	INTERNET/PHONE SERVICE	01/09/2025	01/16/2025		71.47
COX COMMUNICATIONS, INC	INTERNET/PHONE SERVICE	01/09/2025	01/16/2025		26.80
COX COMMUNICATIONS, INC	INTERNET/PHONE SERVICE	01/09/2025	01/16/2025		26.80
COX COMMUNICATIONS, INC	INTERNET/PHONE SERVICE	01/09/2025	01/16/2025		53.60
COX COMMUNICATIONS, INC	INTERNET/PHONE SERVICE	01/09/2025	01/16/2025		357.34
COX COMMUNICATIONS, INC	INTERNET/PHONE SERVICE	01/09/2025	01/16/2025		89.33
COX COMMUNICATIONS, INC	INTERNET/PHONE SERVICE	01/09/2025	01/16/2025		89.33
COX COMMUNICATIONS, INC	INTERNET/PHONE SERVICE	01/09/2025	01/16/2025		89.33
COX COMMUNICATIONS, INC	INTERNET/PHONE SERVICE	01/09/2025	01/16/2025		89.33
COX COMMUNICATIONS, INC	INTERNET/PHONE SVC-REC	01/09/2025	01/16/2025		193.69
Vendor DBA 0050 - COX COMMUNICATIONS, INC Total:					1,341.59
Vendor DBA: 1802 -					
EMPOWER RETIREMENT 457	457 CITY MANAGER	01/16/2025	01/16/2025		500.00
EMPOWER RETIREMENT 457	457 EMP VOLUNTARY	01/16/2025	01/16/2025		562.00
Vendor DBA 1802 - EMPOWER RETIREMENT 457 Total:					1,062.00

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Vendor DBA	Description (Item)	Post Date	Payment Date	Project Account Key	Amount
Vendor DBA: 0046 -					
EVERGY KANSAS CENTRAL INC	CP STREET LIGHTS	01/13/2025	01/16/2025		8,500.17
EVERGY KANSAS CENTRAL INC	LIFT STATION	01/16/2025	01/16/2025		134.89
EVERGY KANSAS CENTRAL INC	STR SIGNS/CROSSWALKS	01/21/2025	01/21/2025		30.26
EVERGY KANSAS CENTRAL INC	STR SIGNS/CROSSWALKS	01/21/2025	01/21/2025		55.98
Vendor DBA 0046 - EVERGY KANSAS CENTRAL INC Total:					8,721.30
Vendor DBA: 0010 -					
FICA/FEDERAL W/H	SOCIAL SECURITY/FICA	01/16/2025	01/16/2025		11,958.84
FICA/FEDERAL W/H	SOCIAL SECURITY/FICA	01/16/2025	01/16/2025		384.56
FICA/FEDERAL W/H	SOCIAL SECURITY/FICA	01/16/2025	01/16/2025		851.58
FICA/FEDERAL W/H	SOCIAL SECURITY/FICA	01/16/2025	01/16/2025		1,525.18
FICA/FEDERAL W/H	FEDERAL W/H TAXES	01/16/2025	01/16/2025		7,552.12
FICA/FEDERAL W/H	FEDERAL W/H TAXES	01/16/2025	01/16/2025		231.55
FICA/FEDERAL W/H	FEDERAL W/H TAXES	01/16/2025	01/16/2025		393.21
FICA/FEDERAL W/H	FEDERAL W/H TAXES	01/16/2025	01/16/2025		1,107.59
FICA/FEDERAL W/H	MEDICARE/FICA	01/16/2025	01/16/2025		2,796.88
FICA/FEDERAL W/H	MEDICARE/FICA	01/16/2025	01/16/2025		89.94
FICA/FEDERAL W/H	MEDICARE/FICA	01/16/2025	01/16/2025		199.22
FICA/FEDERAL W/H	MEDICARE/FICA	01/16/2025	01/16/2025		356.64
Vendor DBA 0010 - FICA/FEDERAL W/H Total:					27,447.31
Vendor DBA: 2142 - FIRESTONE COMPLETE AUTO CA					
FIRESTONE COMPLETE AUTO ...	PD VEHICLE MAINT/REPAIR	01/13/2025	01/16/2025		354.46
Vendor DBA 2142 - FIRESTONE COMPLETE AUTO CA Total:					354.46
Vendor DBA: 0175 -					
HASTY AWARDS	SPORTS AWARDS	01/13/2025	01/16/2025		131.68
Vendor DBA 0175 - HASTY AWARDS Total:					131.68
Vendor DBA: 0196 -					
K P E R S	KP&F	01/16/2025	01/16/2025		11,539.29
K P E R S	KPERS 1	01/16/2025	01/16/2025		1,029.44
K P E R S	KPERS 1	01/16/2025	01/16/2025		545.14
K P E R S	KPERS 1	01/16/2025	01/16/2025		536.74
K P E R S	KPERS 2	01/16/2025	01/16/2025		1,968.54
K P E R S	KPERS 2	01/16/2025	01/16/2025		450.59
K P E R S	KPERS 3	01/16/2025	01/16/2025		6,957.32
K P E R S	KPERS 3	01/16/2025	01/16/2025		721.50
K P E R S	KPERS 3	01/16/2025	01/16/2025		1,582.90
Vendor DBA 0196 - K P E R S Total:					25,331.46
Vendor DBA: 0365 -					
KANSAS ASSOC OF CITY/COU...	2025 KACM MEMB. DUES- T. ...	01/13/2025	01/16/2025		200.00
Vendor DBA 0365 - KANSAS ASSOC OF CITY/COUNTY MNGMT Total:					200.00
Vendor DBA: 0197 -					
KANSAS DEPT OF REVENUE	KS STATE W/H	01/16/2025	01/16/2025		4,411.57
KANSAS DEPT OF REVENUE	KS STATE W/H	01/16/2025	01/16/2025		128.99
KANSAS DEPT OF REVENUE	KS STATE W/H	01/16/2025	01/16/2025		308.19
KANSAS DEPT OF REVENUE	KS STATE W/H	01/16/2025	01/16/2025		584.13
Vendor DBA 0197 - KANSAS DEPT OF REVENUE Total:					5,432.88
Vendor DBA: 0799 -					
KANSAS DEPT OF TRANSPORT...	RAIL SPUR LOAN PAYMENT #1...	01/13/2025	01/16/2025		3,825.75
KANSAS DEPT OF TRANSPORT...	RAIL SPUR LOAN PAYMENT #1...	01/13/2025	01/16/2025		51.31
Vendor DBA 0799 - KANSAS DEPT OF TRANSPORTATION Total:					3,877.06
Vendor DBA: 0076 - KANSAS PAVING					
KANSAS PAVING	53RD ST RECON-OLIVER TO ...	12/31/2024	01/16/2025	002-8882	409,424.04
Vendor DBA 0076 - KANSAS PAVING Total:					409,424.04
Vendor DBA: 0836 -					
KANZA CO-OPERATIVE ASSOC...	UNLEADED BULK FUEL	12/31/2024	01/16/2025		48.09
KANZA CO-OPERATIVE ASSOC...	UNLEADED BULK FUEL	12/31/2024	01/16/2025		192.40
KANZA CO-OPERATIVE ASSOC...	DIESEL BULK FUEL	12/31/2024	01/16/2025		15.25

