



AGENDA
CITY COUNCIL MEETING
7651 E. Central Park Ave, Bel Aire, KS
April 16, 2024 7:00 PM



I. CALL TO ORDER: Mayor Jim Benage

II. ROLL CALL

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

III. OPENING PRAYER: Dr. Robert Lindsted

IV. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

V. PROCLAMATION

A. **Arbor Day - April 20, 2024**

VI. DETERMINE AGENDA ADDITIONS

VII. CONSENT AGENDA

A. **Approval of Minutes of the April 2, 2024 City Council meeting.**

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

Motion _____ Second _____ Vote _____

VIII. DISCUSSION AND APPROVAL OF APPROPRIATIONS ORDINANCE

A. **Consideration of Appropriations Ordinance No. 24-07 in the amount of \$324,861.28.**

Action: Motion to (approve / deny / table) Appropriations Ordinance No. 24-07.

Motion _____ Second _____ Vote _____

IX. CITY REQUESTED APPEARANCES

A. President Aaron Maxwell, Bel Aire Chamber of Commerce - Quarterly Report

X. 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.*

XI. PUBLIC HEARING

A. The Purpose of the Public Hearing is to hear from taxpayers, Bel Aire residents and other stakeholders in regard to the issuance by the City of its Taxable Industrial Revenue Bonds (Aspen Funds LLC), in a principal amount not to exceed \$105,000,000 (the "Bonds") and in regard to an exemption from ad valorem taxation of property acquired, constructed or purchased with the proceeds of such Bonds. The Bonds are proposed to be issued by the City under authority of K.S.A. 12-1740 et seq., as amended, to pay the costs of acquiring land and constructing and equipping approximately five (5) buildings of approximately 912,925 total square feet for use in industrial, manufacturing, warehouse, distribution, flex and/or office purposes, to be located immediately northeast of the intersection of 53rd Street North and Webb Road in the City. The City further intends to lease such facilities to Aspen Funds LLC, a Kansas limited liability company, or a related entity (the "Tenant").

Action: Motion to close the public hearing.

Motion _____ Second _____ Vote _____

XII. REPORTS

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

XIII. ORDINANCES, RESOLUTIONS AND FINAL ACTIONS

A. Consideration of A Resolution Of The Governing Body Of The City Of Bel Aire, Kansas Determining The Advisability Of Issuing Taxable Industrial Revenue Bonds To Finance Acquiring Land, And Equipping And Constructing Buildings For Use In Industrial, Manufacturing, Warehouse, Distribution, Flex And/Or Office Purposes To Be Located Immediately Northeast Of The Intersection Of 53rd Street North And Webb Road In The City; And Authorizing Execution Of Related Documents.

Action: Motion to (approve / deny / table) A Resolution Of The Governing Body Of The City Of Bel Aire, Kansas Determining The Advisability Of Issuing Taxable Industrial Revenue Bonds To Finance Acquiring Land, And Equipping And Constructing Buildings For Use In Industrial, Manufacturing, Warehouse, Distribution, Flex And/Or Office Purposes To Be Located Immediately Northeast Of The Intersection Of 53rd Street North And Webb Road In The City; And Authorizing Execution Of Related Documents

Motion _____ Second _____ Vote _____

B. Consideration of accepting a Bid for paving improvements to serve Cozy Drive. Bids were received from three companies:

	<u>Eng. Estimate</u>	<u>APAC</u>	<u>KS Paving</u>	<u>Pearson</u>
Base Bid	\$353,073.00	\$516,245.76	\$433,203.60	\$341,344.00
Alt 1 (Ditch)	\$35,568.75	\$36,857.80	\$40,129.30	\$16,641.50
Base + Alt 1	\$388,641.75	\$553,103.56	\$473,332.90	\$357,985.50
Alt 2 (Concrete)	\$16,484.00	\$61,152.00	\$45,864.00	\$28,224.00
Base + Alt 2	\$369,568.00	\$577,397.76	\$479,067.60	\$369,568.00
Base + Alt 1 & 2	\$405,105.75	\$614,255.56	\$519,196.90	\$386,209.50

Action: Motion to (accept / deny / table) the Base Bid from _____

(and/ or) Alternate 1

(and/or) Alternate 2

For a total bid amount not to exceed \$ _____ and authorize the Mayor to sign.

Motion _____ Second _____ Vote _____

C. Consideration of a Bid for Paving Improvements to serve Aurora Park (40th & Parkwood). Bids were received from three companies:

	<u>Eng. Estimate</u>	<u>APAC</u>	<u>KS Paving</u>	<u>Pearson</u>
Base Bid	\$519,098.50	\$927,791.00	\$717,257.00	\$786,926.50
Alt 1: Intersection	(\$5,200.00)	(\$5,980.00)	(\$5,720.00)	(\$9,100.00)
Base + Alt 1	\$513,898.50	\$921,811.00	\$711,537.00	\$777,826.50
Alt 2: Ditch	\$101,355.00	\$255,702.00	\$173,577.00	\$359,352.00
Base + Alt 2	\$620,453.50	\$1,183,493.00	\$890,834.00	\$1,124,464.50
Base + Alt 1 & 2	\$615,253.50	\$1,177,513.00	\$885,114.00	\$1,115,364.50
Alt 3: Concrete	\$128,340.00	\$147,591.00	\$102,672.00	\$147,591.00
Base + Alt 3	\$647,438.50	\$1,075,382.00	\$819,929.00	\$934,517.50
Base + Alt 1, 2 & 3	\$743,593.50	\$1,325,104.00	\$987,786.00	\$1,262,955.50

Action: Motion to (accept / deny / table) the Base Bid from _____

(and/ or) Alternate 1

(and/or) Alternate 2

(and/or) Alternate 3

For a total bid amount not to exceed \$ _____ and authorize the Mayor to sign.

Motion _____ Second _____ Vote _____

D. Consideration of accepting a quote for a 550 Crane Truck. Three quotes were received:

<u>Company</u>	<u>Purchasing Price</u>	<u>Wait Times</u>
Master Tech	\$187,857.00	Available Now
Pritchard Commercial	\$196,281.00	6-8 Months build time
Rush Truck Center	\$178,890.00	9-11 month build time

Action: Motion to (accept / deny / table) the quote from _____ at a cost not to exceed \$187,857.00 and authorize the City Manager to sign all related documents.

Motion _____ Second _____ Vote _____

XIV. EXECUTIVE SESSION

A. Action: Motion to go into executive session for the sole purpose of discussing the subject of: attorney-client consultation regarding contractual obligations pursuant to K.S.A. 75-4319(b)(2) for consultation with an attorney for the public body or agency which would be deemed privileged in the attorney-client relationship. Invite the City Manager, Assistant City Manager, City Attorney, City Engineer and Neil Gosch. 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 _____

XV. DISCUSSION AND FUTURE ISSUES

XVI. ADJOURNMENT

Action: Motion to adjourn.

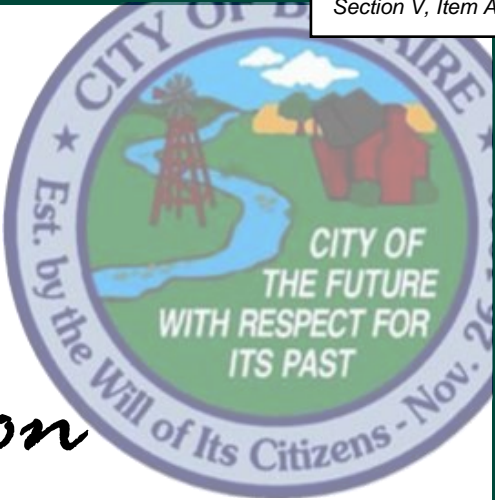
Motion _____ Second _____ Vote _____

Additional Attachments:

- A.** Monthly Financial Report, March 2024
- B.** Pool Resurfacing Update
- C.** Public Works Report, March 2024
- D.** Recreation Activities Report - March 2024
- E.** Manager's Report - April 16, 2024

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.



Proclamation

ARBOR DAY 2024

TO THE CITIZENS OF BEL AIRE, KANSAS, GREETINGS:

WHEREAS, in 1872, the Nebraska Board of Agriculture established a special day to be set aside for the planting of trees, and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and

WHEREAS, Arbor Day is now observed throughout the nation and the world, and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen, and provide habitat for wildlife; and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and beautify our community; and

WHEREAS trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal.

THEREFORE, I Jim Benage, Mayor, do hereby proclaim April 20th as **Arbor Day** in the City of Bel Aire and urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official seal of Bel Aire, Kansas this 16th day of April, 2024.

Jim Benage, Mayor





MINUTES
CITY COUNCIL MEETING
7651 E. Central Park Ave, Bel Aire, KS
April 02, 2024 7:00 PM



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

II. ROLL CALL

Present were Councilmembers Tyler Dehn, Emily Hamburg, Justin Smith, and John Welch. Councilmember Greg Davied was absent.

Also present were City Manager Ted Henry, City Attorney Maria Schrock, City Engineer Anne Stephens, Director of Public Works Marty McGee, City Clerk Melissa Krehbiel, Bond Counsel Kevin Cowan of Gilmore and Bell, PA and Ken Lee, P.E. of Garver.

III. OPENING PRAYER: John Barkett provided the opening prayer.

IV. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

Mayor Benage led the pledge of allegiance.

V. DETERMINE AGENDA ADDITIONS: There were no additions.

VI. CONSENT AGENDA

A. Approval of Minutes of the March 19, 2024 City Council meeting.

B. Accept and file a Termination and Release of Real Estate Exchange Agreement between the Bel Aire PBC and Willowrock Properties, LLC.

MOTION: Councilmember Smith moved to approve the Consent Agenda as listed and authorize the Mayor to sign. Councilmember Dehn seconded the motion. *Motion carried 4-0.*

VII. DISCUSSION AND APPROVAL OF APPROPRIATIONS ORDINANCE

A. Consideration of Appropriations Ordinance No. 24-06 in the amount of \$1,040,810.35.

MOTION: Councilmember Dehn moved to approve Appropriations Ordinance No. 24-06. Councilmember Smith seconded the motion. *Motion carried 4-0.*

VIII. CITY REQUESTED APPEARANCES

A. City Manager Ted Henry - Oath of Office

Ted Henry took the Oath of Office for his new role as City Manager.

B. Gary Northwall - Service Recognition

Mayor Benage recognized Gary Northwall and presented a plaque to him for his many years of service on the Tree Board.

C. Tristin Terhune - Service Recognition

Tristin Terhune, Director of Communications and HR, was recognized and presented with a plaque for her 13 years of service to the City in many roles. Ms. Terhune has accepted the role of Assistant City Manager for the City of Maize, Kansas.

IX. CITIZEN CONCERNS: No one spoke.

X. REPORTS

A. Council Member Reports

Councilmember Hamburg reported she recently attended Spring Fest, a ride along with a Bel Aire Police Officer and the Eagle Lake Park cleanup with the Tree Board.

Councilmember Smith briefly reported on the most recent meeting of the CCUA.

Councilmember Dehn reminded the public of upcoming events: the Bel Aire Chamber monthly luncheon will be held next Wednesday at City Hall and a public Open House for K-96 Improvements will be held next Thursday, April 11th.

B. Mayor's Report

Mayor Benage noted that this weekend I-135 will be closed from K-254 interchange to the K-96 interchange. Information from KDOT is available on the Bel Aire website.

He also noted that property theft through title deeds is an ongoing nationwide problem. Bel Aire citizens can take preventative measures by signing up for a "Property Activity Alert" on the website of the Sedgwick County Register of Deeds.

He briefly reported on the most recent meetings of the CCUA and the Sedgwick County Fire District #1 Steering Committee. Mayor Benage thanked Spring Fest sponsors, the Bel Aire Lions Club, Bel Aire Chamber of Commerce and City staff for their work on the event.

C. City Attorney Report

City Attorney Maria Schrock gave a brief report on the recent Kansas Rural Water Association conference.

D. City Manager Report

City Manager Ted Henry thanked his family and the Council for their support as he steps into the role of City Manager. He briefly reflected on the City’s motto “City of the Future with Respect for its Past” and his leadership philosophy.

XI. Public Hearing

A. Public Hearing - IRB Issuance, Waltons 53rd Holdings, LLC: The purpose of the public hearing is to hear from taxpayers, citizens, and other stakeholders regarding the issuance by the Issuer of its Taxable Industrial Revenue Bonds (Waltons 53rd Holdings LLC), in a principal amount not to exceed \$12,000,000 (the “Bonds”) and in regard to an exemption from ad valorem taxation of property constructed or purchased with the proceeds of such Bonds. The Bonds are proposed to be issued to pay the costs of acquiring, equipping and constructing a 100,000-square-foot facility to house a meat processing supply and equipment commercial facility located on Lot 8, Block C of the Sunflower Commerce Park Addition (just south of 53rd Street, between Webb Road and Greenwich Road). The Issuer further intends to lease such facility to Waltons 53rd Holdings LLC, a Kansas limited liability company, or a related entity (the “Tenant”).

Mayor Benage opened the public hearing and asked if anyone in attendance would like to speak. No one spoke.

MOTION: Councilmember Hamburg moved to close the public hearing. Councilmember Smith seconded the motion. *Motion carried 4-0.*

XII. ORDINANCES, RESOLUTIONS AND FINAL ACTIONS

A. Consideration of A Resolution Of The Governing Body Of The City Of Bel Aire, Kansas Determining The Advisability Of Issuing Taxable Industrial Revenue Bonds To Finance Acquiring, Constructing And Equipping A Facility To House A Meat Processing Supply And Equipment Commercial Facility To Be Located In The City; And Authorizing Execution Of Related Documents (Waltons 53rd Holdings, LLC).

MOTION: Councilmember Smith moved to accept the Resolution Of The Governing Body Of The City Of Bel Aire, Kansas Determining The Advisability Of Issuing Taxable Industrial Revenue Bonds To Finance Acquiring, Constructing And Equipping A Facility To House A Meat Processing Supply And Equipment Commercial Facility To Be Located In The City; And Authorizing Execution Of Related Documents and authorize the Mayor to sign. Councilmember Welch seconded the motion. *Motion carried 4-0.*

B. Consideration of a Letter of Intent to Issue IRB’s and Provide Other Incentives for Construction of a Industrial, Manufacturing, Warehouse, Distribution, Flex and/or Office Facility (Aspen Funds, LLC).