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Vendor DBA	Description (Item)	Post Date	Payment Date	Project Account Key	Amount
KANZA CO-OPERATIVE ASSOC...	UNLEADED BULK FUEL	12/31/2024	01/16/2025		128.27
KANZA CO-OPERATIVE ASSOC...	DIESEL BULK FUEL	12/31/2024	01/16/2025		243.86
KANZA CO-OPERATIVE ASSOC...	DIESEL BULK FUEL	12/31/2024	01/16/2025		45.72
KANZA CO-OPERATIVE ASSOC...	UNLEADED BULK FUEL	12/31/2024	01/16/2025		144.30
KANZA CO-OPERATIVE ASSOC...	UNLEADED BULK FUEL	12/31/2024	01/16/2025		128.27
Vendor DBA 0836 - KANZA CO-OPERATIVE ASSOCIATION Total:					946.16
Vendor DBA: 2869 -					
KU LAW ENFORCEMENT TRAIN...	TRAINING/CONFERENCE	01/13/2025	01/16/2025		100.00
Vendor DBA 2869 - KU LAW ENFORCEMENT TRAINING CENTER Total:					100.00
Vendor DBA: 0820 -					
MABCD - SG CO:METRO AREA...	11/24 INSPECTION FEES	12/31/2024	01/16/2025		100.00
Vendor DBA 0820 - MABCD - SG CO:METRO AREA BLDG/CONST DEPT Total:					100.00
Vendor DBA: 2328 - MERCHANT SERVICES					
MERCHANT SERVICES	CC PROCESSING FEE	01/24/2025	01/24/2025		4,417.29
MERCHANT SERVICES	CC PROCESSING FEE	01/24/2025	01/24/2025		4,417.29
Vendor DBA 2328 - MERCHANT SERVICES Total:					8,834.58
Vendor DBA: 0431 -					
MIDSTATES ORGANIZED CRIM...	2025 MOCIC MEMBERSHIP D...	01/13/2025	01/16/2025		150.00
Vendor DBA 0431 - MIDSTATES ORGANIZED CRIME INFO Total:					150.00
Vendor DBA: 0125 - O'REILLY AUTO PARTS					
O'REILLY AUTO PARTS	VEH/EQUIP REPAIRS & MAINT	01/15/2025	01/16/2025		33.24
Vendor DBA 0125 - O'REILLY AUTO PARTS Total:					33.24
Vendor DBA: 2712 -					
PACE ANALYTICAL SERVICES L...	SW:SUSPENDED SOLIDS TESTI...	01/15/2025	01/16/2025		397.50
Vendor DBA 2712 - PACE ANALYTICAL SERVICES LLC Total:					397.50
Vendor DBA: 2369 -					
PAYLOCITY CORPORATION	FSA EMPLOYEE EXPENSE	01/03/2025	01/16/2025		113.45
PAYLOCITY CORPORATION	FSA EMPLOYEE EXPENSE	01/17/2025	01/17/2025		268.32
PAYLOCITY CORPORATION	FSA EMPLOYEE EXPENSE	01/21/2025	01/21/2025		32.30
PAYLOCITY CORPORATION	FSA EMPLOYEE EXPENSE	01/24/2025	01/24/2025		507.79
Vendor DBA 2369 - PAYLOCITY CORPORATION Total:					921.86
Vendor DBA: 0263 -					
PITNEY BOWES GLOBAL FINA...	POSTAGE REFILL/INK	01/23/2025	01/23/2025		215.00
PITNEY BOWES GLOBAL FINA...	POSTAGE REFILL/INK	01/24/2025	01/24/2025		500.00
Vendor DBA 0263 - PITNEY BOWES GLOBAL FINANCIAL Total:					715.00
Vendor DBA: 2759 -					
RODNEY K BRYANT	PROPERTY TAX REIMBURSEM...	12/31/2024	01/16/2025		1,229.02
Vendor DBA 2759 - RODNEY K BRYANT Total:					1,229.02
Vendor DBA: 0156 -					
SEDG COUNTY ASSOC OF CITI...	2025 SCAC ANNUAL MEM DU...	01/13/2025	01/16/2025		100.00
Vendor DBA 0156 - SEDG COUNTY ASSOC OF CITIES Total:					100.00
Vendor DBA: 1953 -					
SUMNERONE - SUMNER GRO...	SUMNER ONE PRINTING CHA...	01/14/2025	01/16/2025		63.44
Vendor DBA 1953 - SUMNERONE - SUMNER GROUP INC Total:					63.44
Vendor DBA: 0297 -					
SUN LIFE & HEALTH INS CO	SUN LIFE VOLUNTARY AD&D/...	01/20/2025	01/20/2025		23.45
SUN LIFE & HEALTH INS CO	SUN LIFE VOLUNTARY AD&D/...	01/20/2025	01/20/2025		589.08
SUN LIFE & HEALTH INS CO	SUN LIFE VOLUNTARY AD&D/...	01/20/2025	01/20/2025		0.90
SUN LIFE & HEALTH INS CO	SUN LIFE VOLUNTARY AD&D/...	01/20/2025	01/20/2025		111.60
SUN LIFE & HEALTH INS CO	SUN LIFE VOLUNTARY AD&D/...	01/20/2025	01/20/2025		0.50
SUN LIFE & HEALTH INS CO	SUN LIFE VOLUNTARY AD&D/...	01/20/2025	01/20/2025		7.00
SUN LIFE & HEALTH INS CO	SUN LIFE VOLUNTARY AD&D/...	01/20/2025	01/20/2025		3.23
SUN LIFE & HEALTH INS CO	SUN LIFE VOLUNTARY AD&D/...	01/20/2025	01/20/2025		39.83
Vendor DBA 0297 - SUN LIFE & HEALTH INS CO Total:					775.59
Vendor DBA: 2839 -					
UMB - PCARD	Community Relations/Events	01/27/2025	01/27/2025		142.90

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Vendor DBA	Description (Item)	Post Date	Payment Date	Project Account Key	Amount
UMB - PCARD	Community Relations/Events	01/27/2025	01/27/2025		49.28
UMB - PCARD	Community Relations/Events	01/27/2025	01/27/2025		1,056.93
UMB - PCARD	Community Relations/Events	01/27/2025	01/27/2025		33.83
UMB - PCARD	Community Relations/Events	01/27/2025	01/27/2025		317.09
UMB - PCARD	Community Relations/Events	01/27/2025	01/27/2025		228.04
UMB - PCARD	VEHICLE REPAIR/MAINT	01/27/2025	01/27/2025		10.00
UMB - PCARD	Contractual Services-Liquor Li...	01/27/2025	01/27/2025		29.00
UMB - PCARD	TRAINING/CONFERENCES	01/27/2025	01/27/2025		145.00
UMB - PCARD	Training Conf. Hotel & Travel	01/27/2025	01/27/2025		25.56
UMB - PCARD	Community Relations/Events	01/27/2025	01/27/2025		239.00
UMB - PCARD	Community Relations/Events	01/27/2025	01/27/2025		43.46
UMB - PCARD	Community Relations/Events	01/27/2025	01/27/2025		10.00
UMB - PCARD	Office Supplies	01/27/2025	01/27/2025		479.90
UMB - PCARD	Advertising/Marketing	01/27/2025	01/27/2025		500.50
UMB - PCARD	Office Equipment	01/27/2025	01/27/2025		14.97
UMB - PCARD	Office Equipment	01/27/2025	01/27/2025		9.99
UMB - PCARD	Office Equipment	01/27/2025	01/27/2025		22.99
UMB - PCARD	IT Computer/Equipment	01/27/2025	01/27/2025		36.00
UMB - PCARD	IT Computers & Equipment	01/27/2025	01/27/2025		21.59
UMB - PCARD	IT Computers & Equipment	01/27/2025	01/27/2025		7.99
UMB - PCARD	Publications	01/27/2025	01/27/2025		132.00
UMB - PCARD	Training/Conferences	01/27/2025	01/27/2025		19.73
UMB - PCARD	Training/Conferences	01/27/2025	01/27/2025		24.50
UMB - PCARD	Refunds	01/27/2025	01/27/2025		6.86
UMB - PCARD	Refund	01/27/2025	01/27/2025		-7.99
UMB - PCARD	Refunds	01/27/2025	01/27/2025		-9.99
UMB - PCARD	Refunds	01/27/2025	01/27/2025		-7.99
UMB - PCARD	Refunds	01/27/2025	01/27/2025		-22.99
UMB - PCARD	Publications/Printing	01/27/2025	01/27/2025		61.66
UMB - PCARD	VEHICLE REPAIR/MAINTENAN...	01/27/2025	01/27/2025		10.00
UMB - PCARD	VEHICLE REPAIR/MAINTENAN...	01/27/2025	01/27/2025		10.00
UMB - PCARD	VEHICLE REPAIR/MAINTENAN...	01/27/2025	01/27/2025		10.00
UMB - PCARD	VEHICLE REPAIR/MAINTENAN...	01/27/2025	01/27/2025		10.00
UMB - PCARD	VEHICLE REPAIR/MAINTENAN...	01/27/2025	01/27/2025		10.00
UMB - PCARD	VEHICLE REPAIR/MAINTENAN...	01/27/2025	01/27/2025		10.00
UMB - PCARD	VEHICLE REPAIR/MAINTENAN...	01/27/2025	01/27/2025		10.00
UMB - PCARD	VEHICLE REPAIR/MAINTENAN...	01/27/2025	01/27/2025		10.00
UMB - PCARD	VEHICLE REPAIR/MAINTENAN...	01/27/2025	01/27/2025		10.00
UMB - PCARD	VEHICLE REPAIR/MAINTENAN...	01/27/2025	01/27/2025		10.00
UMB - PCARD	VEHICLE REPAIR/MAINTENAN...	01/27/2025	01/27/2025		10.00
UMB - PCARD	COMMUNITY RELATIONS/EVE...	01/27/2025	01/27/2025		313.98
UMB - PCARD	SAFETY EQUIP & SUPPLIES	01/27/2025	01/27/2025		50.99
UMB - PCARD	UNIFORMS/CLOTHING	01/27/2025	01/27/2025		145.97
UMB - PCARD	COMMUNITY RELATIONS/EVE...	01/27/2025	01/27/2025		333.73
UMB - PCARD	VEHICLE REPAIR/MAINTENAN...	01/27/2025	01/27/2025		10.00
UMB - PCARD	Minor Equip/Tools	01/27/2025	01/27/2025		190.12
UMB - PCARD	Water Systems Supplies	01/27/2025	01/27/2025		1,515.78
Vendor DBA 2839 - UMB - PCARD Total:					6,290.38
Grand Total:					593,931.63

Report Summary

Fund Summary

Fund	Payment Amount
100 - General Fund	111,708.33
200 - Special Street & Highway	27,358.70
320 - Capital Projects Fund 2	409,424.04
410 - Bond & Interest	3,877.06
520 - Water Utility	22,020.09
530 - Sewer Utility	19,543.41
Grand Total:	593,931.63

Account Summary

Account Number	Account Name	Payment Amount
100-000-000-2014	FEDERAL TAX PAYABLE	7,552.12
100-000-000-2016	SOCIAL SECURITY PAYAB...	11,958.84
100-000-000-2018	MEDICARE PAYABLE	2,796.88
100-000-000-2020	STATE TAX PAYABLE	4,411.57
100-000-000-2022	KPERS 1 PAYABLE	1,029.44
100-000-000-2024	KPERS 2 PAYABLE	1,968.54
100-000-000-2026	KPERS 3 PAYABLE	6,957.32
100-000-000-2028	KP&F PAYABLE	11,539.29
100-000-000-2034	457 DEFERRED COMP P...	1,062.00
100-000-000-2048	MEDICAL INS PREMIUMS...	50,787.48
100-000-000-2058	VOLUNTARY AD&D PAY...	23.45
100-000-000-2060	VOLUNTARY LIFE PAYAB...	589.08
100-000-000-2062	FSA HEALTH PAYABLE	921.86
100-100-110-6008	PROFESSIONAL DUES/M...	200.00
100-100-110-6010	COMMUNITY RELATION...	1,828.07
100-100-110-6604	VEHICLE REPAIR/MAINT	10.00
100-100-110-7024	CONTRACTUAL SERVICES	29.00
100-100-110-7046	COMMUNICATION SERV...	71.47
100-100-130-6046	TRAINING/CONFERENCES	145.00
100-100-140-6048	TRAINING/CONFERENCE...	25.56
100-100-150-6008	PROFESSIONAL DUES/M...	100.00
100-100-150-7046	COMMUNICATION SERV...	26.80
100-100-160-6010	COMMUNITY RELATION...	292.46
100-100-160-6014	OFFICE SUPPLIES	479.90
100-100-160-6030	ADVERTISING & MARKET...	500.50
100-100-160-7046	COMMUNICATION SERV...	26.80
100-100-170-6008	PROFESSIONAL DUES/M...	125.00
100-100-170-6018	OFFICE EQUIPMENT	47.95
100-100-170-6020	IT - COMPUTERS AND E...	65.58
100-100-170-6028	PUBLICATIONS/PRINTING	132.00
100-100-170-6046	TRAINING/CONFERENCES	44.23
100-100-170-7700	REFUNDS	-42.10
100-120-240-6028	PUBLICATIONS/PRINTING	61.66
100-120-240-7046	COMMUNICATION SERV...	53.60
100-120-250-6008	PROFESSIONAL DUES/M...	150.00
100-120-250-6046	TRAINING/CONFERENCES	100.00
100-120-250-6602	VEH/EQUIP REPAIRS & ...	33.24
100-120-250-6604	VEHICLE REPAIR/MAINT	464.46
100-120-250-7024	CONTRACTUAL SERVICES	137.02
100-120-250-7046	COMMUNICATION SERV...	357.34
100-130-340-6028	PUBLICATIONS/PRINTING	63.44
100-130-350-6010	COMMUNITY RELATION...	313.98
100-130-350-6036	SAFETY EQUIP & SUPPLI...	50.99
100-130-350-6038	MERCHANDISE TSF OR D...	131.68
100-130-350-6040	UNIFORMS/CLOTHING	145.97
100-130-350-6056	PETROLEUM PRODUCTS	48.09
100-130-350-7046	COMMUNICATION SERV...	193.69

Account Summary

Account Number	Account Name	Payment Amount
100-130-360-6010	COMMUNITY RELATION...	333.73
100-130-360-7046	COMMUNICATION SERV...	89.33
100-140-440-7700	REIMBURSEMENTS	1,229.02
100-150-510-6040	UNIFORMS/CLOTHING	125.12
100-150-510-6056	PETROLEUM PRODUCTS	207.65
100-150-510-7046	COMMUNICATION SERV...	63.64
100-160-610-6604	VEHICLE REPAIR/MAINT	10.00
100-160-610-7024	CONTRACTUAL SERVICES	100.00
100-160-610-7046	COMMUNICATION SERV...	89.33
100-190-910-6026	POSTAGE	715.00
100-190-910-7024	CONTRACTUAL SVCS	734.26
200-000-000-2014	FEDERAL TAX PAYABLE	231.55
200-000-000-2016	SOCIAL SECURITY PAYAB...	384.56
200-000-000-2018	MEDICARE PAYABLE	89.94
200-000-000-2020	STATE TAX PAYABLE	128.99
200-000-000-2022	KPERS 1 PAYABLE	545.14
200-000-000-2048	MEDICAL INS PREMIUMS...	3,063.02
200-000-000-2058	VOLUNTARY AD&D PAY...	0.90
200-000-000-2060	VOLUNTARY LIFE PAYAB...	111.60
200-210-200-6040	UNIFORMS/CLOTHING	62.98
200-210-200-6054	MINOR EQUIP: TOOLS,E...	190.12
200-210-200-6056	PETROLEUM PRODUCTS	372.13
200-210-200-6200	SNOW & ICE REMOVAL	13,527.72
200-210-200-7040	STREET LIGHTING	8,500.17
200-210-200-7046	COMMUNICATION SERV...	63.64
200-210-200-7048	UTILITIES	86.24
320-320-320-8882	CONSTRUCTION - PAVING	409,424.04
410-410-410-8700	DEBT SERVICE PRINCIPAL	3,825.75
410-410-410-8702	DEBT SERVICE INTEREST	51.31
520-000-000-2014	FEDERAL TAX PAYABLE	393.21
520-000-000-2016	SOCIAL SECURITY PAYAB...	851.58
520-000-000-2018	MEDICARE PAYABLE	199.22
520-000-000-2020	STATE TAX PAYABLE	308.19
520-000-000-2024	KPERS 2 PAYABLE	450.59
520-000-000-2026	KPERS 3 PAYABLE	721.50
520-000-000-2048	MEDICAL INS PREMIUMS...	4,180.25
520-000-000-2058	VOLUNTARY AD&D PAY...	0.50
520-000-000-2060	VOLUNTARY LIFE PAYAB...	7.00
520-210-520-6040	UNIFORMS/CLOTHING	244.48
520-210-520-6056	PETROLEUM PRODUCTS	190.02
520-210-520-6500	WATER SYSTEM SUPPLIES	6,903.28
520-210-520-7000	CREDIT CARD PROCESSI...	4,417.29
520-210-520-7046	COMMUNICATION SERV...	152.98
520-210-520-7060	WATER TREATMENT OP...	3,000.00
530-000-000-2014	FEDERAL TAX PAYABLE	1,107.59
530-000-000-2016	SOCIAL SECURITY PAYAB...	1,525.18
530-000-000-2018	MEDICARE PAYABLE	356.64
530-000-000-2020	STATE TAX PAYABLE	584.13
530-000-000-2022	KPERS 1 PAYABLE	536.74
530-000-000-2026	KPERS 3 PAYABLE	1,582.90
530-000-000-2048	MEDICAL INS PREMIUMS...	5,627.28
530-000-000-2058	VOLUNTARY AD&D PAY...	3.23
530-000-000-2060	VOLUNTARY LIFE PAYAB...	39.83
530-210-530-6040	UNIFORMS/CLOTHING	128.97
530-210-530-6056	PETROLEUM PRODUCTS	128.27
530-210-530-6806	LIFT STATION OPERATIO...	134.89
530-210-530-7000	CREDIT CARD PROCESSI...	4,417.29
530-210-530-7026	WASTEWATER SAMPLIN...	397.50

Account Summary

Account Number	Account Name	Payment Amount
530-210-530-7046	COMMUNICATION SERV...	152.97
530-210-530-7052	SEWER TREATMENT OP...	<u>2,820.00</u>
Grand Total:		593,931.63

Project Account Summary

Project Account Key	Payment Amount
None	184,507.59
002-8882	<u>409,424.04</u>
Grand Total:	593,931.63



City of Bel Aire, KS

Section VII, Item A.

Payroll Check Register Report Summary

Pay Period: 12/28/2024-1/10/2025

Packet: PYPKT00092 - PP12/28/2024-01/10/2025 PAID 12/16/2025
Payroll Set: Payroll Set 01 - 01

Type	Count	Amount
Regular Checks	0	0.00
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	66	86,261.47
Total	66	86,261.47

Gilmore & Bell, P.C.
1/27/2025

**EXCERPT OF MINUTES OF A MEETING
OF THE GOVERNING BODY OF
THE CITY OF BEL AIRE, KANSAS
HELD ON FEBRUARY 4, 2025**

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

Absent:

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

* * * * *

(Other Proceedings)

A matter relating to the sale of approximately \$22,000,000* of Chisholm Creek Utility Authority Water and Wastewater Facilities Revenue Bonds, Series 2025, came on for consideration and was discussed.

Councilmember _____ presented and moved for the adoption of a Resolution entitled:

**RESOLUTION APPROVING THE SALE OF CHISHOLM CREEK UTILITY
AUTHORITY WATER AND WASTEWATER FACILITIES REVENUE BONDS,
SERIES 2025.**

Councilmember _____ seconded the motion to adopt the Resolution. Thereupon, the Resolution was read and considered, and the question put to a roll call vote, the vote thereon was as follows:

Aye: _____.

Nay: _____.

The Mayor declared said Resolution duly adopted. The Resolution was then duly numbered Resolution No. R-25-____, and was signed by the Mayor and attested by the Clerk.

* * * * *

(Other Proceedings)

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* * * * *

CERTIFICATE

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

(SEAL)

Clerk

Gilmore & Bell, P.C.
1/27/2025

RESOLUTION NO. R-25-__

**RESOLUTION APPROVING THE SALE OF CHISHOLM CREEK UTILITY
AUTHORITY WATER AND WASTEWATER FACILITIES REVENUE BONDS,
SERIES 2025.**

WHEREAS, the City of Bel Aire, Kansas (the “City”) is a member of the Chisholm Creek Utility Authority (“CCUA”) and utilizes water treatment and distribution and wastewater collection and treatment services provided by the CCUA; and

WHEREAS, CCUA has heretofore authorized and is undertaking certain internal improvements, described as follows (the “Improvements”): a project to enhance nutrient removal by the wastewater treatment plant (WWTP) in order to meet future permit limits and better protect the receiving stream and environment while increasing the capacity of the WWTP by approximately one-third, and any improvements related thereto; and

WHEREAS, CCUA has found it necessary and advisable that CCUA proceed with the issuance of its revenue bonds to permanently finance the costs of the Improvements; and

WHEREAS, CCUA has selected the firm of Raymond James & Associates, Inc., Leawood, Kansas (the “Municipal Advisor”), as municipal advisor for a series of water and wastewater facilities revenue bonds to be issued by CCUA and designated “Chisholm Creek Utility Authority Water and Wastewater Facilities Revenue Bonds, Series 2025” (the “Series 2025 Bonds”), in order to provide funds to permanently finance the Improvements described above; and

WHEREAS, CCUA has selected the firm of Robert W. Baird & Co., Incorporated, Clayton, Missouri (the “Purchaser”), as purchaser of the Series 2025 Bonds; and

WHEREAS, the City desires to approve the selection of the Municipal Advisor and Purchaser by CCUA, and to authorize the Municipal Advisor and Purchaser to proceed with the offering for sale of the Series 2025 Bonds.

**NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY
OF BELAIRE, KANSAS, AS FOLLOWS:**

Section 1. The selection of the Municipal Advisor and Purchaser by CCUA are hereby authorized and approved. The Municipal Advisor and Purchaser are authorized to proceed with the offering for sale of the Series 2025 Bonds, as described in the Preliminary Official Statement referenced herein. The Series 2025 Bonds shall be sold, subject to the approving opinion of Gilmore & Bell, P.C. (“Bond Counsel”), on a negotiated basis to the Purchaser. The timing of offering for sale, the pricing, and the determination of the structuring and repayment terms of the Series 2025 Bonds shall be determined by CCUA, in consultation with the Municipal Advisor and Bond Counsel.

The confirmation of the sale of the Series 2025 Bonds shall be subject to the execution of a bond purchase agreement between the Purchaser and CCUA and the adoption of a resolution by the governing body of CCUA authorizing the issuance of the Series 2025 Bonds and the execution of various documents necessary to deliver the Series 2025 Bonds. The City hereby approves the execution of a bond purchase agreement by CCUA, subject to the following parameters: (a) the principal amount of the Series 2025 Bonds shall not exceed \$23,000,000; and (b) the true interest cost of the Bonds shall not exceed 4.75%.

Section 2. The City acknowledges that there will be portions of the Preliminary Official Statement that contain information about the City, and the City hereby authorizes its officers and employees, in conjunction with the Municipal Advisor, to assist in the preparation of the Preliminary Official Statement. The City hereby consents to the use and public distribution by the Purchaser of the Preliminary Official Statement in connection with the offering for sale of the Series 2025 Bonds.

Section 3. For the purpose of enabling the Purchaser to comply with the requirements of Rule 15c2-12 of the Securities and Exchange Commission (the “Rule”), the Mayor and City Manager or other appropriate officers of the City are hereby authorized: (a) to approve the form of said Preliminary Official Statement and to execute a “Certificate Deeming Preliminary Official Statement Final” in substantially the form attached hereto as *Exhibit A*, as approval of the City information in the Preliminary Official Statement, such official’s signature thereon being conclusive evidence of such official’s and the City’s approval thereof; (b) covenant to provide continuous secondary market disclosure by annually transmitting certain financial information and operating data and other information necessary to comply with the Rule to certain national repositories and the Municipal Securities Rulemaking Board, as applicable; and (c) to take such other actions or execute such other documents as such officers in their reasonable judgment deem necessary to enable the Purchaser to comply with the requirements of such Rule.

Section 4. The Mayor, City Manager, Clerk and other officers and representatives of the City, the Municipal Advisor, the Purchaser and Bond Counsel, are hereby authorized and directed to take such other action as may be necessary to carry out the offering for sale of the Series 2025 Bonds.

The transactions described in this Resolution may be conducted, and documents related to the Series 2025 Bonds may be sent, received, executed, and stored, by electronic means or transmissions. Copies, telecopies, electronic files and other reproductions of original executed documents (or documents executed by electronic means or transmissions) shall be deemed to be authentic and valid counterparts of such documents for all purposes, including the filing of any claim, action or suit in the appropriate court of law.

Section 5. This Resolution shall be in full force and effect from and after its adoption.

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ADOPTED by the governing body of the City of Bel Aire, Kansas on February 4, 2025.

(SEAL)

Mayor

ATTEST:

Clerk

**CERTIFICATE DEEMING
OFFICIAL STATEMENT FINAL**

To:

Re: Chisholm Creek Utility Authority (the “Issuer”) Water and Wastewater Facilities
Water and Wastewater Facilities Revenue Bonds, Series 2025

Ladies and Gentlemen:

The undersigned are the duly acting Mayor and City Manager of the City of Bel Aire, Kansas (the “City”), and is authorized to deliver this Certificate to the addressee (the “Purchaser”) on behalf of the City. The City understands that the Issuer referenced above has heretofore caused to be delivered to the Purchaser copies of the Preliminary Official Statement (the “Preliminary Official Statement”), relating to the above-referenced bonds (the “Series 2025 Bonds”).

For the purpose of enabling the Purchaser to comply with the requirements of Rule 15c2-12(b)(1) of the Securities and Exchange Commission (the “Rule”), the City hereby deems the information *regarding the City* contained in the Preliminary Official Statement to be final as of its date, except for the omission of such information as is permitted by the Rule.

CITY OF BEL AIRE, KANSAS

By: _____
Title: Mayor

By: _____
Title: City Manager

City of Bel Aire, Kansas

STAFF REPORT

DATE: January 24, 2025

TO: Ted Henry, City Manager

FROM: Anne Stephens, PE, City Engineer

RE: Skyview at Block 49 2nd, Phase 2 Water, Storm and Paving Bids



BACKGROUND:

The Developer of Skyview at Block 49 2nd, Phase 2 is ready to move forward with the construction of the Water, Storm and Paving Improvements to support the subdivision.

DISCUSSION:

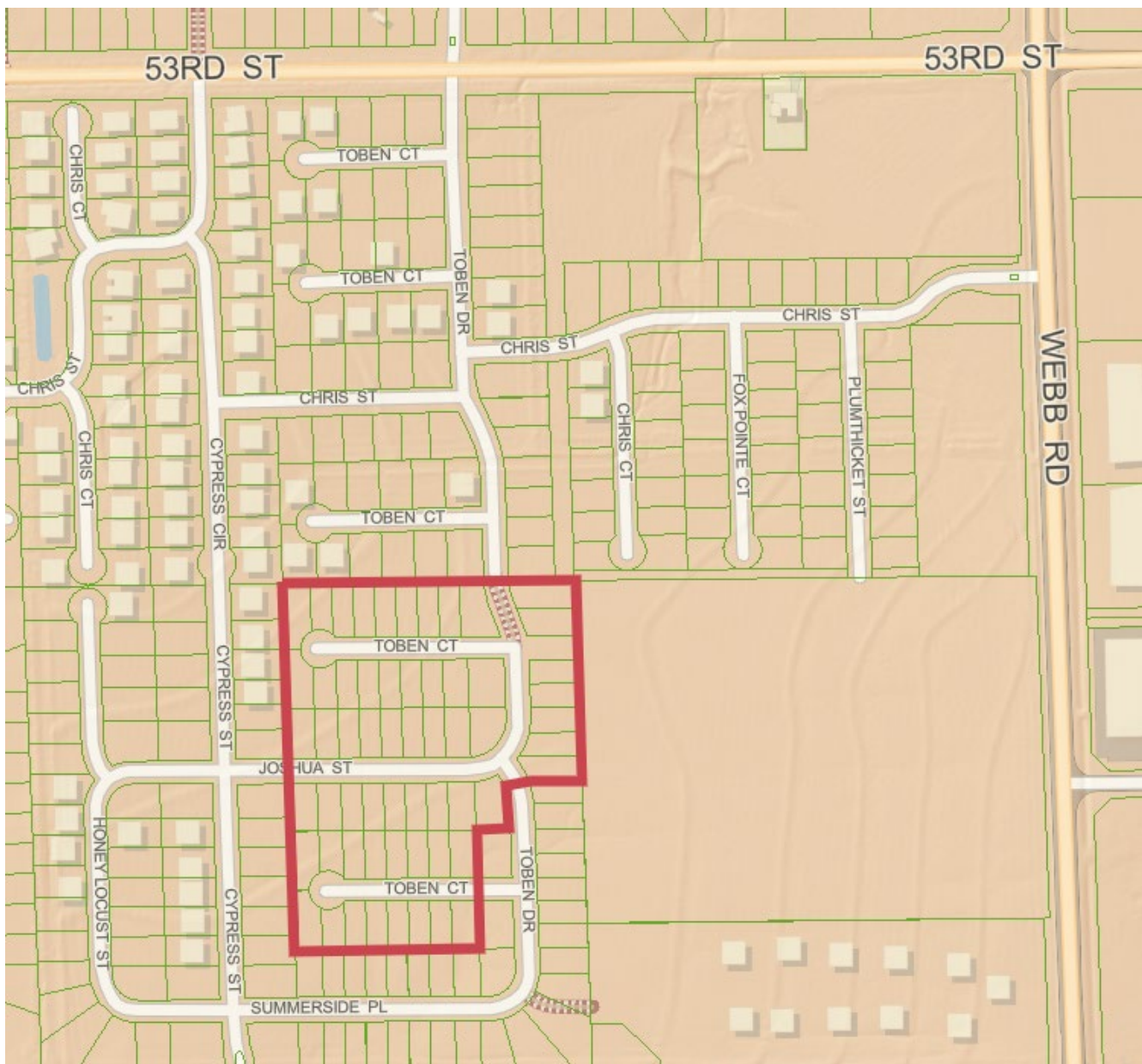
Garver worked with the Developer to design the water, storm sewer and paving improvements for Skyview at Block 49 2nd, Phase 2. Bids were accepted on January 23rd for the project. Four contractors responded to the solicitation.