MOTION: Councilmember Dehn moved to approve a Letter of Intent to Issue IRB’s and Provide Other Incentives for Construction of an Industrial, Manufacturing,

Warehouse, Distribution, Flex and/or Office Facility (Aspen Funds, LLC) and authorize the Mayor to sign. Councilmember Hamburg seconded the motion. *Motion carried 4-0.*

C. Consideration of a Notice of Hearing regarding Issuance of IRB’s and Other Incentives for Construction of an Industrial, Manufacturing, Warehouse, Distribution, Flex and/or Office Facility (Aspen Funds, LLC).

MOTION: Councilmember Dehn moved to approve a Notice of Hearing regarding Issuance of IRB’s and Other Incentives for Construction of an Industrial, Manufacturing, Warehouse, Distribution, Flex and/or Office Facility (Aspen Funds, LLC) and authorize the Mayor to sign. Councilmember Smith seconded the motion. *Motion carried 4-0.*

D. Consideration of an Amended Planned Unit Development Agreement Concerning The Development Of Tierra Verde South Addition To The City Of Bel Aire, Kansas.

MOTION: Councilmember Hamburg moved to approve the Amended Planned Unit Development Agreement Concerning The Development Of Tierra Verde South Addition To The City Of Bel Aire, Kansas and authorize the Mayor to sign. Councilmember Smith seconded the motion. *Motion carried 4-0.*

E. Consideration of the activation of the traffic signal at 45th and Woodlawn.

MOTION: Councilmember Smith moved to approve the activation of the traffic signal at 45th and Woodlawn with detection activated signal cycles. Councilmember Dehn seconded the motion. *Motion carried 4-0.*

F. Consideration of a quote to inspect, clean, and line a sewer pipe on Odessa Street. One bid was received:

<u>Company</u>	<u>Bid</u>
Mayer Specialty Services	\$21,200.00

MOTION: Councilmember Smith moved to accept the quote from Mayer Specialty Services in the amount of \$21,200.00 to inspect, clean, and line the sewer pipe on Odessa Street and authorize the Mayor to sign. Councilmember Dehn seconded the motion. *Motion carried 4-0.*

XIII. EXECUTIVE SESSION: No executive session was held.

XIV. DISCUSSION AND FUTURE ISSUES: Workshop April 9th at 6:30 p.m.?

The Council briefly discussed the agenda for the upcoming workshop which will be held on April 9th at 6:30 p.m.

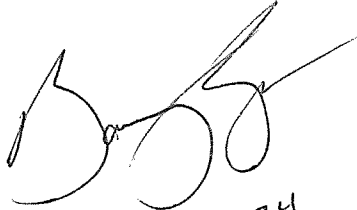
XV. ADJOURNMENT

MOTION: Councilmember Dehn moved to adjourn. Councilmember Welch seconded the motion. *Motion carried 4-0.*

CITY OF BEL AIRE		
AP ORD 2024-07		
Vendor & Payroll Checks 03/27-04/08/2024		
ADOBE	SUBSCRIPTION	\$ 91.16
AIR CAPITOL EXTERMINATING	RODENT/INSECT EXTERMINATION	\$ 78.00
ARC PHYSICAL THERAPY PLUS	PRE-EMPLOYMENT DRUG SCREENING	\$ 105.00
AT&T - U-VERSE	INTERNET BACKUP	\$ 150.00
BEALL & MITCHELL, LLC	MONTHLY COURT DATE X2	\$ 1,237.98
BENAGE, JAMES	JAN-MAR'24 MILEAGE/MEAL REIMB	\$ 511.26
BRAINARD, NATHAN W	YOUTH SPORTS OFFICIAL	\$ 315.00
CHARLIES CAR WASH	CAR WASH	\$ 110.00
CHERIS BAKERY	EMPLOYEE RECOGNITION	\$ 65.00
CHIPOTLE	DINNER PLANNING COMMISSION TRA	\$ 129.50
COUNTRY INN & SUITES	LODGING FOR CONFERENCE	\$ 483.36
COUNTRYSIDE LAWN & TREE C	LAWN SERVICE	\$ 4,080.00
CULLIGAN OF WICHITA	WATER SERVICE	\$ 70.45
CUMMINS SALES & SERVICE	LS GENERATOR REPAIR	\$ 779.70
CYRUS HOTEL	LEGISLATIVE HEARINGS:ATTEBERRY	\$ 198.16
DELTA DENTAL PLAN OF KANS	03/24 MONTHLY PREMIUM	\$ 5,676.94
DILLONS	EMPLOYEE RECOGNITION	\$ 89.68
DOLLAR GENERAL	PROFESSIONAL DEVELOPMENT DAY	\$ 8.50
DONDLINGER & SONS CONSTRU	16' VALVE REPLACEMENT WOODLAWN	\$ 42,750.00
ECITY TRANSACTIONS, LLC	03/24 ONLINE PYT SERVICE	\$ 450.00
EL CENTENARIOS	LEGISLATIVE METTING	\$ 11.31
EMPOWER RETIREMENT 457	EMP VLNTRY 457	\$ 562.00
ENSZ, ELIZABETH	BASEBALL REFUND	\$ 120.00
EPIC SPORTS	SPORTS EQUIPMENT	\$ 1,019.00
EWING IRRIGATION PRODUCTS	IRRIGATION SUPPLIES	\$ 80.37
FBI-NAA	CONFERENCE REGISTRATION	\$ 795.00
FEDEX	WATER SAMPLES SHIPPED	\$ 56.73
FICA/FEDERAL W/H	FED/FICA TAX	\$ 28,190.85
FONSECA, PRINCESS	JAN-MAR'24 MILEAGE REIMB	\$ 22.78
FREMAR CORPORATION	SHREDDED TOPSOIL	\$ 1,102.53
FUTURE PRO INC	REC BASKETBALL HOOP REPAIRS	\$ 212.50
GALLS, LLC	POLICE SUPPLIES/UNIFORMS	\$ 1,246.10
GSI ENGINEERING LLC	53RD STREET IMPROVEMENTS	\$ 6,910.00
HARBOR FREIGHT	WATER SUPPLIES	\$ 685.87
HASTY AWARDS	REC PROGRAM AWARDS	\$ 6.00
HESS, MARTY	YOGA INSTRUCTOR	\$ 120.00
HUSKY LINERS	FLOOR MATS	\$ 300.98
IDEATEK TELECOM	03/24 HOSTED PHONE SERV	\$ 889.81
IMA, INC.	HEALTH BENEFITS ADMIN APR #07	\$ 833.00
IMAGINE IT, INC	COMPUTER SUPPORT SERVICE	\$ 18,980.23
JASONS DELI	SENIOR LUNCH MEETING	\$ 82.97
KANSAS TURNPIKE AUTHORIT	TOLLS	\$ 33.25

KEY EQUIPMENT	VACTOR HYDRAULIC LEAK REPAIR	\$ 1,103.50
KINETIC ENERGY SERVICES	HYDROVAC	\$ 1,720.00
KS ASSOC CHIEFS OF POLICE	MEMBERSHIP DUES	\$ 100.00
KS CHILD CARE TRAINING OP	SDC TRAINING	\$ 16.00
KS DEPT REV:WITHHOLDING T	STATE TAX	\$ 4,930.04
KS DEPT REVENUE:SALES TAX	03/24 SALES TAX	\$ 465.71
KS DEPT TRANSPORTATION	RAIL SPUR LOAN PYMNT #103	\$ 3,877.06
KS PUBLIC EMPL RETIRE SYS	KP&F	\$ 23,749.12
KS SOCIETY PROF ENGINEER	WATER QUALITY SEMINAR REGISTRA	\$ 120.00
KS TREASURER - BOND SVC	BOND PAYMENTS	\$ 11,656.25
KS.GOV PAYMENT	KCJIC CONFERENCE-TRUMBULL	\$ 132.23
LASHER, TY	LKM MILEAGE & LUNCH MEETINGS	\$ 319.47
LEAGUE OF KS MUNICIPALITI	MUNICIPAL FIN & BUDG COURSE	\$ 75.00
LEE REED ENGRAVING, INC	DESK NAME PLATE	\$ 20.94
MAGATHAN, KATE	EMPLOYEE RECOGNITION	\$ 21.98
MARSHALLS	SUPERBOWL CONTEST	\$ 100.98
MCALISTERS DELI	PROFESSIONAL DEVELOPMENT DAY	\$ 529.90
MCCONNELL, CODY	OPIOID AWARENESS KEYCHAINS-REFU	\$ (490.00)
MENARDS	POLICE SUPPLIES	\$ 54.32
MIDWEST GARAGE LLC	GRAPHIC REMOVAL	\$ 250.00
NATIONAL SIGN COMPANY, IN	SIGNS, MATERIALS/SUPPLIES	\$ 957.13
NCSI	COACH BACKGROUND CHECKS	\$ 455.00
ONE SOURCE PRODUCTS	REC AUTO OPERATOR	\$ 3,247.00
PANERA BREAD	MEETING WITH CITY PROSECUTOR	\$ 23.83
PAYLOCITY	FSA EMPLOYEE EXPENSE	\$ 1,994.00
PAYPAL	WICHITA BRANCH OF AMERICAN SOC	\$ 11.00
PEC	2024 ANNUAL BRDG INSP	\$ 4,000.00
PITNEY BOWES	MONTHLY LEASE AGREEMENT	\$ 261.45
PIVOLOCITY	ERP PLANNING PH FEB 1-23	\$ 2,812.50
PREMIER POOLS PLUS	POOL OPENING 2024	\$ 840.00
PUBLIC WORKS & UTILITIES	254,250 GAL:02/05-03/05/24	\$ 1,751.37
QT QUICK TRIP	FUEL	\$ 30.00
SAMS CLUB	PW/CH CLEANING SUPPLIES & EQUIP	\$ 719.60
SCHROCK, MARIA	CONFERENCE-LODGE,MEALS,MILEAGE	\$ 501.07
SIMPLOT PARTNERS	BALL FIELD HERBICIDE	\$ 385.36
SMITH TRAPPER	YOUTH SPORTS OFFICIAL	\$ 110.00
SMITH, BETHANY K	YOUTH SPORTS OFFICIAL	\$ 143.00
SUPERIOR RUBBER STAMP	OFFICE SUPPLIES	\$ 94.90
SURENCY	04/24 VISION INSURANCE	\$ 458.68
TELEDYNE INSTRUMENTS	LIFSTATION SAMPLER TUBING	\$ 427.00
THE HOME DEPOT #2204	PW SHOP SUPPLIES	\$ 482.59
THE PENNANT	MTG ATTEBERRY/SHERIFF EASTER	\$ 22.14
THE WEATHER ROOM	CONFERENCE MEAL-ATTEBERRY	\$ 15.59
THRASHER	OVERPAYMENT FOR PERMITS	\$ 349.00
TRAFFIC CONTROL SERVICES	NEW PD VEH EQUIPMENT	\$ 22,122.65

TREE TOP NURSERY A	CONTRACT MOWING	\$ 567.30
TRIPLETT, WOOLF&GARRETSON	CITY ATTY MATTERS	\$ 4,825.00
TSYS MERCHANT SOLUTIONS	CREDIT CARD PROCESSING FEES	\$ 11,624.28
UNITED INDUSTRIES INC	POOL:CHEMICALS	\$ 31.35
UNITED RENTALS	TRENCH BOX	\$ 9,077.42
UNIVERSITY OF KANSAS	PD TRAINING:	\$ 50.00
USPS	WATER SAMPLES	\$ 35.80
VANTAGEPT TRANSFER AGTS-3	CITY MGR 457	\$ 836.54
VISTAPRINT	BUSINESS CARDS	\$ 212.94
WADE, TERESA	TAEKWONDO INSTRUCTOR	\$ 160.00
WESTERN ASSOCIATES	COUNCIL CLOTHING	\$ 693.89
WILLIAMS, JOY:ATTY AT LAW	PROSECUTOR SVC	\$ 695.50
PAYROLL CHECKS	PAYROLL CHECKS ON 03/27/2024	\$ 85,442.93
	CLAIMS TOTAL	\$ 324,861.28



4-9-24

AFFIDAVIT OF MAILING AND PUBLICATION

I, the undersigned, of lawful age, upon oath or affirmation, hereby declare under the penalties of perjury:

1. I am the duly appointed and acting Clerk of the City of Bel Aire, Kansas, and I was the duly appointed and acting Clerk at all times referred to in this affidavit.

2. On April 4, 2024, I mailed a letter and attached Notice of Public Hearing addressed as follows:

Board of Education
Unified School District No. 375
Butler County, Kansas (Circle)
901 Main; P.O. Box 9
Towanda, Kansas 67144

County Clerk
Board of County Commissioners
Sedgwick County Courthouse
100 N. Broadway Ave., Suite 620
Wichita, Kansas 67202-2206

The foregoing items were mailed by first-class mail with adequate postage. Each envelope was endorsed with the return address of my office. Copies of the letter and notice mailed are attached to this affidavit.

3. Neither package was returned undelivered.

4. The Notice of Public Hearing mailed as stated above was published once in the *The Ark Valley News*, the official City newspaper, on April 4, 2024, which date was at least seven days prior to the date the public hearing was held. A true copy of the affidavit of publication of the Notice of Hearing is attached to this affidavit.

Melissa Krehbiel
Melissa Krehbiel, Clerk

STATE OF KANSAS)
) SS:
COUNTY OF SEDGWICK)

Subscribed and sworn or affirmed before me this 4th day of April, 2024.

[SEAL]



Trish Terhune
Notary Public

My Appointment Expires:
Nov. 5, 2025

Trish Terhune
Typed or Printed Name of Notary Public



April 4, 2024

Board of Education
Unified School District No. 375
Butler County, Kansas (Circle)
901 Main; P.O. Box 9
Towanda, Kansas 67144

County Clerk
Board of County Commissioners
Sedgwick County Courthouse
100 N. Broadway Ave., Suite 620
Wichita, Kansas 67202-2206

Re: Not to Exceed \$105,000,000
City of Bel Aire, Kansas
Taxable Industrial Revenue Bonds
(Aspen Funds LLC)

We have enclosed for your information a Notice of the Public Hearing and Issuance of Industrial Revenue Bonds proposed by the City of Bel Aire, Kansas pursuant to K.S.A. 12-1749c and K.S.A. 12-1749d, as amended.

Very truly yours,

CITY OF BEL AIRE, KANSAS

A handwritten signature in blue ink that reads "Melissa Krehbiel".

Melissa Krehbiel, Clerk

Enclosure



(Published in *The Ark Valley News*, April 4, 2024)

**NOTICE OF PUBLIC HEARING
AND OF
ISSUANCE OF TAXABLE INDUSTRIAL REVENUE BONDS**

Public notice is hereby given that the Governing Body of the City of Bel Aire, Kansas (the “City”), will conduct a public hearing on April 16, 2024 at 7:00 p.m., or as soon thereafter as may be heard, at City Hall, 7651 E. Central Park Avenue, Bel Aire, Kansas 67226 in regard to the issuance by the City of its Taxable Industrial Revenue Bonds (Aspen Funds LLC), in a principal amount not to exceed \$105,000,000 (the “Bonds”) and in regard to an exemption from ad valorem taxation of property acquired, constructed or purchased with the proceeds of such Bonds. The Bonds are proposed to be issued by the City under authority of K.S.A. 12-1740 *et seq.*, as amended, to pay the costs of acquiring land and constructing and equipping approximately five (5) buildings of approximately 912,925 total square feet for use in industrial, manufacturing, warehouse, distribution, flex and/or office purposes, to be located immediately northeast of the intersection of 53rd Street North and Webb Road in the City. The City further intends to lease such facilities to Aspen Funds LLC, a Kansas limited liability company, or a related entity (the “Tenant”). The governing body of the City will not pass an ordinance authorizing the issuance of such revenue bonds until the public hearing has been concluded.

Notice is further given, in accordance with K.S.A. 12-1744e, that the City intends to issue the Bonds and lease the facility to the Tenant as set out above.

A copy of this Notice, together with a copy of the inducement resolution of the City to be considered for adoption on April 16, 2024, indicating the intent of the governing body of the City to issue such Bonds, and a report analyzing the costs and benefits of such property tax exemption, are on file in the office of the Clerk, or will be as soon as completed, and available for public inspection during normal business hours.

All persons having an interest in this matter will be given an opportunity to be heard at the time and place above specified.

Dated: April 2, 2024

CITY OF BEL AIRE, KANSAS

Melissa Krehbiel, Clerk

Affidavit of Publication

STATE OF KANSAS,
SEDGWICK COUNTY, ss.

Bel Aire public notice

(Published in The Ark Valley News April 4, 2024.)

NOTICE OF PUBLIC HEARING AND OF ISSUANCE OF TAXABLE INDUSTRIAL REVENUE BONDS

Public notice is hereby given that the Governing Body of the City of Bel Aire, Kansas (the "City"), will conduct a public hearing on April 16, 2024 at 7:00 p.m., or as soon thereafter as may be heard, at City Hall, 7651 E. Central Park Avenue, Bel Aire, Kansas 67226 in regard to the issuance by the City of its Taxable Industrial Revenue Bonds (Aspen Funds LLC), in a principal amount not to exceed \$105,000,000 (the "Bonds") and in regard to an exemption from ad valorem taxation of property acquired, constructed or purchased with the proceeds of such Bonds. The Bonds are proposed to be issued by the City under authority of K.S.A. 12 1740 et seq., as amended, to pay the costs of acquiring land and constructing and equipping approximately five (5) buildings of approximately 912,925 total square feet for use in industrial, manufacturing, warehouse, distribution, flex and/or office purposes, to be located immediately northeast of the intersection of 53rd Street North and Webb Road in the City. The City further intends to lease such facilities to Aspen Funds LLC, a Kansas limited liability company, or a related entity (the "Tenant"). The governing body of the City will not pass an ordinance authorizing the issuance of such revenue bonds until the public hearing has been concluded.

Notice is further given, in accordance with K.S.A. 12 1744e, that the City intends to issue the Bonds and lease the facility to the Tenant as set out above.

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All persons having an interest in this matter will be given an opportunity to be heard at the time and place above specified.

Dated: April 2, 2024

CITY OF BEL AIRE, KANSAS
Melissa Krehbiel, Clerk

Chris Strunk, being first duly sworn, deposes and says: That he is Publisher of The Ark Valley News, formerly The Valley Center Index, a weekly newspaper printed in the State of Kansas, and published in and of general circulation in Sedgwick County Kansas, with a general paid circulation on a yearly basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is a weekly published at least weekly 50 times a year; has been so published continuously and uninterruptedly in said county and state for a period of more than five years prior to the first publication of said notice; and has been admitted at the post office of Valley Center in said County as second class matter.

That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for 1 consecutive weeks, the first publication thereof being made as aforesaid on the 4th day of April, 2024, with subsequent publications being made on the following dates:

- _____ 2024 _____ 2024
- _____ 2024 _____ 2024
- _____ 2024 _____ 2024

[Signature]

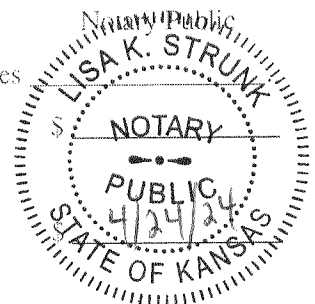
Subscribed and sworn to before me this 4th day of April, 2024.

[Signature]

My commission expires

Additional copies

Printer's fee



RESOLUTION NO. R-24-__

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF BEL AIRE, KANSAS DETERMINING THE ADVISABILITY OF ISSUING TAXABLE INDUSTRIAL REVENUE BONDS TO FINANCE ACQUIRING LAND, AND EQUIPPING AND CONSTRUCTING BUILDINGS FOR USE IN INDUSTRIAL, MANUFACTURING, WAREHOUSE, DISTRIBUTION, FLEX AND/OR OFFICE PURPOSES TO BE LOCATED IMMEDIATELY NORTHEAST OF THE INTERSECTION OF 53RD STREET NORTH AND WEBB ROAD IN THE CITY; AND AUTHORIZING EXECUTION OF RELATED DOCUMENTS

WHEREAS, the City of Bel Aire, Kansas (the “Issuer”) desires to promote, stimulate and develop the general economic welfare and prosperity of the City of Bel Aire, and thereby to further promote, stimulate and develop the general economic welfare and prosperity of the State of Kansas; and

WHEREAS, pursuant to the provisions of the Kansas Economic Development Revenue Bond Act, as amended and codified in K.S.A. 12-1740 *et seq.* (the “Act”), the Issuer is authorized to issue revenue bonds for such purposes, and it is hereby found and determined to be advisable and in the interest and for the welfare of the Issuer and its inhabitants that revenue bonds of the Issuer in a principal amount not to exceed \$105,000,000 be authorized and issued, in one or more series, to provide funds to pay the costs of acquiring land and constructing and equipping approximately five (5) buildings of approximately 912,925 total square feet for use in industrial, manufacturing, warehouse, distribution, flex and/or office purposes, to be located within the corporate limits of the Issuer immediately northeast of the intersection of 53rd Street North and Webb Road (the “Project”), and to be leased by the Issuer to Aspen Funds LLC, a Kansas limited liability company, or another legal entity to be formed by the principals of Aspen Funds LLC (the “Tenant”).

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

Section 1. **Public Purpose.** The Governing Body of the Issuer hereby finds and determines that the Project will promote, stimulate and develop the general economic welfare and prosperity of the Issuer, and thereby further promote, stimulate and develop the general economic welfare and prosperity of the State of Kansas.

Section 2. **Authorization to Acquire Project; Intent to Issue Bonds.** The Issuer is hereby authorized to proceed with the Project and to issue its revenue bonds, in one or more series, in a principal amount not to exceed \$105,000,000 (the “Bonds”) to pay the costs thereof, subject to satisfaction of the conditions of issuance set forth herein.

Section 3. **Conditions to Issuance of Bonds.** The issuance of the Bonds is subject to: (a) the passage of an ordinance authorizing the issuance of the Bonds; (b) the successful negotiation of a Bond Agreement or Trust Indenture, Site Lease, Project Lease or other legal documents necessary to accomplish the issuance of the Bonds, the terms of which shall be in compliance with the Act and mutually satisfactory to the Issuer and the Tenant; (c) the successful negotiation and sale of the Bonds to a purchaser or purchasers (the “Purchaser”), which sale shall be the responsibility of the Tenant and not the Issuer; (d) the receipt of the approving legal opinion of Gilmore & Bell, P.C. (“Bond Counsel”) in a form acceptable to the Issuer, the Tenant and the Purchaser; (e) the obtaining of all necessary governmental approvals to the issuance of the Bonds; (f) the commitment to and payment by the Tenant or Purchaser of all expenses relating to the issuance of the Bonds, including, but not limited to: (i) expenses of the Issuer and the City Attorney; (ii) any underwriting or placement fees and expenses; (iii) all legal fees and expenses of Bond

Counsel; and (iv) all recording and filing fees, including fees of the Kansas Board of Tax Appeals; and (g) the execution and delivery by the Tenant of an agreement for payment in lieu of taxes.

Section 4. Property Tax Exemption and Payment in Lieu of Taxes. The Issuer hereby determines that pursuant to the provisions of K.S.A. 79-201a *Twenty-Fourth*, the Project, and each portion thereof, if financed by a separate series of Bonds, to the extent purchased or constructed with the proceeds of Bonds, should be exempt from payment of ad valorem property taxes for ten years commencing with the year following the year in which the applicable series of Bonds are issued, provided proper application is made therefor with respect to each series of Bonds; and further provided no exemption may be granted from the ad valorem property tax levied: (a) by a school district pursuant to the provisions of K.S.A. 72-53,113, and amendments thereto; and (b) for the uses restricted pursuant to the provisions of K.S.A. 79-201a, *Second* and *Twenty-Fourth*. In making such determination, the Governing Body of the Issuer has conducted the public hearing and reviewed the analysis of costs and benefits of such exemption required by K.S.A. 12-1749d. The Tenant is responsible for preparing such applications and providing the same to the Issuer for its review and submission to the State Board of Tax Appeals. The tax exemption approved hereby is subject to the execution and delivery by the Tenant of a separate agreement for payment in lieu of taxes for each portion of the Project financed by a separate series of Bonds, which agreements will provide for no payment in lieu of taxes for the first five calendar years following the issuance of each series of Bonds, and a 25% payment in lieu of taxes for the sixth through tenth calendar years following the issuance of each series of Bonds.

Section 5. Sales Tax Exemption. The Governing Body hereby determines that pursuant to the provisions of K.S.A. 79-3601 *et seq.* (the “Sales Tax Act”), particularly 79-3606(b) and (d) and other applicable laws, sales of tangible personal property or services purchased in connection with the Project, or each portion thereof, financed with proceeds of Bonds are entitled to exemption from the tax imposed by the Sales Tax Act; provided proper application is made therefor. In the event that the Bonds are not issued for any reason, the Tenant will not be entitled to a sales tax exemption under the terms of the Sales Tax Act and will remit to the State Department of Revenue all sales taxes that were not paid due to reliance on the sales tax exemption certificate granted hereunder.

Section 6. Reliance by Tenant; Limited Liability of Issuer. It is contemplated that in order to expedite acquisition of the Project and realization of the benefits to be derived thereby, the Tenant may incur temporary indebtedness or expend its own funds to pay costs of the Project prior to the issuance of Bonds. Proceeds of Bonds may be used to reimburse the Tenant for such expenditures. The Bonds herein authorized and all interest thereon shall be paid solely from the revenues to be received by the Issuer from the Project and not from any other fund or source. The Issuer shall not be obligated on such Bonds in any way, except as herein set out. In the event that the Bonds are not issued, the Issuer shall have no liability to the Tenant.

Section 7. Further Action. The Clerk is hereby authorized to deliver an executed copy of this Resolution to the Tenant. The Mayor, Clerk, City Manager and other officials and employees of the Issuer, including the Issuer’s counsel and Bond Counsel, are hereby further authorized and directed to take such other actions as may be appropriate or desirable to accomplish the purposes of this Resolution, including, but not limited to: (a) cooperation with the Tenant in filing an application for a sales tax exemption certificate with the Kansas Department of Revenue with respect to Bond-financed property; and (b) execution on behalf of the Issuer of the information statement regarding the proposed issuance of the Bonds to be filed with the State Board of Tax Appeals pursuant to the Act.

Section 8. Effective Date. This resolution shall become effective upon adoption by the Governing Body and shall remain in effect until December 31, 2034, unless extended by affirmative vote of a majority of the Governing Body.

ADOPTED by the Governing Body of the City of Bel Aire, Kansas on April 16, 2024.

[SEAL]

Mayor

Attest:

Clerk

CERTIFICATE

I hereby certify that the above and foregoing is a true and correct copy of the Resolution of the Issuer adopted by the Governing Body on April 16, 2024, as the same appears of record in my office.

DATED: April 16, 2024.

Clerk

Gilmore & Bell, P.C.
3/26/2024

**EXCERPT OF MINUTES OF A MEETING
OF THE GOVERNING BODY OF
THE CITY OF BEL AIRE, KANSAS
HELD ON APRIL 16, 2024**

The Governing Body met in regular session at the usual meeting place in the City on April 16, 2024, 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)

Among other business, in accordance with a notice published on April 4, 2024, in the *The Ark Valley News*, a public hearing was held by the Governing Body relating to the proposed issuance of Taxable Industrial Revenue Bonds (Aspen Funds LLC) in a principal amount not to exceed \$105,000,000 (the "Bonds") and regarding an exemption from ad valorem taxation of property constructed or purchased with the proceeds of such Bonds. All interested persons were afforded an opportunity to present their views on the issuance of the Bonds, the location and nature of the Project to be financed with the proceeds of the Bonds and the exemption from ad valorem taxation. Thereupon, the public hearing was closed.

Thereupon, there was presented a Resolution entitled:

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF BEL AIRE, KANSAS DETERMINING THE ADVISABILITY OF ISSUING TAXABLE INDUSTRIAL REVENUE BONDS TO FINANCE ACQUIRING LAND, AND EQUIPPING AND CONSTRUCTING BUILDINGS FOR USE IN INDUSTRIAL, MANUFACTURING, WAREHOUSE, DISTRIBUTION, FLEX AND/OR OFFICE PURPOSES TO BE LOCATED IMMEDIATELY NORTHEAST OF THE INTERSECTION OF 53RD STREET NORTH AND WEBB ROAD IN THE CITY; AND AUTHORIZING EXECUTION OF RELATED DOCUMENTS

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

Aye: _____.

Nay: _____.

Thereupon, the Mayor declared the Resolution duly adopted and the Resolution was then duly numbered Resolution No. R-24-[__] and was signed by the Mayor and attested by the Clerk.

(Other Proceedings)

On motion duly made, seconded and carried, the meeting hereupon 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

City of Bel Aire, Kansas

STAFF REPORT



DATE: April 5, 2024

TO: Ted Henry, City Manager

FROM: Anne Stephens, PE, City Engineer

RE: Cozy Drive Paving Bids

BACKGROUND:

The residents on Cozy Drive signed a petition to pave their street. The City hired Garver to design the paving improvements to Cozy Drive.