Contractor	Water	Storm/Paving	Total
Engineer's Estimate	\$228,917.50	\$827,771.55	\$1,056,689.05
Dondlinger	\$239,310.00	\$1,054,356.90	\$1,293,666.90
Kansas Paving	\$201,070.00	\$999,078.40	\$1,200,148.40
Mies	\$252,371.00	\$1,049,600.60	\$1,301,971.60
Prado	\$264,771.00	\$898,722.10	\$1,163,493.10

FINANCIAL CONSIDERATIONS: All bids were slightly over the original petition amount, therefore, revised petitions and resolutions are also provided on the agenda for this Council meeting. The cost of the improvements for these projects will be financed through a bond and spread as special assessments against the benefiting lots.

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

RECOMENDATION: Staff recommends that the City Council accept the bid from Prado Construction in the amount of \$1,163,493.10.



WDS, SWS, & Paving Projects
Skyview 2nd Addition - Phase 2
Bel Aire, Kansas - Bid Tabulations
1/23/2025

Water Distribution Improvements						Prado Construction		MIES Construction		Conspec, Inc.		Dondlinger & Sons, Inc.	
Item	Desc	Unit	Quantity	Unit Price	Total	Extension	Total	Extension	Total	Extension	Total	Extension	Total
1	Site Clearing & Restoration	LS	1	\$5,577.50	\$5,577.50	\$ 65,000.00	\$ 65,000.00	\$ 5,650.00	\$ 5,650.00	\$ 1,500.00	\$ 1,500.00	\$ 17,000.00	\$ 17,000.00
2	Temporary Seeding	LS	1	\$1,000.00	\$1,000.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00
3	Connect to Existing 8" Line	EA	4	\$4,000.00	\$16,000.00	\$ 985.00	\$ 3,940.00	\$ 1,210.00	\$ 4,840.00	\$ 985.00	\$ 3,940.00	\$ 1,400.00	\$ 5,600.00
4	Fire Hydrant	EA	3	\$6,000.00	\$18,000.00	\$ 7,510.00	\$ 22,530.00	\$ 9,195.00	\$ 27,585.00	\$ 7,510.00	\$ 22,530.00	\$ 7,100.00	\$ 21,300.00
5	Gate Valve Assembly	EA	8	\$3,000.00	\$24,000.00	\$ 2,900.00	\$ 23,200.00	\$ 3,285.00	\$ 26,280.00	\$ 2,900.00	\$ 23,200.00	\$ 2,700.00	\$ 21,600.00
6	Blowoff Assembly	EA	1	\$2,200.00	\$2,200.00	\$ 1,605.00	\$ 1,605.00	\$ 2,225.00	\$ 2,225.00	\$ 1,605.00	\$ 1,605.00	\$ 2,200.00	\$ 2,200.00
7	Temporary Blowoff Assembly	EA	2	\$2,200.00	\$4,400.00	\$ 1,605.00	\$ 3,210.00	\$ 3,450.00	\$ 6,900.00	\$ 1,605.00	\$ 3,210.00	\$ 2,400.00	\$ 4,800.00
8	PVC Pipe, WL 8"	LF	2516	\$55.00	\$138,380.00	\$ 50.00	\$ 125,800.00	\$ 63.00	\$ 158,508.00	\$ 50.00	\$ 125,800.00	\$ 55.00	\$ 138,380.00
9	DICL Pipe, WL 8"	EA	71	\$90.00	\$6,390.00	\$ 75.00	\$ 5,325.00	\$ 122.00	\$ 8,662.00	\$ 75.00	\$ 5,325.00	\$ 165.00	\$ 11,715.00
10	Sand Backfill, Jet and Vibrate	LF	195	\$30.00	\$5,850.00	\$ 10.00	\$ 1,950.00	\$ 16.00	\$ 3,120.00	\$ 10.00	\$ 1,950.00	\$ 37.00	\$ 7,215.00
11	Maintain Existing BMPs	LS	1	\$120.00	\$120.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 200.00	\$ 200.00	\$ 2,000.00	\$ 2,000.00
12	Contractor Provided Testing	LS	1	\$3,000.00	\$3,000.00	\$ 3,710.00	\$ 3,710.00	\$ 2,925.00	\$ 2,925.00	\$ 3,710.00	\$ 3,710.00	\$ 3,800.00	\$ 3,800.00
13	Sampling Station w/ Concrete Pad	LS	1	\$4,000.00	\$4,000.00	\$ 8,000.00	\$ 8,000.00	\$ 5,175.00	\$ 5,175.00	\$ 8,000.00	\$ 8,000.00	\$ 3,600.00	\$ 3,600.00
				Engineers Estimate Total	\$228,917.50	Total Base Bid	\$264,771.00	Total Base Bid	\$252,371.00	Total Base Bid	\$201,070.00	Total Base Bid	\$239,310.00