DISCUSSION:

Bids were accepted on April 3rd for the project. Three contractors responded to the solicitation. The base bid for the project includes asphalt paving. Alternate 1 includes regrading and clearing out the ditch shown in blue. This is City right-of-way, so technically, the City should be maintaining it. Alternate 1 substitutes concrete paving for asphalt.



	Engineer's Estimate	APAC	Kansas Paving	Pearson
Base Bid	\$353,073.00	\$516,245.76	\$433,203.60	\$341,344.00
Alt 1 – Ditch Regrading	\$35,568.75	\$36,857.80	\$40,129.30	\$16,641.50
Base Bid + Alt 1	\$388,641.75	\$553,103.56	\$473,332.90	\$357,985.50
Alt 2 – Concrete	\$16,484.00	\$61,152.00	\$45,864.00	\$28,224.00
Base Bid + Alt 2	\$369,568.00	\$577,397.76	\$479,067.60	\$369,568.00
Base Bid + Alt 1 and Alt 2	\$405,105.75	\$614,255.56	\$519,196.90	\$386,209.50

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

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

RECOMENDATION: The original petition estimate for this project (Base Bid only) was \$451,390.00. There is a 7.94% difference between the bids for asphalt and concrete paving. Staff recommends that the City Council accept the bid from Pearson Construction. A spreadsheet is attached showing the revised petition costs for this work. Ken Lee from Garver will be present at the meeting to answer any questions.

Cozy Drive Paving Improvements
 Bel Aire, Kansas
 April 3rd, 2024

Low Bid

Bid Item	Quantity	Unit	Petition Construction Cost Estimate	Engineers Estimate		Pearson Construction, LLC		Conspic Inc. DBA Kansas Paving		APAC-Kansas, Inc., Shears Division		
				Extension	Total	Extension	Total	Extension	Total	Extension	Total	
1 Mobilization	1	LS		\$ 10,000.00	\$ 10,000.00	\$ 15,000.00	\$ 15,000.00	\$ 5,000.00	\$ 5,000.00	\$ 50,000.00	\$ 50,000.00	
2 Site Clearing	1	LS		\$ 35,000.00	\$ 35,000.00	\$ 4,500.00	\$ 4,500.00	\$ 46,900.00	\$ 46,900.00	\$ 15,000.00	\$ 15,000.00	
3 Site Restoration	1	LS		\$ 5,000.00	\$ 5,000.00	\$ 6,000.00	\$ 6,000.00	\$ 10,000.00	\$ 10,000.00	\$ 5,000.00	\$ 5,000.00	
4 Excavation	1975	CY		\$ 8.00	\$ 15,800.00	\$ 13.50	\$ 26,662.50	\$ 22.00	\$ 43,450.00	\$ 33.00	\$ 65,175.00	
5 Fill, Compacted (95% Density)	450	CY		\$ 5.00	\$ 2,250.00	\$ 1.00	\$ 450.00	\$ 2.00	\$ 900.00	\$ 6.00	\$ 2,700.00	
6 AC Pavement 7" (5" Bit Base)	2352	SY		\$ 28.00	\$ 65,856.00	\$ 32.00	\$ 75,264.00	\$ 31.00	\$ 72,912.00	\$ 37.00	\$ 87,024.00	
7 Concrete Driveway (6" Reinforced)	443	SY		\$ 50.00	\$ 22,150.00	\$ 66.50	\$ 29,459.50	\$ 60.00	\$ 26,580.00	\$ 85.00	\$ 37,655.00	
8 Crushed Rock Base 5", Reinforced	3027	SY		\$ 12.00	\$ 36,324.00	\$ 8.00	\$ 24,216.00	\$ 10.00	\$ 30,270.00	\$ 15.00	\$ 45,405.00	
9 Subgrade Manipulation	3027	SY		\$ 2.00	\$ 6,054.00	\$ 1.00	\$ 3,027.00	\$ 5.00	\$ 15,135.00	\$ 4.00	\$ 12,108.00	
10 Concrete C & G, Type 2 (3-5/8" RL & 1-1/2"	1665	LF		\$ 11.00	\$ 18,315.00	\$ 15.00	\$ 24,975.00	\$ 16.00	\$ 26,640.00	\$ 18.00	\$ 29,970.00	
11 Concrete Header	60	LF		\$ 12.00	\$ 720.00	\$ 21.50	\$ 1,290.00	\$ 75.00	\$ 4,500.00	\$ 40.00	\$ 2,400.00	
12 Remove Existing Driveway Culverts	258	LF		\$ 10.00	\$ 2,580.00	\$ 10.50	\$ 2,709.00	\$ 42.00	\$ 10,836.00	\$ 17.89	\$ 4,615.62	
13 Remove Existing Cross-Road Culverts	84	LF		\$ 15.00	\$ 1,260.00	\$ 11.00	\$ 924.00	\$ 48.00	\$ 4,032.00	\$ 26.00	\$ 2,184.00	
14 Trench Drain and Grate	38	LF		\$ 200.00	\$ 7,600.00	\$ 850.00	\$ 32,300.00	\$ 630.00	\$ 23,940.00	\$ 755.00	\$ 28,690.00	
15 Concrete Flume/Inlet Hookup	2	EA		\$ 750.00	\$ 1,500.00	\$ 915.00	\$ 1,830.00	\$ 750.00	\$ 1,500.00	\$ 1,000.00	\$ 2,000.00	
16 38"X24" RCP	156	LF		\$ 225.00	\$ 35,100.00	\$ 170.00	\$ 26,520.00	\$ 255.00	\$ 39,780.00	\$ 180.00	\$ 28,080.00	
17 15" RCP	185	LF		\$ 75.00	\$ 13,875.00	\$ 73.00	\$ 13,505.00	\$ 81.00	\$ 14,985.00	\$ 84.00	\$ 15,540.00	
18 4'X4' Drop Inlet (Special)	2	EA		\$ 4,500.00	\$ 9,000.00	\$ 4,500.00	\$ 9,000.00	\$ 7,200.00	\$ 14,400.00	\$ 6,900.00	\$ 13,800.00	
19 Light Stone Rip Rap	99	SY		\$ 100.00	\$ 9,900.00	\$ 90.00	\$ 8,910.00	\$ 92.00	\$ 9,108.00	\$ 105.00	\$ 10,395.00	
20 Project Signing	1	LS		\$ 1,000.00	\$ 1,000.00	\$ 1,750.00	\$ 1,750.00	\$ 1,750.00	\$ 1,750.00	\$ 1,750.00	\$ 1,750.00	
21 Project Construction Traffic Control	1	LS		\$ 8,500.00	\$ 8,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,000.00	\$ 2,000.00	\$ 20,000.00	\$ 20,000.00	
22 Remove & Reset Mailbox	8	EA		\$ 1,000.00	\$ 8,000.00	\$ 300.00	\$ 2,400.00	\$ 100.00	\$ 800.00	\$ 275.00	\$ 2,200.00	
23 Fire Hydrant Relocation	1	EA		\$ 9,500.00	\$ 9,500.00	\$ 10,565.00	\$ 10,565.00	\$ 10,500.00	\$ 10,500.00	\$ 13,600.00	\$ 13,600.00	
24 Seeding	1	LS		\$ 8,500.00	\$ 8,500.00	\$ 4,975.00	\$ 4,975.00	\$ 4,250.00	\$ 4,250.00	\$ 4,975.00	\$ 4,975.00	
25 Erosion Control BMP - Curlex Blanket	1326	SY		\$ 1.50	\$ 1,989.00	\$ 2.00	\$ 2,652.00	\$ 0.10	\$ 132.60	\$ 1.89	\$ 2,506.14	
26 Erosion Control BMP - Inlet Protection	2	EA		\$ 250.00	\$ 500.00	\$ 130.00	\$ 260.00	\$ 1.00	\$ 2.00	\$ 130.00	\$ 260.00	
27 Erosion Control BMP - Construction Entranc	1	LS		\$ 1,000.00	\$ 1,000.00	\$ 1,200.00	\$ 1,200.00	\$ 1.00	\$ 1.00	\$ 1,763.00	\$ 1,763.00	
28 Contractor Provided Testing	1	LS		\$ 5,000.00	\$ 3,000.00	\$ 3,550.00	\$ 3,550.00	\$ 4,500.00	\$ 4,500.00	\$ 6,500.00	\$ 6,500.00	
29 Contractor Provided Staking	1	LS		\$ 12,800.00	\$ 12,800.00	\$ 4,950.00	\$ 4,950.00	\$ 4,200.00	\$ 4,200.00	\$ 4,950.00	\$ 4,950.00	
			Petition Construction		\$320,615.00							
					Total Base Bid	\$353,073.00	Base Bid Total	\$ 341,344.00	Base Bid Total	\$ 429,003.60	Base Bid Total	\$ 516,245.76
			Petition Construction + contingencies		\$352,676.50							
			Add/Alternate #1 - Ditch Regrading									
30 Site Clearing For Ditch grading	1	LS		\$30,000.00	\$30,000.00	\$ 11,500.00	\$ 11,500.00	\$ 31,100.00	\$ 31,100.00	\$ 25,000.00	\$ 25,000.00	
31 Ditch Grading	257	LF		\$20.00	\$5,140.00	\$ 14.00	\$ 3,598.00	\$ 35.00	\$ 8,995.00	\$ 40.00	\$ 10,280.00	
32 Erosion Control BMP - Curlex Blanket	343	SY		\$1.25	\$428.75	\$ 4.50	\$ 1,543.50	\$ 0.10	\$ 34.30	\$ 4.60	\$ 1,577.80	
			N/A		Add/Alternate #1 Total	\$35,568.75	Add/Alt #1 Total	\$16,641.50	Add/Alt #1 Total	\$40,129.30	Add/Alt #1 Total	\$36,857.80
					Base Bid + Add/Alternate #1 Total	\$388,641.75	Base Bid + Add/Alt #1 Total	\$357,985.50	Base Bid + Add/Alt #1 Total	\$469,132.90	Base Bid + Add/Alt #1 Total	\$553,103.56
			Add/Alternate #2 - Concrete Pavement									
33 Deduct AC Pavement	2,352	SY		-\$28.00	-\$65,856.00	\$ (32.00)	\$ (75,264.00)	\$ (31.00)	\$ (72,912.00)	\$ (37.00)	\$ (87,024.00)	
34 Add Concrete Pavement	2,352	SY		\$35.00	\$82,320.00	\$ 44.00	\$ 103,488.00	\$ 50.50	\$ 118,776.00	\$ 63.00	\$ 148,176.00	
					Add/Alternate #2 Total	\$16,464.00	Add/Alt #2 Total	\$28,224.00	Add/Alt #2 Total	\$45,864.00	Add/Alt #2 Total	\$61,152.00
					Base Bid + Add/Alternate #2 Total	\$369,537.00	Add/Alternate #2 Total	\$369,568.00	Add/Alternate #2 Total	\$474,867.60	Add/Alternate #2 Total	\$577,397.76
					Base Bid + Add/Alternate #1 + Add/Alternate #2 Total	\$405,105.75	Add/Alternate #1 + Add/Alternate #2	\$386,209.50	Add/Alternate #1 + Add/Alternate #2	\$514,996.90	Add/Alternate #1 + Add/Alternate #2	\$614,255.56

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:

Cozy Homes Addition

Lots 1 – 9

M. K. Mosteller Addition

Lot 1, Block A

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 **COZY DRIVE** from the north line of 37th Street North to and including cul-de-sac.

That said pavement on Summerside Place and Toben Drive between aforesaid limits be constructed for a width of twenty-six (26) 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-one (31) 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.

- (b) That the estimated and probable cost of the foregoing improvement being Four Hundred Sixty-Five Thousand Dollars (\$465,000), 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 May 1, 2022.
- (b) That the estimated and probable cost of the foregoing improvement being Four Hundred Sixty-Five Thousand Dollars (\$465,000), with the cost to be payable by the improvement district as outlined below. Said estimated cost as above set forth may be increased to include temporary interest or finance costs incurred during the course of design and construction of the project, and also may be increased at the pro rata of 1 percent per month from and after July 1, 2022.

- (c) The City of Bel Aire, Kansas will pay \$105,000 of the cost of drainage improvements. The land or area above described shall be constituted as an improvement district against which shall be assessed the remainder 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:

Cozy Homes Addition

Lots 1 – 9

M. K. Mosteller Addition

Lot 1, Block A

Lots 1-9 Cozy Homes Addition shall each pay 1/11 of the total cost of the improvements. Lot 1, Block A, M.K. Mosteller Addition shall pay 2/11 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.

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.

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


(SEE INDIVIDUAL SIGNATURE SHEETS ATTACHED)

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

LEGAL DESCRIPTION	SIGNATURE	DATE
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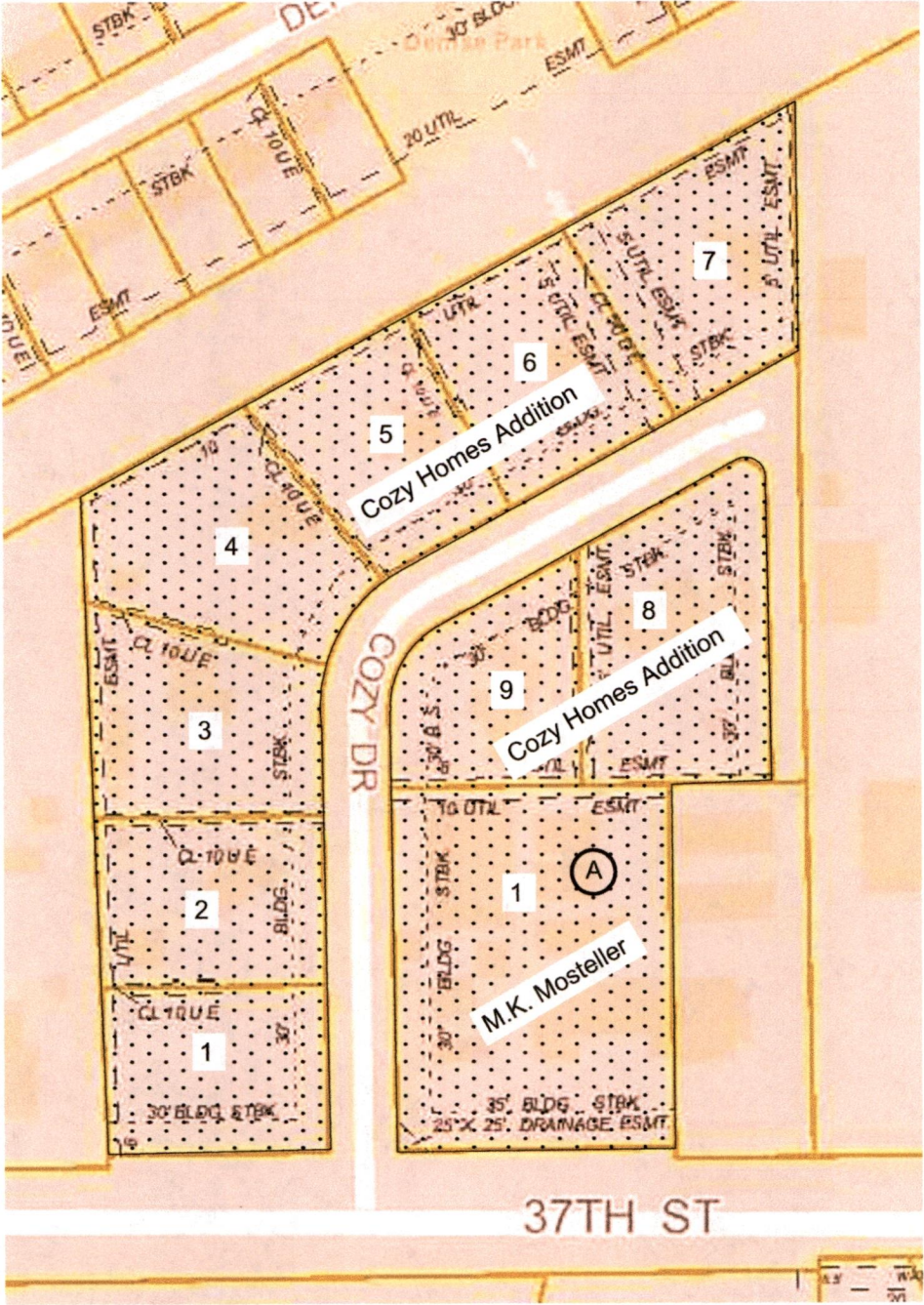
Lot 8 Cozy Homes Addition
3910 N. Cozy Drive