SWS & Paving Improvements						Prado Construction							
Item	Desc	Unit	Quantity	Unit Price	Total	Extension	Total	Extension	Total	Extension	Total	Extension	Total
1	Site Clearing & Restoration	LS	1	\$10,774.55	\$10,774.55	\$ 44,500.00	\$ 44,500.00	\$ 76,980.00	\$ 76,980.00	\$ 91,200.00	\$ 91,200.00	\$ 150,000.00	\$ 150,000.00
2	Temporary Seeding	LS	1	\$2,000.00	\$2,000.00	\$ 398.00	\$ 398.00	\$ 398.00	\$ 398.00	\$ 7,500.00	\$ 7,500.00	\$ 9,900.00	\$ 9,900.00
3	Permanent Seeding	LS	1	\$4,500.00	\$4,500.00	\$ 4,834.00	\$ 4,834.00	\$ 4,834.00	\$ 4,834.00	\$ 1,750.00	\$ 1,750.00	\$ 1,620.00	\$ 1,620.00
4	Project Signage	LS	1	\$3,500.00	\$3,500.00	\$ 700.00	\$ 700.00	\$ 2,450.00	\$ 2,450.00	\$ 2,000.00	\$ 2,000.00	\$ 3,760.00	\$ 3,760.00
5	Contractor Provided Testing	LS	1	\$2,000.00	\$2,000.00	\$ 15,000.00	\$ 15,000.00	\$ 8,100.00	\$ 8,100.00	\$ 8,100.00	\$ 8,100.00	\$ 20,350.00	\$ 20,350.00
6	Excavation	CY	21982	\$2.00	\$43,964.00	\$ 3.50	\$ 76,937.00	\$ 5.00	\$ 109,910.00	\$ 5.00	\$ 109,910.00	\$ 3.50	\$ 76,937.00
7	Compacted Fill (95 Density)	CY	19668	\$1.00	\$19,668.00	\$ 1.00	\$ 19,668.00	\$ 1.00	\$ 19,668.00	\$ 1.00	\$ 19,668.00	\$ 1.00	\$ 19,668.00
8	Borrow (LVC), Contractor Provided	CY	5000	\$12.00	\$60,000.00	\$ 15.00	\$ 75,000.00	\$ 17.50	\$ 87,500.00	\$ 18.00	\$ 90,000.00	\$ 15.00	\$ 75,000.00
9	Haul-Off, Contractor Provided	CY	4500	\$8.50	\$38,250.00	\$ 8.00	\$ 36,000.00	\$ 8.00	\$ 36,000.00	\$ 9.00	\$ 40,500.00	\$ 8.00	\$ 36,000.00
10	Install Wheelchair Ramps	EA	4	\$750.00	\$3,000.00	\$ 900.00	\$ 3,600.00	\$ 600.00	\$ 2,400.00	\$ 600.00	\$ 2,400.00	\$ 600.00	\$ 2,400.00
11	Sawcut	LF	134	\$8.00	\$1,072.00	\$ 3.75	\$ 502.50	\$ 3.00	\$ 402.00	\$ 3.00	\$ 402.00	\$ 3.00	\$ 402.00
12	5' Sidewalk	SF	5918	\$5.00	\$29,590.00	\$ 4.50	\$ 26,631.00	\$ 4.00	\$ 23,672.00	\$ 4.00	\$ 23,672.00	\$ 4.00	\$ 23,672.00
13	Reinforced Crushed Rock Base	SY	8758	\$9.00	\$78,822.00	\$ 6.00	\$ 52,548.00	\$ 6.00	\$ 52,548.00	\$ 6.00	\$ 52,548.00	\$ 6.00	\$ 52,548.00
14	Concrete Pavement, 6" (Fiber Reinforced)	SY	6776	\$41.00	\$277,816.00	\$ 42.50	\$ 287,980.00	\$ 45.00	\$ 304,920.00	\$ 45.00	\$ 304,920.00	\$ 45.00	\$ 304,920.00
15	Comb. C & G (3 5/8" RL & 1 1/2")	LF	4002	\$11.00	\$44,022.00	\$ 11.50	\$ 46,023.00	\$ 10.00	\$ 40,020.00	\$ 10.00	\$ 40,020.00	\$ 10.75	\$ 43,021.50
16	Mono Edge Curb (6 5/8" & 1 1/2")	LF	200	\$10.00	\$2,000.00	\$ 2.00	\$ 400.00	\$ 2.50	\$ 500.00	\$ 2.50	\$ 500.00	\$ 2.50	\$ 500.00
17	Conc. Valley Gutter Pavement, 7"	SY	361	\$70.00	\$25,270.00	\$ 62.00	\$ 22,382.00	\$ 75.00	\$ 27,075.00	\$ 75.00	\$ 27,075.00	\$ 75.00	\$ 27,075.00
18	Concrete Header	SY	12	\$30.00	\$360.00	\$ 70.00	\$ 840.00	\$ 25.00	\$ 300.00	\$ 25.00	\$ 300.00	\$ 25.00	\$ 300.00
19	Pipe, SWS 15"	LF	512	\$55.00	\$28,160.00	\$ 65.00	\$ 33,280.00	\$ 84.00	\$ 43,008.00	\$ 65.00	\$ 33,280.00	\$ 57.00	\$ 29,184.00
20	Pipe, SWS 18"	LF	730	\$60.00	\$43,800.00	\$ 70.00	\$ 51,100.00	\$ 97.00	\$ 70,810.00	\$ 70.00	\$ 51,100.00	\$ 70.00	\$ 51,100.00
21	Pipe, SWS 24"	LF	137	\$80.00	\$10,960.00	\$ 85.00	\$ 11,645.00	\$ 121.00	\$ 16,577.00	\$ 85.00	\$ 11,645.00	\$ 78.00	\$ 10,686.00
22	Type 1A Inlet, (L=10' W=3')	EA	4	\$7,000.00	\$28,000.00	\$ 7,080.00	\$ 28,320.00	\$ 9,500.00	\$ 38,000.00	\$ 7,080.00	\$ 28,320.00	\$ 7,100.00	\$ 28,400.00
23	Backyard Inlet	EA	4	\$4,500.00	\$18,000.00	\$ 3,615.00	\$ 14,460.00	\$ 4,550.00	\$ 18,200.00	\$ 3,615.00	\$ 14,460.00	\$ 4,200.00	\$ 16,800.00
24	Driveway Inlet	EA	2	\$7,500.00	\$15,000.00	\$ 9,550.00	\$ 19,100.00	\$ 12,925.00	\$ 25,850.00	\$ 9,550.00	\$ 19,100.00	\$ 11,000.00	\$ 22,000.00
25	24" End Section	EA	1			\$ 1,200.00	\$ 1,200.00	\$ 2,450.00	\$ 2,450.00	\$ 1,200.00	\$ 1,200.00	\$ 3,400.00	\$ 3,400.00
26	Connect to Existing Stub	EA	4	\$750.00	\$3,000.00	\$ 490.00	\$ 1,960.00	\$ 725.00	\$ 2,900.00	\$ 490.00	\$ 1,960.00	\$ 900.00	\$ 3,600.00
27	Connect to Existing Structure	EA	1	\$2,000.00	\$2,000.00	\$ 1,775.00	\$ 1,775.00	\$ 1,925.00	\$ 1,925.00	\$ 1,775.00	\$ 1,775.00	\$ 2,300.00	\$ 2,300.00
28	Rip Rap, Light Stone	SY	12	\$90.00	\$1,080.00	\$ 100.00	\$ 1,200.00	\$ 580.00	\$ 6,960.00	\$ 100.00	\$ 1,200.00	\$ 140.00	\$ 1,680.00
29	Sand Backfill, Jet & Vibrate	LF	435	\$25.00	\$10,875.00	\$ 10.00	\$ 4,350.00	\$ 28.00	\$ 12,180.00	\$ 10.00	\$ 4,350.00	\$ 25.00	\$ 10,875.00
30	Inlet Hookup	EA	6	\$500.00	\$3,000.00	\$ 450.00	\$ 2,700.00	\$ 600.00	\$ 3,600.00	\$ 600.00	\$ 3,600.00	\$ 600.00	\$ 3,600.00
31	Inlet Underdrain	LF	120	\$30.00	\$3,600.00	\$ 20.00	\$ 2,400.00	\$ 1.00	\$ 120.00	\$ 1.00	\$ 120.00	\$ 30.00	\$ 3,600.00
32	BMP, Curlex Type 1 Blanket	SY	2934	\$2.00	\$5,868.00	\$ 1.40	\$ 4,107.60	\$ 1.40	\$ 4,107.60	\$ 0.10	\$ 293.40	\$ 1.10	\$ 3,227.40
33	BMP, Drop Inlet Protection	EA	6	\$300.00	\$1,800.00	\$ 120.00	\$ 720.00	\$ 120.00	\$ 720.00	\$ 1.00	\$ 6.00	\$ 1,203.00	\$ 7,218.00
34	BMP, Curb Inlet Protection	EA	4	\$100.00	\$400.00	\$ 120.00	\$ 480.00	\$ 120.00	\$ 480.00	\$ 1.00	\$ 4.00	\$ 75.00	\$ 300.00
35	Maintain Existing BMPs	LS	1	\$250.00	\$250.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 50.00	\$ 50.00	\$ 2,000.00	\$ 2,000.00
36	Flowable Fill	LF	37	\$10.00	\$370.00	\$ 40.00	\$ 1,480.00	\$ 55.00	\$ 2,035.00	\$ 40.00	\$ 1,480.00	\$ 49.00	\$ 1,813.00
37	Subgrade Manipulation	LS	1	\$5,000.00	\$5,000.00	\$ 4,500.00	\$ 4,500.00	\$ 2,000.00	\$ 2,000.00	\$ 2,670.00	\$ 2,670.00	\$ 4,500.00	\$ 4,500.00
				Engineers Estimate Total	\$827,771.55	Total Base Bid	\$898,722.10	Total Base Bid	\$1,049,600.60	Total Base Bid	\$999,078.40	Total Base Bid	\$1,054,356.90
				Engineers Estimate Total Project Cost	\$1,056,689.05	Total Project Cost	\$1,163,493.10	Total Project Cost	\$1,301,971.60	Total Project Cost	\$1,200,148.40	Total Project Cost	\$1,293,666.90

Apparent Low Bidder

WDS, SWS, & Paving Projects
Skyview 2nd Addition - Phase 2
Bel Aire, Kansas - Bid Tabulations
1/23/2025

Water Distribution Improvements						Prado Construction		MIES Construction		Conspec, Inc.		Dondlinger & Sons, Inc.	
Item	Desc	Unit	Quantity	Unit Price	Total	Extension	Total	Extension	Total	Extension	Total	Extension	Total
1	Site Clearing & Restoration	LS	1	\$5,577.50	\$5,577.50	\$ 65,000.00	\$ 65,000.00	\$ 5,650.00	\$ 5,650.00	\$ 1,500.00	\$ 1,500.00	\$ 17,000.00	\$ 17,000.00
2	Temporary Seeding	LS	1	\$1,000.00	\$1,000.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00
3	Connect to Existing 8" Line	EA	4	\$4,000.00	\$16,000.00	\$ 985.00	\$ 3,940.00	\$ 1,210.00	\$ 4,840.00	\$ 985.00	\$ 3,940.00	\$ 1,400.00	\$ 5,600.00
4	Fire Hydrant	EA	3	\$6,000.00	\$18,000.00	\$ 7,510.00	\$ 22,530.00	\$ 9,195.00	\$ 27,585.00	\$ 7,510.00	\$ 22,530.00	\$ 7,100.00	\$ 21,300.00
5	Gate Valve Assembly	EA	8	\$3,000.00	\$24,000.00	\$ 2,900.00	\$ 23,200.00	\$ 3,285.00	\$ 26,280.00	\$ 2,900.00	\$ 23,200.00	\$ 2,700.00	\$ 21,600.00
6	Blowoff Assembly	EA	1	\$2,200.00	\$2,200.00	\$ 1,605.00	\$ 1,605.00	\$ 2,225.00	\$ 2,225.00	\$ 1,605.00	\$ 1,605.00	\$ 2,200.00	\$ 2,200.00
7	Temporary Blowoff Assembly	EA	2	\$2,200.00	\$4,400.00	\$ 1,605.00	\$ 3,210.00	\$ 3,450.00	\$ 6,900.00	\$ 1,605.00	\$ 3,210.00	\$ 2,400.00	\$ 4,800.00
8	PVC Pipe, WL 8"	LF	2516	\$55.00	\$138,380.00	\$ 50.00	\$ 125,800.00	\$ 63.00	\$ 158,508.00	\$ 50.00	\$ 125,800.00	\$ 55.00	\$ 138,380.00
9	DICL Pipe, WL 8"	EA	71	\$90.00	\$6,390.00	\$ 75.00	\$ 5,325.00	\$ 122.00	\$ 8,662.00	\$ 75.00	\$ 5,325.00	\$ 165.00	\$ 11,715.00
10	Sand Backfill, Jet and Vibrate	LF	195	\$30.00	\$5,850.00	\$ 10.00	\$ 1,950.00	\$ 16.00	\$ 3,120.00	\$ 10.00	\$ 1,950.00	\$ 37.00	\$ 7,215.00
11	Maintain Existing BMPs	LS	1	\$120.00	\$120.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 200.00	\$ 200.00	\$ 2,000.00	\$ 2,000.00
12	Contractor Provided Testing	LS	1	\$3,000.00	\$3,000.00	\$ 3,710.00	\$ 3,710.00	\$ 2,925.00	\$ 2,925.00	\$ 3,710.00	\$ 3,710.00	\$ 3,800.00	\$ 3,800.00
13	Sampling Station w/ Concrete Pad	LS	1	\$4,000.00	\$4,000.00	\$ 8,000.00	\$ 8,000.00	\$ 5,175.00	\$ 5,175.00	\$ 8,000.00	\$ 8,000.00	\$ 3,600.00	\$ 3,600.00
				Engineers Estimate Total	\$228,917.50	Total Base Bid	\$264,771.00	Total Base Bid	\$252,371.00	Total Base Bid	\$201,070.00	Total Base Bid	\$239,310.00