By:  01-03-2023
Jeffrey R. Brown

By:  01-03-2023
Melette L. Brown

FILED
JAN 03 2022
City Clerk

Cozy Drive Paving Petition Exhibit



BENEFIT DISTRICT

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1995 Midfield Road
Wichita, KS 67209
(316) 264-8008

COZY DRIVE PAVING
PETITION EXHIBIT

FIGURE NUMBER

FIGURE NUMBER
SHEET NUMBER
31

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:

Cozy Homes Addition

Lots 1 – 9

M. K. Mosteller Addition

Lot 1, Block A

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 **COZY DRIVE** from the north line of 37th Street North to and including cul-de-sac.

That said pavement on Summerside Place and Toben Drive between aforesaid limits be constructed for a width of twenty-six (26) 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-one (31) 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.
- (b) That the estimated and probable cost of the foregoing improvement being Four Hundred Sixty-Five Thousand Dollars (\$465,000), 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 May 1, 2022.
- (b) That the estimated and probable cost of the foregoing improvement being Four Hundred Sixty-Five Thousand Dollars (\$465,000), with the cost to be payable by the improvement district as outlined below. Said estimated cost as above set forth may be increased to include temporary interest or finance costs incurred during the course of design and construction of the project, and also may be increased at the pro rata of 1 percent per month from and after July 1, 2022.

- (c) The City of Bel Aire, Kansas will pay \$105,000 of the cost of drainage improvements. The land or area above described shall be constituted as an improvement district against which shall be assessed the remainder 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:

Cozy Homes Addition

Lots 1 – 9

M. K. Mosteller Addition

Lot 1, Block A

Lots 1-9 Cozy Homes Addition shall each pay 1/11 of the total cost of the improvements. Lot 1, Block A, M.K. Mosteller Addition shall pay 2/11 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.

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.

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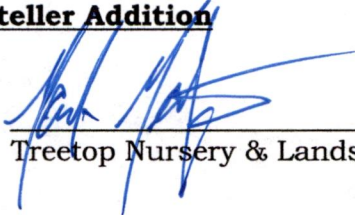
WITNESS our signatures attached with respect to each of which is indicated the property owned and the date of signing.

(SEE INDIVIDUAL SIGNATURE SHEETS ATTACHED)

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

LEGAL DESCRIPTION	SIGNATURE	DATE
-------------------	-----------	------

Lot 1, Block A M.K. Mosteller Addition
5910 E. 37th St N

By: 
Treetop Nursery & Landscape Inc.

1/3/2023

FILED
JAN 03 2022
City Clerk

Cozy Drive Curb & Gutter Estimate (Updated with bids)				
April 10, 2024				
Bid Item Description	Quantity	Um	Unit Price	Extension
Mobilization	1	LS	25,000.00	25,000.00
Site Clearing	1	LS	20,000.00	20,000.00
Site Restoration	1	LS	5,000.00	5,000.00
Excavation	3,500	cy	15.00	52,500.00
Compacted Fill (95% Density)	1,200	cy	5.00	6,000.00
Remove Existing Gravel Driveway	460	sy	10.00	4,600.00
Remove Existing Concrete Driveway	30	sy	35.00	1,050.00
AC Pavement 7" (5" Bit. Base) (BM-2)	2,390	sy	25.00	59,750.00
Crushed Rock Base 5", Reinforced	3,065	sy	9.00	27,585.00
Curb & Gutter	1,738	lf	10.00	17,380.00
Driveway Concrete Pavement (8") (Reinforced)(AE)	490	sy	45.00	22,050.00
Pipe, SWS 36" RCP	240	lf	110.00	26,400.00
Pipe, SWS 18" RCP	40	lf	70.00	2,800.00
Type 1A Inlet, 10"x3	3	ea	7,500.00	22,500.00
Convert existing inlet	1	ea	7,000.00	7,000.00
Remove Existing Culverts (12 total)	300	lf	15.00	4,500.00
Signing	1	LS	1,000.00	1,000.00
Traffic Control	1	LS	5,000.00	5,000.00
Seeding, Permanent	1	LS	5,000.00	5,000.00
BMP, Temporary Seeding	1	LS	2,500.00	2,500.00
BMP, Erosion Control Blanket	1,600	sy	1.25	2,000.00
BMP, Construction Entrance	1	ea	1,000.00	1,000.00
			Construction Subtotal	320,615.00
			Contingencies (10%)	\$32,062
			Utility Relocation & Easement/ROW Acquisition (10%)	\$32,062
			Eng., Staking, Insp (25%)	\$80,154
			Total Cost	\$464,892

\$341,344.00 Pearson Base Bid
 \$67,330.00 Engineering & Inspection
 \$408,674.00

Previously Estimated cost for Drainage Improvements (Ditch & Culverts) (To Be Paid by City At Large)	\$105,000.00	
Net Cost	\$359,891.75	
Subsidized Cost per share (City pays \$105k)	\$32,717.43	
Cost per month	\$173.37	

\$105,000.00
 \$303,674.00 Net cost to residents

 \$27,606.73
 \$167.29 Updated monthly estimate per share **

\$357,986.00 Pearson Base Bid + Add/Alt 1
 \$67,330.00 Engineering & Inspection
 \$425,316.00 Project Total w/ add/alt 1
 \$110,000.00 City cost/share
 \$315,316.00 Net cost to residents
 \$28,665.09 Cost per share
 \$173.70 Updated monthly estimate per share **

\$369,568.00 Pearson Base Bid + Add/Alt 2
 \$67,330.00 Engineering & Inspection
 \$436,898.00 Project Total w/ add/alt 2
 \$122,000.00 City cost/share
 \$314,898.00 Net cost to residents
 \$28,627.09 cost per share
 \$173.47 Updated monthly estimate per share **

\$386,210.00 Pearson Base Bid + Add/Alt 1 + Add/Alt
 \$67,330.00 Engineering & Inspection
 \$453,540.00 Project Total w/ add/alt 1 + add/alt 2
 \$139,000.00 City cost/share
 \$314,540.00 Net cost to residents
 \$28,594.55 cost per share
 \$173.28 Updated monthly estimate per share **

**interest rate was changed to 4% for new estimate

City of Bel Aire, Kansas

STAFF REPORT



DATE: April 10, 2024

TO: Ted Henry, City Manager

FROM: Anne Stephens, PE, City Engineer

RE: Parkwood/40th Paving Bids

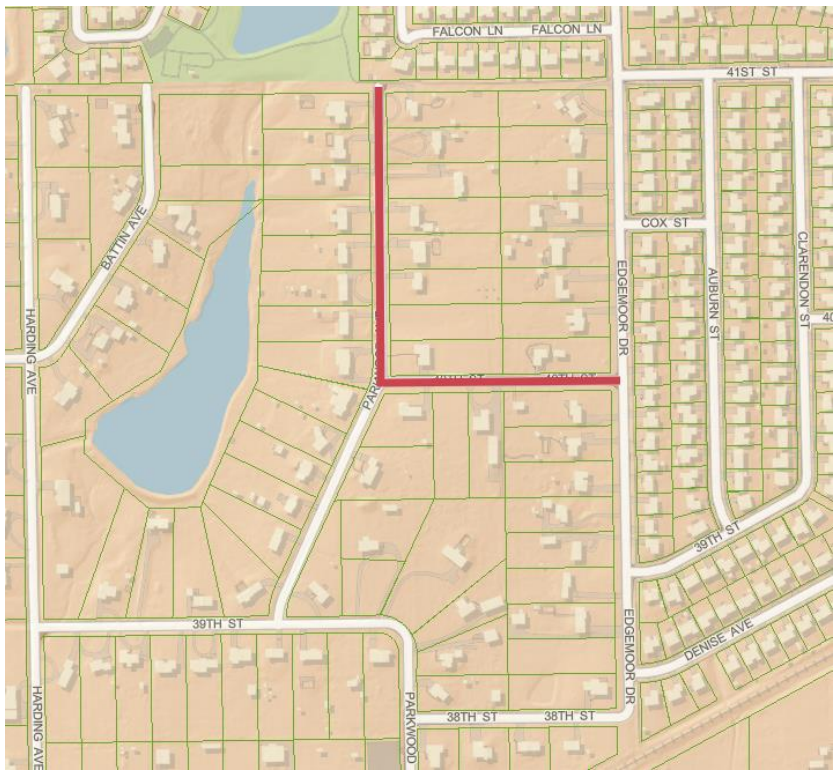
BACKGROUND:

The residents on Parkwood and 40th in Aurora Park signed a petition to pave their street. The City hired Garver to design the paving improvements to Parkwood and 40th in Aurora Park.

DISCUSSION:

Bids were accepted on April 3rd for the project. Three contractors responded to the solicitation. The base bid for the project includes asphalt paving with concrete paving at the intersection of 40th and Parkwood. Alternate 1 converts the concrete paving in the intersection of 40th and Parkwood to asphalt paving. Alternate 2 includes the regarding of ditches throughout the Aurora Park neighborhood and Alternate 3 includes concrete paving for the entire project.

	Engineer’s Estimate	APAC	Kansas Paving	Pearson
Base Bid	\$519,098.50	\$927,791.00	\$717,257.00	\$786,926.50
Alt 1 – 40 th and Parkwood Intersection Pvmt	(\$5,200.00)	(\$5,980.00)	(\$5,720.00)	(\$9,100.00)
Base Bid + Alt 1	\$513,898.50	\$921,811.00	\$711,537.00	\$777,826.50
Alt 2 – Ditch Improvements	\$101,355.00	\$255,702.00	\$173,577.00	\$359,352.00
Base Bid + Alt 2	\$620,453.50	\$1,183,493.00	\$890,834.00	\$1,124,464.50
Base Bid + Alt 1 and Alt 2	\$615,253.50	\$1,177,513.00	\$885,114.00	\$1,115,364.50
Alt 3 – Concrete	\$128,340.00	\$147,591.00	\$102,672.00	\$147,591.00
Base Bid + Alt 3	\$647,438.50	\$1,075,382.00	\$819,929.00	\$934,517.50
Base Bid + Alt 1 + Alt 2 + Alt 3	\$743,593.50	\$1,325,104.00	\$987,786.00	\$1,262,955.50



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

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

RECOMMENDATION: The original petition estimate for this project, which included the Base Bid only, was \$451,390.00. Since the bids are significantly over the original petition costs, staff will present options for moving forward. A spreadsheet is attached showing the revised petition costs for this work. Ken Lee from Garver will be present at the meeting to answer any questions.

Aurora Park Asphalt Mat Pavment								
November 1, 2022								
Bid Item Description	Quantity	Um	Unit Price	Extension				
Mobilization	1	LS	20,000.00	20,000.00				
Site Clearing	1	LS	42,000.00	42,000.00				
Site Restoration	1	LS	5,000.00	5,000.00				
Excavation	5,950	cy	8.00	47,600.00				
Compacted Fill (95% Density)	4,250	cy	5.00	21,250.00				
Remove & Replace Existing AC Driveway	650	sy	40.00	26,000.00				
AC Pavement 7" (5" Bit. Base) (BM-2) (26' width)	5,790	sy	25.00	144,750.00				
Crushed Rock Base 5", Reinforced	6,150	sy	9.00	55,350.00				
Pipe, SWS 24", RCP	75	lf	100.00	7,500.00				
Remove & Reset Existing Culverts (16 total)	480	lf	50.00	24,000.00				
Remove & Replace Existing Culverts (3 total)	90	lf	100.00	9,000.00	Engineering	36,111.20		
Place New Culverts (8 total)	240	lf	75.00	18,000.00	Staking	18,055.60		
Rip-Rap, Light Stone	20	sy	75.00	1,500.00	Inspection	58,680.70		
Signing	1	LS	3,000.00	3,000.00		112,847.50		
Traffic Control	1	LS	10,000.00	10,000.00				
Seeding, Permanent	1	LS	7,500.00	7,500.00				
BMP, Temporary Seeding	1	LS	2,500.00	2,500.00				
BMP, Erosion Control Blanket	3,552	sy	1.25	4,440.00				
BMP, Construction Entrance	2	ea	1,000.00	2,000.00				
					City original contribution + 100% of overage			
					1	3	1 & 3	
Construction Subtotal				451,390.00	Actual Bid 4/3/24	Actual Bid 4/3/24	Actual Bid 4/3/24	Actual Bid 4/3/24
					717,257.00	711,537.00	819,929.00	814,209.00
Contingencies (15%)				\$67,709				
Utility Relocation & Easement/ROW Acquisition (10%)				\$45,139	10,000.00	10,000.00	10,000.00	10,000.00
Eng., Staking, Insp (25%)				\$112,848	94,750.00	94,750.00	94,750.00	94,750.00
Total Cost				\$677,085	822,007.00	816,287.00	924,679.00	918,959.00
City Contribution				\$96,000	290,000.00	284,000.00	393,000.00	387,000.00
Net Cost to Benefit District				\$581,085	532,007.00	532,287.00	531,679.00	531,959.00
Full Cost / Lot (22 shares)				\$26,412.95	24,182.14	24,194.86	24,167.23	24,179.95
Cost per month				\$146.49	\$146.54	\$146.62	\$146.45	\$146.53