SWS & Paving Improvements						Prado Construction							
Item	Desc	Unit	Quantity	Unit Price	Total	Extension	Total	Extension	Total	Extension	Total	Extension	Total
1	Site Clearing & Restoration	LS	1	\$10,774.55	\$10,774.55	\$ 44,500.00	\$ 44,500.00	\$ 76,980.00	\$ 76,980.00	\$ 91,200.00	\$ 91,200.00	\$ 150,000.00	\$ 150,000.00
2	Temporary Seeding	LS	1	\$2,000.00	\$2,000.00	\$ 398.00	\$ 398.00	\$ 398.00	\$ 398.00	\$ 7,500.00	\$ 7,500.00	\$ 9,900.00	\$ 9,900.00
3	Permanent Seeding	LS	1	\$4,500.00	\$4,500.00	\$ 4,834.00	\$ 4,834.00	\$ 4,834.00	\$ 4,834.00	\$ 1,750.00	\$ 1,750.00	\$ 1,620.00	\$ 1,620.00
4	Project Signage	LS	1	\$3,500.00	\$3,500.00	\$ 700.00	\$ 700.00	\$ 2,450.00	\$ 2,450.00	\$ 2,000.00	\$ 2,000.00	\$ 3,760.00	\$ 3,760.00
5	Contractor Provided Testing	LS	1	\$2,000.00	\$2,000.00	\$ 15,000.00	\$ 15,000.00	\$ 8,100.00	\$ 8,100.00	\$ 8,100.00	\$ 8,100.00	\$ 20,350.00	\$ 20,350.00
6	Excavation	CY	21982	\$2.00	\$43,964.00	\$ 3.50	\$ 76,937.00	\$ 5.00	\$ 109,910.00	\$ 5.00	\$ 109,910.00	\$ 3.50	\$ 76,937.00
7	Compacted Fill (95 Density)	CY	19668	\$1.00	\$19,668.00	\$ 1.00	\$ 19,668.00	\$ 1.00	\$ 19,668.00	\$ 1.00	\$ 19,668.00	\$ 1.00	\$ 19,668.00
8	Borrow (LVC), Contractor Provided	CY	5000	\$12.00	\$60,000.00	\$ 15.00	\$ 75,000.00	\$ 17.50	\$ 87,500.00	\$ 18.00	\$ 90,000.00	\$ 15.00	\$ 75,000.00
9	Haul-Off, Contractor Provided	CY	4500	\$8.50	\$38,250.00	\$ 8.00	\$ 36,000.00	\$ 8.00	\$ 36,000.00	\$ 9.00	\$ 40,500.00	\$ 8.00	\$ 36,000.00
10	Install Wheelchair Ramps	EA	4	\$750.00	\$3,000.00	\$ 900.00	\$ 3,600.00	\$ 600.00	\$ 2,400.00	\$ 600.00	\$ 2,400.00	\$ 600.00	\$ 2,400.00
11	Sawcut	LF	134	\$8.00	\$1,072.00	\$ 3.75	\$ 502.50	\$ 3.00	\$ 402.00	\$ 3.00	\$ 402.00	\$ 3.00	\$ 402.00
12	5' Sidewalk	SF	5918	\$5.00	\$29,590.00	\$ 4.50	\$ 26,631.00	\$ 4.00	\$ 23,672.00	\$ 4.00	\$ 23,672.00	\$ 4.00	\$ 23,672.00
13	Reinforced Crushed Rock Base	SY	8758	\$9.00	\$78,822.00	\$ 6.00	\$ 52,548.00	\$ 6.00	\$ 52,548.00	\$ 6.00	\$ 52,548.00	\$ 6.00	\$ 52,548.00
14	Concrete Pavement, 6" (Fiber Reinforced)	SY	6776	\$41.00	\$277,816.00	\$ 42.50	\$ 287,980.00	\$ 45.00	\$ 304,920.00	\$ 45.00	\$ 304,920.00	\$ 45.00	\$ 304,920.00
15	Comb. C & G (3 5/8" RL & 1 1/2")	LF	4002	\$11.00	\$44,022.00	\$ 11.50	\$ 46,023.00	\$ 10.00	\$ 40,020.00	\$ 10.00	\$ 40,020.00	\$ 10.75	\$ 43,021.50
16	Mono Edge Curb (6 5/8" & 1 1/2")	LF	200	\$10.00	\$2,000.00	\$ 2.00	\$ 400.00	\$ 2.50	\$ 500.00	\$ 2.50	\$ 500.00	\$ 2.50	\$ 500.00
17	Conc. Valley Gutter Pavement, 7"	SY	361	\$70.00	\$25,270.00	\$ 62.00	\$ 22,382.00	\$ 75.00	\$ 27,075.00	\$ 75.00	\$ 27,075.00	\$ 75.00	\$ 27,075.00
18	Concrete Header	SY	12	\$30.00	\$360.00	\$ 70.00	\$ 840.00	\$ 25.00	\$ 300.00	\$ 25.00	\$ 300.00	\$ 25.00	\$ 300.00
19	Pipe, SWS 15"	LF	512	\$55.00	\$28,160.00	\$ 65.00	\$ 33,280.00	\$ 84.00	\$ 43,008.00	\$ 65.00	\$ 33,280.00	\$ 57.00	\$ 29,184.00
20	Pipe, SWS 18"	LF	730	\$60.00	\$43,800.00	\$ 70.00	\$ 51,100.00	\$ 97.00	\$ 70,810.00	\$ 70.00	\$ 51,100.00	\$ 70.00	\$ 51,100.00
21	Pipe, SWS 24"	LF	137	\$80.00	\$10,960.00	\$ 85.00	\$ 11,645.00	\$ 121.00	\$ 16,577.00	\$ 85.00	\$ 11,645.00	\$ 78.00	\$ 10,686.00
22	Type 1A Inlet, (L=10' W=3')	EA	4	\$7,000.00	\$28,000.00	\$ 7,080.00	\$ 28,320.00	\$ 9,500.00	\$ 38,000.00	\$ 7,080.00	\$ 28,320.00	\$ 7,100.00	\$ 28,400.00
23	Backyard Inlet	EA	4	\$4,500.00	\$18,000.00	\$ 3,615.00	\$ 14,460.00	\$ 4,550.00	\$ 18,200.00	\$ 3,615.00	\$ 14,460.00	\$ 4,200.00	\$ 16,800.00
24	Driveway Inlet	EA	2	\$7,500.00	\$15,000.00	\$ 9,550.00	\$ 19,100.00	\$ 12,925.00	\$ 25,850.00	\$ 9,550.00	\$ 19,100.00	\$ 11,000.00	\$ 22,000.00
25	24" End Section	EA	1			\$ 1,200.00	\$ 1,200.00	\$ 2,450.00	\$ 2,450.00	\$ 1,200.00	\$ 1,200.00	\$ 3,400.00	\$ 3,400.00
26	Connect to Existing Stub	EA	4	\$750.00	\$3,000.00	\$ 490.00	\$ 1,960.00	\$ 725.00	\$ 2,900.00	\$ 490.00	\$ 1,960.00	\$ 900.00	\$ 3,600.00
27	Connect to Existing Structure	EA	1	\$2,000.00	\$2,000.00	\$ 1,775.00	\$ 1,775.00	\$ 1,925.00	\$ 1,925.00	\$ 1,775.00	\$ 1,775.00	\$ 2,300.00	\$ 2,300.00
28	Rip Rap, Light Stone	SY	12	\$90.00	\$1,080.00	\$ 100.00	\$ 1,200.00	\$ 580.00	\$ 6,960.00	\$ 100.00	\$ 1,200.00	\$ 140.00	\$ 1,680.00
29	Sand Backfill, Jet & Vibrate	LF	435	\$25.00	\$10,875.00	\$ 10.00	\$ 4,350.00	\$ 28.00	\$ 12,180.00	\$ 10.00	\$ 4,350.00	\$ 25.00	\$ 10,875.00
30	Inlet Hookup	EA	6	\$500.00	\$3,000.00	\$ 450.00	\$ 2,700.00	\$ 600.00	\$ 3,600.00	\$ 600.00	\$ 3,600.00	\$ 600.00	\$ 3,600.00
31	Inlet Underdrain	LF	120	\$30.00	\$3,600.00	\$ 20.00	\$ 2,400.00	\$ 1.00	\$ 120.00	\$ 1.00	\$ 120.00	\$ 30.00	\$ 3,600.00
32	BMP, Curlex Type 1 Blanket	SY	2934	\$2.00	\$5,868.00	\$ 1.40	\$ 4,107.60	\$ 1.40	\$ 4,107.60	\$ 0.10	\$ 293.40	\$ 1.10	\$ 3,227.40
33	BMP, Drop Inlet Protection	EA	6	\$300.00	\$1,800.00	\$ 120.00	\$ 720.00	\$ 120.00	\$ 720.00	\$ 1.00	\$ 6.00	\$ 1,203.00	\$ 7,218.00
34	BMP, Curb Inlet Protection	EA	4	\$100.00	\$400.00	\$ 120.00	\$ 480.00	\$ 120.00	\$ 480.00	\$ 1.00	\$ 4.00	\$ 75.00	\$ 300.00
35	Maintain Existing BMPs	LS	1	\$250.00	\$250.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 50.00	\$ 50.00	\$ 2,000.00	\$ 2,000.00
36	Flowable Fill	LF	37	\$10.00	\$370.00	\$ 40.00	\$ 1,480.00	\$ 55.00	\$ 2,035.00	\$ 40.00	\$ 1,480.00	\$ 49.00	\$ 1,813.00
37	Subgrade Manipulation	LS	1	\$5,000.00	\$5,000.00	\$ 4,500.00	\$ 4,500.00	\$ 2,000.00	\$ 2,000.00	\$ 2,670.00	\$ 2,670.00	\$ 4,500.00	\$ 4,500.00
				Engineers Estimate Total	\$827,771.55	Total Base Bid	\$898,722.10	Total Base Bid	\$1,049,600.60	Total Base Bid	\$999,078.40	Total Base Bid	\$1,054,356.90
				Engineers Estimate Total Project Cost	\$1,056,689.05	Total Project Cost	\$1,163,493.10	Total Project Cost	\$1,301,971.60	Total Project Cost	\$1,200,148.40	Total Project Cost	\$1,293,666.90

Apparent Low Bidder

**AMENDMENT TO
SIXTH SUPPLEMENTAL
WATER SUPPLY AND WASTEWATER SERVICE AGREEMENT**

This Amendment to Sixth Supplemental Water Supply and Wastewater Service Agreement (the “Amendment”) made and entered into as of February 11, 2025, by and between **THE CHISHOLM CREEK UTILITY AUTHORITY** (the "Seller") and the **CITY OF BEL AIRE, KANSAS** (the "Purchaser").