City original contribution + 75% of overage				
	1	3	1 & 3	
Actual Bid 4/3/24	Actual Bid 4/3/24	Actual Bid 4/3/24	Actual Bid 4/3/24	
717,257.00	711,537.00	819,929.00	814,209.00	
10,000.00	10,000.00	10,000.00	10,000.00	
94,750.00	94,750.00	94,750.00	94,750.00	
822,007.00	816,287.00	924,679.00	918,959.00	
241,500.00	237,000.00	318,750.00	314,250.00	
580,507.00	579,287.00	605,929.00	604,709.00	
26,386.68	26,331.23	27,542.23	27,486.77	
\$159.90	\$159.56	\$166.90	\$166.56	

City original contribution + 50% of overage				
	1	3	1 & 3	
Actual Bid 4/3/24	Actual Bid 4/3/24	Actual Bid 4/3/24	Actual Bid 4/3/24	
717,257.00	711,537.00	819,929.00	814,209.00	
10,000.00	10,000.00	10,000.00	10,000.00	
94,750.00	94,750.00	94,750.00	94,750.00	
822,007.00	816,287.00	924,679.00	918,959.00	
193,000.00	190,000.00	244,500.00	241,500.00	
629,007.00	626,287.00	680,179.00	677,459.00	
28,591.23	28,467.59	30,917.23	30,793.59	
\$173.26	\$172.51	\$187.35	\$186.60	

City original contribution + 25% of overage				
	1	3	1 & 3	
Actual Bid 4/3/24	Actual Bid 4/3/24	Actual Bid 4/3/24	Actual Bid 4/3/24	
717,257.00	711,537.00	819,929.00	814,209.00	
10,000.00	10,000.00	10,000.00	10,000.00	
94,750.00	94,750.00	94,750.00	94,750.00	
822,007.00	816,287.00	924,679.00	918,959.00	
144,500.00	143,000.00	170,250.00	168,750.00	
677,507.00	673,287.00	754,429.00	750,209.00	
30,795.77	30,603.95	34,292.23	34,100.41	
\$186.62	\$185.45	\$207.80	\$206.64	

City original contribution + 0% of overage				
	1	3	1 & 3	
Actual Bid 4/3/24	Actual Bid 4/3/24	Actual Bid 4/3/24	Actual Bid 4/3/24	
717,257.00	711,537.00	819,929.00	814,209.00	
10,000.00	10,000.00	10,000.00	10,000.00	
94,750.00	94,750.00	94,750.00	94,750.00	
822,007.00	816,287.00	924,679.00	918,959.00	
96,000.00	96,000.00	96,000.00	96,000.00	
726,007.00	720,287.00	828,679.00	822,959.00	
33,000.32	32,740.32	37,667.23	37,407.23	
\$199.98	\$198.40	\$228.26	\$226.68	

January 6, 2023

Dear Aurora Park Property Owner,

As you are aware, Garver Engineering was hired to complete a drainage study to determine what needs done to improve drainage and repair the ditches in your neighborhood. That led to Council requesting cost estimates to repair the ditches and pave the streets. This permanently solves all the issues of dust, road maintenance, gravel and drainage for your area.

The City Council prefers landowners to petition, or request, for the street improvements to be installed. This is done through the petition process. You may remember a petition was circulated to the lot owners in Aurora Park last fall. In order for the project to move forward, 51% of the property owners needed to sign and return the petition. That number was not reached over the entire subdivision. As a result, Council chose not to move forward with improvements in Aurora Park. However, a majority of property owners north of 40th on Parkwood and along 40th did sign the petition.

Last month, I was approached by Gary Swift, a homeowner in Aurora Park who resides along north Parkwood, about a new benefit district that would pave 40th street from Edgemoor to Parkwood and north on Parkwood from 40th to the dead end. Enclosed is the benefit district with lots included. Garver Engineering said this could in fact be its own benefit district and improvements could be completed. Garver drafted new petitions for this specific benefit district and Mr. Swift was personally taking them to each property owner. Time is now of the essence as we will be paving Cozy Drive per their request. Having two projects will help reduce costs for both areas. Therefore, please return your signed petition to City Hall by February 1st so we can move both projects forward at the same time. If you plan to not sign the petition and participate, I would greatly appreciate an email to that affect.

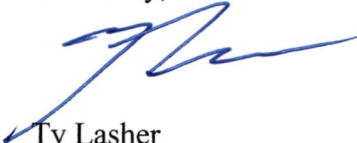
If at least 51%, or 12 lot owners, return signed petitions, the project will move forward. If that is the case, here is the process as well as timeline. Council will officially accept the signed petitions and approve an authorizing resolution at the February 7th City Council meeting. The city will then hire an engineering firm to begin design work. Once the plans are approved, the city will solicit bids from several contractors. The best bid, typically lowest, will be awarded the project. A public meeting will then be scheduled for all the homeowners along Parkwood and 40th with the engineer, contractor, and city. All your questions will be answered relating to how long construction will take, how to access your home, mail, etc. Once the project is completed, the city will issue a bond to pay for the improvements and then special-assess those costs to each homeowner. Again, an estimate was included in the petitions that were circulated. I would guess design and bidding should be completed by the fall of 2023 with construction starting soon thereafter. The special assessments won't be spread until 2025 or soon thereafter.

7651 East Central Park Avenue
Bel Aire, Kansas 67226
PHONE (316) 744-2451
FAX (316) 744-2459

If you have any questions related to the improvements, please contact our City Engineer, Anne Stephens at astephens@belaireks.gov or questions related to special assessment financing to Finance Director, Ted Henry at thenry@belaireks.gov. I am also available for questions at tlasher@belaireks.gov.

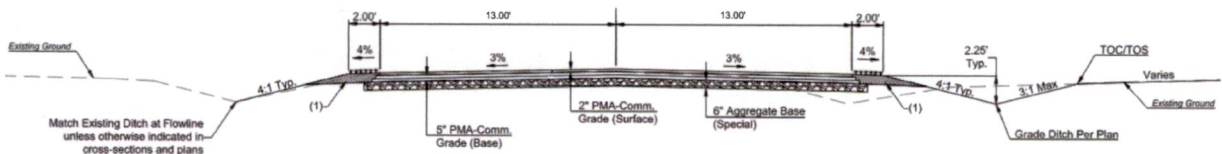
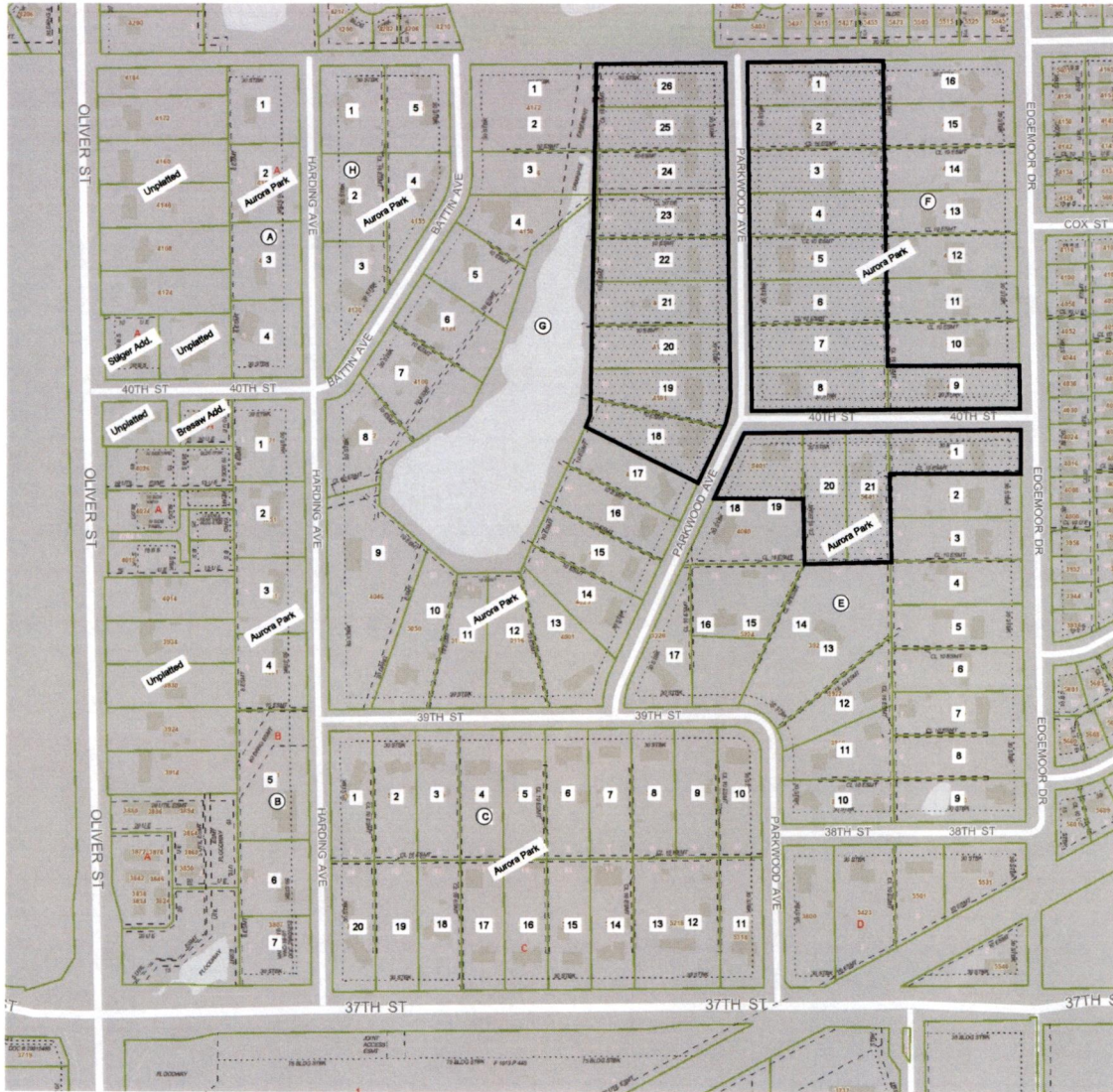
These improvements will easily solve all the issues related to dust, street condition and drainage. I know you will be very pleased with the work which will make a positive difference for your neighborhood.

Sincerely,



Ty Lasher
City Manager

Aurora Park Paving Exhibit 11-2-2022



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1995 Midfield Road
Wichita, KS 67209
(316) 264-8008

Aurora Park Paving Exhibit

FIGURE NUMBER

SHEET NUMBER 1

Property Address	Owner 1	Owner 2	Owner 3	Trust	Parcel	Legal Description 1	Legal Description 2	Subdivision	Owner Address	Owner City	Owner State	Owner Zip
✓ 4039 N. Edgemoor Drive	David C. Morris	Louise W. Morris		0	0	Lot 1, Block E		Aurora Park				
4095 N. Parkwood Avenue	Martin P. Burger	Toby D. Kennedy		0	0	Lot 18 & 1/20 Und. Int. in Fawn Lake, Block G		Aurora Park				
✓ 4101 N. Parkwood Avenue	Phillip R. Harms	0		0	0	Lot 19 & 1/20 Und. Int. in Fawn Lake, Block G		Aurora Park				
✓ 4119 N. Parkwood Avenue	Neil E. Bryan	0	etux	0	0	Lot 20 & 1/20 Und. Int. in Fawn Lake, Block G		Aurora Park				
	John Kropf	Barbara Kropf		Trust	0	Lot 21 & 1/20 Und. Int. in Fawn Lake, Block G		Aurora Park				
✓ 4129 N. Parkwood Avenue	Janet Diane Ralston	0		0	0	Lot 22 & 1/20 Und. Int. in Fawn Lake, Block G		Aurora Park				
✓ 4141 N. Parkwood Avenue	Gary W. Sprague	0		0	0	Lot 23 & 1/20 Und. Int. in Fawn Lake, Block G		Aurora Park				
✓ 4153 N. Parkwood Avenue	Travis Millard	Rachel Millard		0	0	Lot 24, Block G		Aurora Park				
✓ 4165 N. Parkwood Avenue	Mark G. Hejtmanek	Julie M. Hejtmanek		0	0	Lot 25, Block G		Aurora Park				
✓ 4171 N. Parkwood Avenue	Troy A. Young	Tammy L. Young		0	0	Lot 26, Block G		Aurora Park				
✓ 4187 N. Parkwood Avenue	Daniel Watkins	Juanita Watkins		0	0	Lot 1, Block F		Aurora Park				
✓ 4186 N. Parkwood Avenue	Leon R. Amey	Betty A. Amey	Leon R & Betty A Amey Living Trust	0	0	Lot 2, Block F		Aurora Park				
✓ 4170 N. Parkwood Avenue	Russell Demitras	Suzanne M. Demitras		0	0	Lot 3, Block F		Aurora Park				
✓ 4164 N. Parkwood Avenue			William Jeffrey White & Connie Lu									
✓ 4152 N. Parkwood Avenue	William Jeffrey White	Connie Lu		Revocable Trust	0	Lot 4, Block F		Aurora Park				
✓ 4140 N. Parkwood Avenue	Paul E. Dohm	Amy E. Dohm		0	0	Lot 5, Block F		Aurora Park				
✓ 4128 N. Parkwood Avenue	Gary W. Swift	Heather M. Swift		0	0	Lot 6, Block F		Aurora Park				
No Address	Donna L. Wise	0		0	0	Lot 7, Block F		Aurora Park				
✓ 4100 N. Parkwood Avenue	Donna L. Wise	0		0	0	Lot 8, Block F		Aurora Park				
✓ 4101 N. Edgemoor Drive	Philip A. Bellecci-St. Romain	Lisa Bellecci-St. Romain		0	0	Lot 9, Block F		Aurora Park				
						That Part of Lots 18-19 Lying North of a Line Beginning at a point on Parkwood Lane 200 Feet Southwest of the Northwest Corner of Lot 18 and Running Due East to a point 180 Feet South of the NE Corner of Lot 19, Block E						
✓ 5401 E. 40th St N	Daryl Cooper	0		0	1	Lot 20, Block E		Aurora Park				
No Address	Daryl Cooper	0		0	0	Lot 21, Block E		Aurora Park				
✓ 5441 E. 40th St N	Elaine S. Slocum	0		0	0			Aurora Park				

✓ 2314 N. Inwood Cir Wichita KS

David C. Morris & Louise W. Morris
4039 N. Edgemoor Drive
Bel Aire, KS 67220

Martin P. Burger & Toby D. Kennedy
2314 N. Inwood Cir
Wichita KS 67226

Philip R. Harms
4101 N. Parkwood Avenue
Bel Aire, KS 67220

Neil E. Bryan et ux
4119 N. Parkwood Avenue
Bel Aire, KS 67220

John & Barbara Kropf Revocable Trust
4129 N. Parkwood Avenue
Bel Aire, KS 67220

Janet Diane Ralston
4141 N. Parkwood Avenue
Bel Aire, KS 67220

Gary W. Sprague
4153 N. Parkwood Avenue
Bel Aire, KS 67220

Travis Millard & Rachel Millard
4165 N. Parkwood Avenue
Bel Aire, KS 67220

Mark G. Hejtmanek &
Julie M. Hejtmanek
4171 N. Parkwood Avenue
Bel Aire, KS 67220

Troy A. Young Tammy L. Young
4187 N. Parkwood Avenue
Bel Aire, KS 67220

Daniel Watkins & Juanita Watkins
4186 N. Parkwood Avenue
Bel Aire, KS 67220

Leon R & Betty A Amey Living Trust
4170 N. Parkwood Avenue
Bel Aire, KS 67220

Russell Demitras & Suzanne M. Demitras
4164 N. Parkwood Avenue
Bel Aire, KS 67220

William Jeffrey White &
Connie Lu Revocable Trust
4152 N. Parkwood Avenue
Bel Aire, KS 67220

Paul E. Dohm & Amy E. Dohm
4140 N. Parkwood Avenue
Bel Aire, KS 67220

Gary W. Swift & Heather M. Swift
4128 N. Parkwood Avenue
Bel Aire, KS 67220

Donna L. Wise
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Philip A. Bellecci-St. Romain
& Lisa Bellecci-St. Romain
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Bel Aire, KS 67220

Daryl Cooper
5401 E. 40th St N
Bel Aire, KS 67220

Elaine S. Slocum
5441 E. 40th St N
Bel Aire, KS 67220

PAVING PETITION

To the Mayor and City Council
Bel Aire, Kansas

Dear Council Members:

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

Aurora Park

Lot 1 and Lots 20 – 21, Block E
Lots 1 – 9, Block F
Lots 18 – 26, Block G

Parcel in Aurora Park

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

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

- (b) That there be constructed pavement on **PARKWOOD AVENUE** from the south line of Lot 18, Block G Aurora Park Addition to the north line of Aurora Park Addition; **40TH STREET NORTH** from the east line of Parkwood Avenue to the west line of Edgemoor Drive.

That said pavement on the above listed roads between aforesaid limits be constructed as a 7” asphalt mat pavement for a width of twenty-six (26) feet from edge to edge with open ditches on both sides of the roads with plans and specifications to be furnished by the City Engineer of the City of Bel Aire, Kansas. Drainage to be installed where necessary.

- (b) That the estimated and probable cost of the foregoing improvement being Six Hundred Seventy-Seven Thousand Dollars (\$677,000), with the cost to be payable by the improvement district as outlined below. 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 November 1, 2022.
- (c) The City of Bel Aire, Kansas will pay \$96,000 of the cost of drainage improvements. The land or area above described shall be constituted as an improvement district against which shall be assessed the remainder 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:

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The above listed lots, parcels and tracts shall each pay 1/22 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.

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

(SEE INDIVIDUAL SIGNATURE SHEETS ATTACHED)

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

LEGAL DESCRIPTION	SIGNATURE	DATE
Lot 3, Block F Aurora Park 4164 N. Parkwood Avenue	 By: _____ Russell Demitras	<u>12/10/22</u>
	By: <u>Suzanne M. Demitras</u> Suzanne M. Demitras	<u>12-10-22</u>

FILED
JAN 03 2022
City Clerk

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:

Aurora Park

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Lots 1 – 9, Block F
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That said pavement on the above listed roads between aforesaid limits be constructed as a 7” asphalt mat pavement for a width of twenty-six (26) feet from edge to edge with open ditches on both sides of the roads with plans and specifications to be furnished by the City Engineer of the City of Bel Aire, Kansas. Drainage to be installed where necessary.

- (b) That the estimated and probable cost of the foregoing improvement being Six Hundred Seventy-Seven Thousand Dollars (\$677,000), with the cost to be payable by the improvement district as outlined below. 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 November 1, 2022.
- (c) The City of Bel Aire, Kansas will pay \$96,000 of the cost of drainage improvements. The land or area above described shall be constituted as an improvement district against which shall be assessed the remainder 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:

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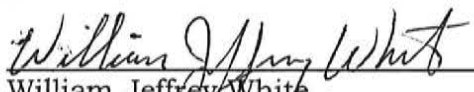
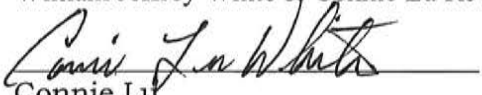
WITNESS our signatures attached with respect to each of which is indicated the property owned and the date of signing.

(SEE INDIVIDUAL SIGNATURE SHEETS ATTACHED)

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LEGAL DESCRIPTION	SIGNATURE	DATE
-------------------	-----------	------

Lot 4, Block F Aurora Park
4152 N. Parkwood Avenue

By:	 William Jeffrey White William Jeffrey White & Connie Lu Revocable Trust	<u>12/10/22</u>
By:	 Connie Lu William Jeffrey White & Connie Lu Revocable Trust	<u>12/10/22</u>

FILED
JAN 03 2022
City Clerk

**Aurora Park Asphalt Mat Pavment
November 2, 2022**

Bid Item Description	Quantity	Um	Unit Price	Extension
Mobilization	1	LS	20,000.00	20,000.00
Site Clearing	1	LS	42,000.00	42,000.00
Site Restoration	1	LS	5,000.00	5,000.00
Excavation	5,950	cy	8.00	47,600.00
Compacted Fill (95% Density)	4,250	cy	5.00	21,250.00
Remove & Replace Existing AC Driveway	650	sy	40.00	26,000.00
AC Pavement 7" (5" Bit. Base) (BM-2) (26' width)	5,790	sy	25.00	144,750.00
Crushed Rock Base 5", Reinforced	6,150	sy	9.00	55,350.00
Pipe, SWS 24", RCP	75	lf	100.00	7,500.00
Remove & Reset Existing Culverts (16 total)	480	lf	50.00	24,000.00
Remove & Replace Existing Culverts (3 total)	90	lf	100.00	9,000.00
Place New Culverts (8 total)	240	lf	75.00	18,000.00
Rip-Rap, Light Stone	20	sy	75.00	1,500.00
Signing	1	LS	3,000.00	3,000.00
Traffic Control	1	LS	10,000.00	10,000.00
Seeding, Permanent	1	LS	7,500.00	7,500.00
BMP, Temporary Seeding	1	LS	2,500.00	2,500.00
BMP, Erosion Control Blanket	3,552	sy	1.25	4,440.00
BMP, Construction Entrance	2	ea	1,000.00	2,000.00
			Construction Subtotal	451,390.00
			Contingencies (15%)	\$67,709
			Utility Relocation & Easement/ROW Acquisition (10%)	\$45,139
			Eng., Staking, Insp (25%)	\$112,848
			Total Cost	\$677,085

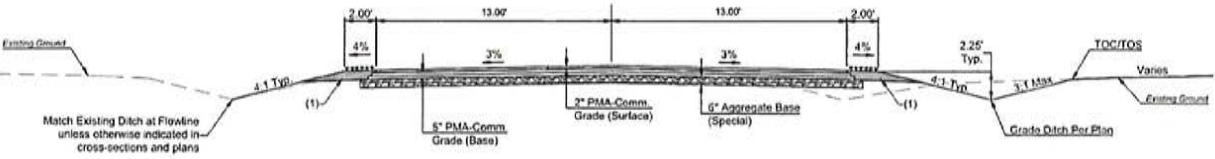
City Contribution \$96,000

Net Cost to Benefit District \$581,085

Full Cost / Lot (22 shares) \$26,412.95
 Cost per month \$146.49

Aurora Park Paving Exhibit

11-2-2022



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1995 Midfield Road
Wichita, KS 67209
(316) 264-8008

Aurora Park Paving Exhibit

FIGURE NUMBER

SHEET NUMBER 1

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:

Aurora Park

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Lots 1 – 9, Block F
Lots 18 – 26, Block G

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LEGAL DESCRIPTION SIGNATURE DATE

Lot 6, Block F Aurora Park
4128 N. Parkwood Avenue

By:  _____ 12/10/22
Gary W. Swift

By:  _____ 12/16/22
Heather M. Swift

FILED
JAN 03 2022
City Clerk

**Aurora Park Asphalt Mat Pavment
November 2, 2022**

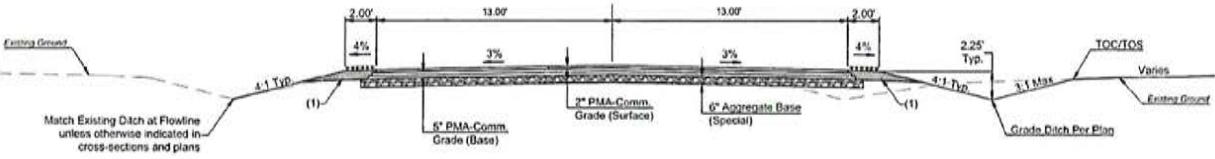
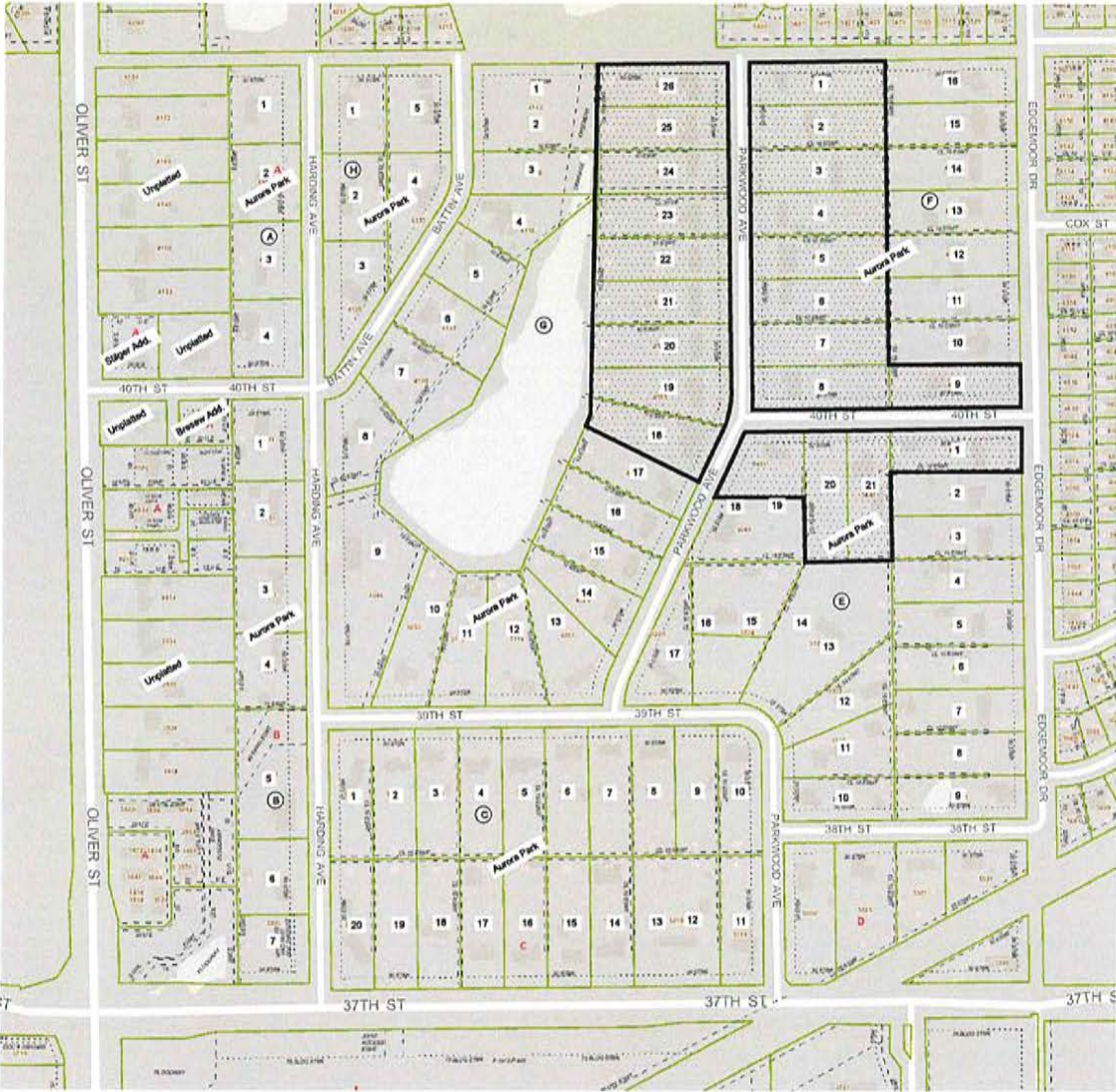
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Remove & Replace Existing Culverts (3 total)	90	lf	100.00	9,000.00
Place New Culverts (8 total)	240	lf	75.00	18,000.00
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			Contingencies (15%)	\$67,709
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			Total Cost	\$677,085

City Contribution \$96,000

Net Cost to Benefit District \$581,085

Full Cost / Lot (22 shares) \$26,412.95
Cost per month \$146.49

Aurora Park Paving Exhibit 11-2-2022



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Aurora Park Paving Exhibit

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Lots 18 – 26, Block G

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LEGAL DESCRIPTION SIGNATURE DATE