WHEREAS, the Seller and Purchaser have heretofore entered into a Water Supply and Wastewater Service Agreement, as amended and supplemented by a First Supplemental Water Supply and Wastewater Service Agreement, as further amended and supplemented by a Second Supplemental Water Supply and Wastewater Service Agreement, as further amended and supplemented by a Third Supplemental Water Supply and Wastewater Service Agreement, as further amended and supplemented by a Fourth Supplemental Water Supply and Wastewater Service Agreement, as further amended and supplemented by a Fifth Supplemental Water Supply and Wastewater Service Agreement, and as further amended and supplemented by a Sixth Supplemental Water Supply and Wastewater Service Agreement (the “Sixth Supplemental Agreement,” and, with the foregoing agreement and supplemental agreements, collectively, the “Agreement”), pursuant to which the Purchaser purchases potable water and wastewater collection and treatment services from the Seller; and

WHEREAS, the Agreement, including the Sixth Supplemental Agreement, may be amended, modified or otherwise altered in any manner by writing signed by both the Seller and the Purchaser; and

WHEREAS, Seller and the Purchaser find that it is necessary and advisable to amend Section 1.16 of the Sixth Supplemental Agreement; and

WHEREAS, the Seller and the Purchaser have authorized the execution of this Amendment.

NOW, THEREFORE, in consideration of the foregoing and of the mutual agreements and covenants herein and the Agreement contained, the Seller and the Purchaser hereby agree as follows:

Section 1. **Amendment.** Section 1.16 of the Sixth Supplemental Agreement is hereby amended to read as follows:

Section 1.16. Termination. This Sixth Supplemental Agreement shall terminate (a) on March 1, 2025, if by that date (i) the Seller’s wastewater treatment plant expansion proposed as of the date of this Sixth Supplemental Agreement has not been designed in compliance with Kansas Department of Health and Environment laws, regulations and directives and (ii) a Notice of Award for a construction contract for such plant expansion pursuant to such design has not been issued by the Seller, or (b) on March 27, 2025, if by that date the construction contract for such plant expansion has not been entered into by the Seller.

Section 2. **Ratification.** Except as expressly modified in this Amendment, the Sixth Supplemental Agreement is hereby ratified and confirmed by the parties as of the date of this Amendment.

[BALANCE OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, this Amendment is executed by the duly authorized officers or representatives of the parties, pursuant to authority vested in them by the lawful action of their respective council, commission, or board, as of the day and year first above written.

THE CHISHOLM CREEK UTILITY
AUTHORITY

By: _____
Chairman, Jim Benage

By: _____
Vice Chairwoman, Emily Hamburg

ATTEST:

Secretary

ACKNOWLEDGMENT AND VERIFICATION OF SIGNATURE

I hereby certify that I am personally acquainted with the Chairman and the Vice Chairwoman of the Seller whose signatures appears above; and that I know that the signatures appearing above are the true and genuine signatures of said Chairman and Vice Chairwoman.

(Seal)

Notary Public

My Appointment Expires:

CITY OF BEL AIRE, KANSAS

By: _____
Mayor, Jim Benage

By: _____
Council President

ATTEST:

City Clerk, Melissa Krehbiel

ACKNOWLEDGMENT AND VERIFICATION OF SIGNATURES

I hereby certify that I am personally acquainted with the Mayor and Council President of the Purchaser, whose signatures appear above; and that I know that the signatures appearing above are the true and genuine signatures of said Mayor and Council President.

(Seal)

Notary Public

My Appointment Expires:

City of Bel Aire, Kansas

STAFF REPORT

DATE: February 4, 2025

TO: Bel Aire City Council

FROM: Barry Smith, Finance Director

RE: Payment Card Processing Fees



BACKGROUND:

On January 1st, 2025, the City implemented a 2.5% fee for all utility payment transactions. Staff encountered some challenges with the processing software after Mayor Benage and a resident raised concerns regarding debit transactions. Initially, we sought clarification from Tyler Technologies, who told us we could implement the fee in the first place, like most of their utility billing customers across the country do.

A significant issue faced by Tyler Technologies and other cities is the inability of software to differentiate between debit and standard credit cards for fee application. After several discussions, we uncovered the root of the issue. Tyler Tech explained that 'Pin Debit' transactions are treated like cash and cannot incur fees. However, debit cards can be processed as credit cards by swiping them without entering a PIN. This also applies to online payments, where no PIN is required, making them technically credit transactions. Once this was explained, staff immediately suspended all fees connected to payments to gather more information on the topic.

This topic can become extremely confusing with many factors coming into play such as federal law, state law, and card network rules that VISA, Mastercard, and Discover require their merchants to adhere to. Another aspect of confusion is the fee type terminology and how each type is defined. The three main fee types are surcharges, service fees, and convenience fees. The following types of additional fees and their respective payment channels and payment types are outlined below.

FEE TYPES:

Surcharges: An additional amount added to the credit card transaction to pass along all processing costs to the customer. This fee type applies to the following payment channels and types:

Payment channels: Online, IVR (phone), text to pay, and POS (point of sale/in-person).

Payment types: Credit cards.

Service fees (VISA): A modified form of convenience fee added to transactions by certain allowable merchants (government being one of them) to recoup processing costs. This fee type applies to the following payment channels and types:

Payment channels: Online, IVR (phone), text to pay, and POS (point of sale/in-person).

Payment types: Credit cards, Debit cards, and ACH.

Convenience fees: Additional amount added to transactions for a bona fide convenience using non-standard payment channels. Convenience fees must be a reasonable and fixed amount across all non-standard payment channels. This fee type applies to the following payment channels and types:

Payment Channels: Online, IVR (phone), and text to pay.

Payment Types: Credit Cards and Debit cards

OPTIONS:

Option 1: Continue to absorb all processing fees:

The City has historically absorbed all processing fees derived from payment card transactions (credit/debit cards). The City's previous payment card processing fees averaged between 4.5% and 5.5% totaling approx. \$160,000 in processing costs for FY24. Our new Tyler Payments processing fee is 2% plus all interchange and card brand fees, which after one month of processing, is approx. 2.5676% of all payment card transactions. If the city chose to continue absorbing all fees our annual payment card processing costs could range from \$75,000 to \$90,000.

Option 2: Explore charging a convenience fee:

The City could explore charging a convenience fee for non-standard payment types as defined above to reduce the overall cost of payment card processing. Staff is confirming if this fee type would require the City to register and enroll in VISA's program for select government entities. Mastercard and Discover convenience fee programs for government entities do not require registration. The fee must be a reasonable and fixed amount.

A meeting with Tyler Technologies has been scheduled for 2/3/25 to discuss option 2.

MANAGER'S REPORT

DATE: January 31, 2025
TO: Mayor Benage and City Council
FROM: Ted Henry, City Manager
RE: February 4, 2025 Agenda



Consent Agenda (Item VI)

In addition to the Minutes of the January 21, 2025 City Council meeting, the Consent agenda also contains revised petitions and the related resolutions for paving and water distribution improvements to serve Skyview at Block 49 2nd, Phase 2. Later in the meeting, the bids for these projects will come before Council for consideration. If approved, the costs of the improvements will ultimately be spread as special assessments against the benefiting lots. Kevin Cowan will be at the meeting to answer any questions.

Appropriations Ordinance (Item VII)

This appropriation ordinance encompasses 01/15/2025 through 01/28/2025 expenses and one payroll cycle. Expenditures amounted to \$680,193.10. No reported expenses for infrastructure costs for new developments were paid during this time frame.

Resolution for CCUA Bond (Item A)

The Resolution before the Council authorizes the City and City officials to take certain actions to prepare for the sale of the CCUA bonds, including review and approval of City information in the Preliminary Official Statement for the Bonds. Kevin Cowan from Gilmore and Bell will be available to address any questions.

Bids for Paving/ Storm and Water, Skyview at Block 49 2nd Phase 2 (Item B)

The Developer of Skyview at Block 49 2nd, Phase 2 is ready to move forward with the construction of the Water, Storm and Paving Improvements to support the subdivision. Bids were accepted on January 23rd for the project. Four contractors submitted bids.

All bids were slightly over the original petition amount, therefore, revised petitions and resolutions are also on the agenda for this Council meeting. The cost of the improvements for these projects will be financed through a bond and spread as special assessments against the benefiting lots.

Executive Session (XII)

We will need one executive session.

Discussion And Future Issues (Item XIII)

Staff would like to get Council feedback on a couple of items: payment processing and a proposed illegal camping ordinance. No action is requested at this time.