Lot 7, Block F Aurora Park
No Address

By: Donna L. Wise Jan. 2, 2022
Donna L. Wise

FILED
JAN 03 2022
City Clerk

**Aurora Park Asphalt Mat Pavment
November 2, 2022**

Bid Item Description	Quantity	Um	Unit Price	Extension
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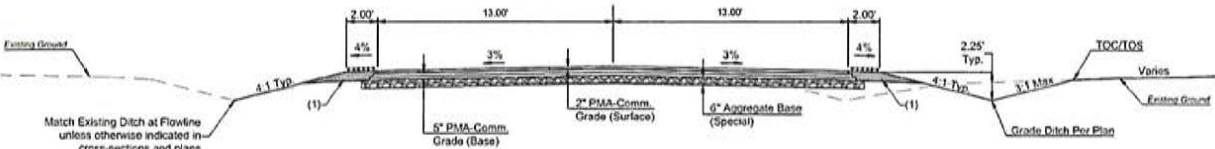
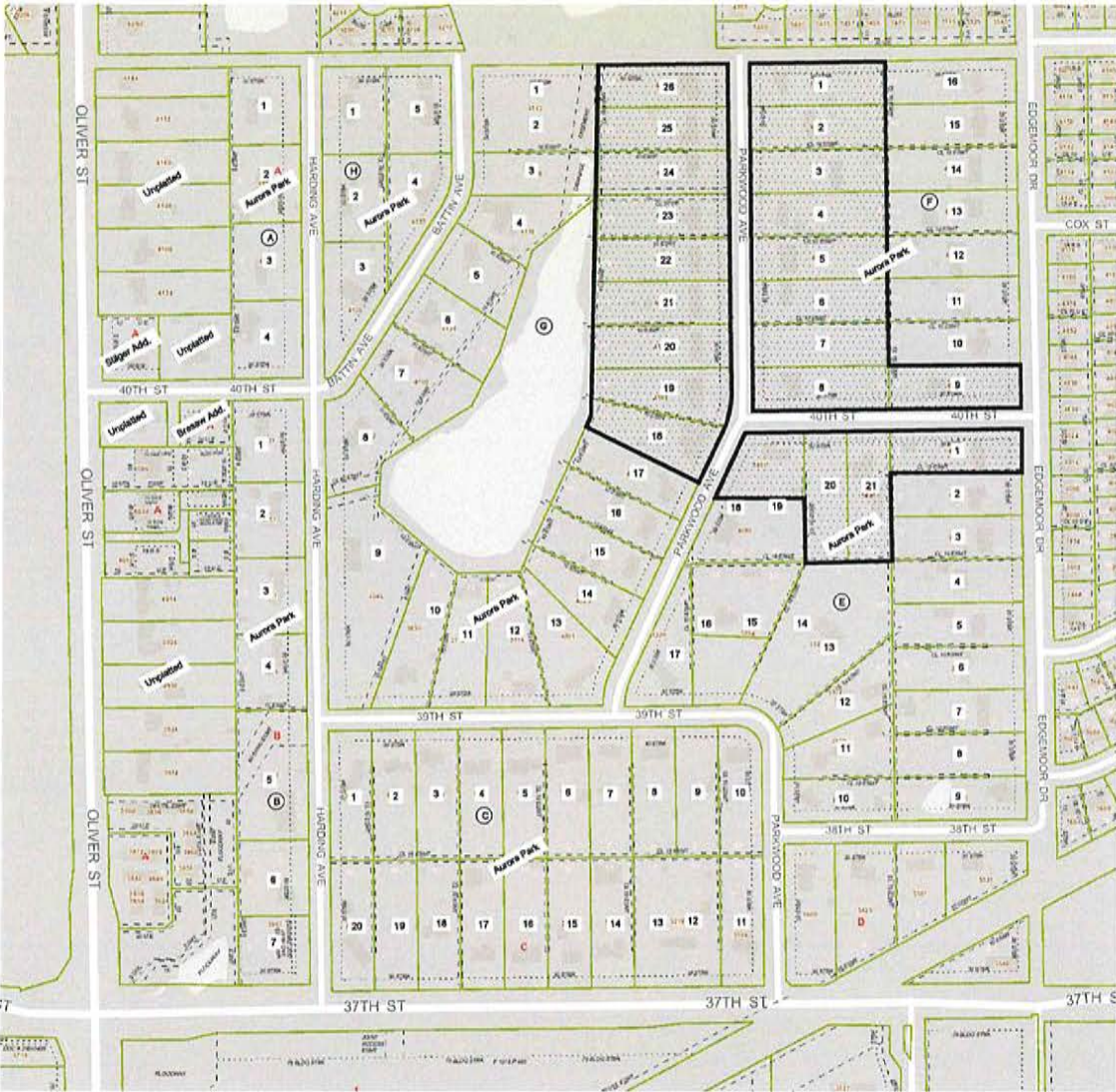
City Contribution \$96,000

Net Cost to Benefit District \$581,085

Full Cost / Lot (22 shares) \$26,412.95
 Cost per month \$146.49

Aurora Park Paving Exhibit

11-2-2022



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1995 Midfield Road
Wichita, KS 67209
(316) 264-8008

Aurora Park Paving Exhibit

FIGURE NUMBER

SHEET NUMBER 1

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By: Donna L. Wise Jan. 2, 2023
Donna L. Wise

FILED
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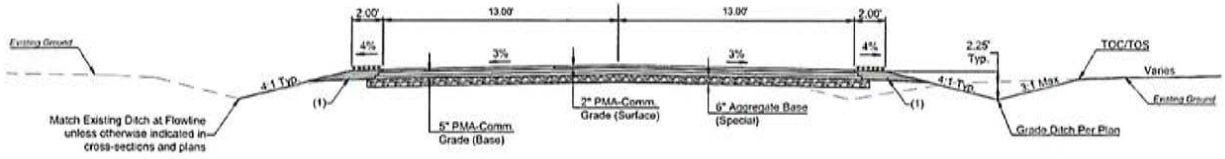
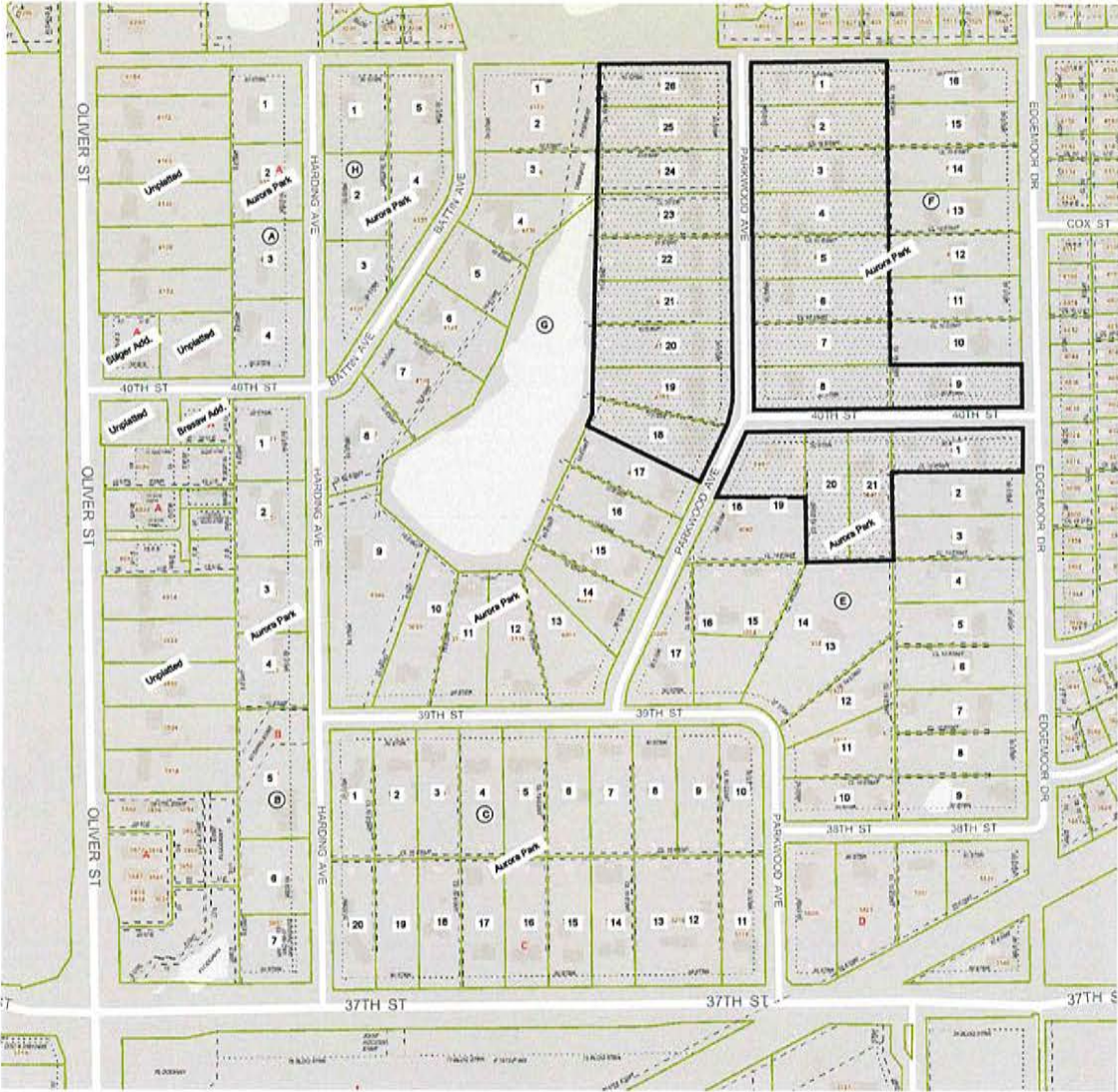
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Aurora Park Paving Exhibit

11-2-2022



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1995 Midfield Road
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**Lot 18 & 1/20 Und. Int. in Fawn Lake, Block G Aurora Park
4075 N. Parkwood Avenue**

By:  12-18-2022
Martin P. Burger

By:  12-18-22
Toby D. Kennedy

FILED
DEC 28 2022
City Clerk

**Aurora Park Asphalt Mat Pavment
November 2, 2022**

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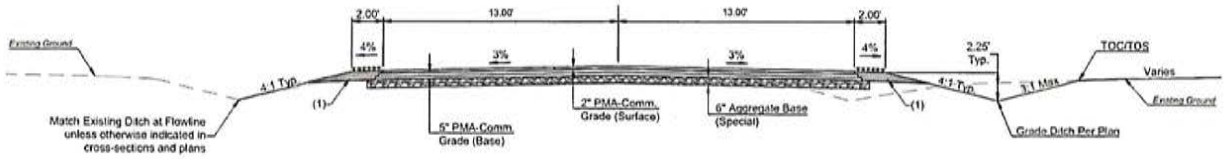
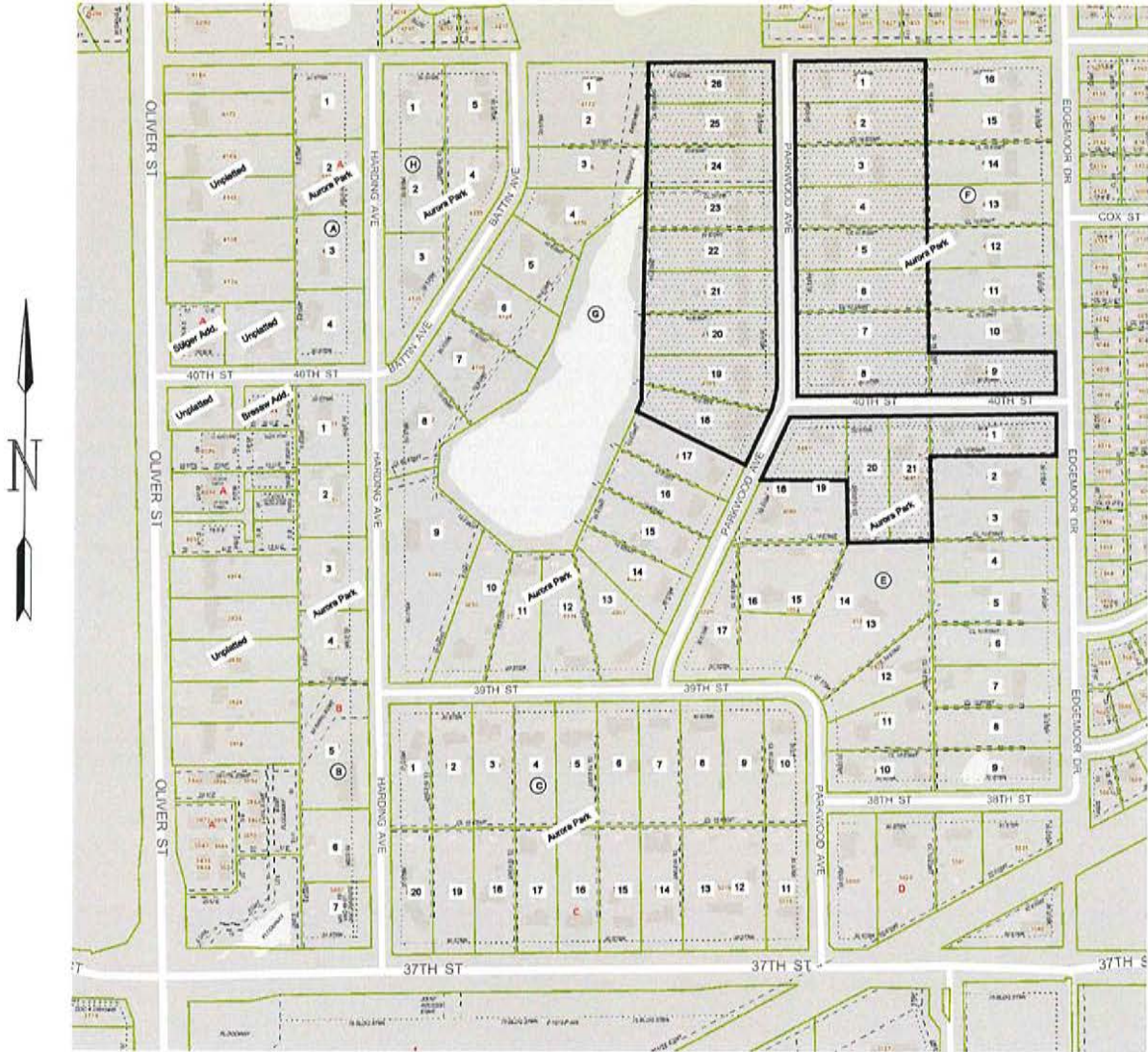
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	1995 Midfield Road Wichita, KS 67209 (316) 264-8008	<h2 style="margin: 0;">Aurora Park Paving Exhibit</h2>	FIGURE NUMBER <hr/> SHEET NUMBER 1
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4. That when this petition has been filed with the City 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.

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(SEE INDIVIDUAL SIGNATURE SHEETS ATTACHED)

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LEGAL DESCRIPTION SIGNATURE DATE

Lot 19 & 1/20 Und. Int. in Fawn Lake, Block G Aurora Park
4101 N. Parkwood Avenue

By:  12/10/2022
Philip R. Harms

FILED
JAN 03 2022
City Clerk

**Aurora Park Asphalt Mat Pavment
November 2, 2022**

Bid Item Description	Quantity	Um	Unit Price	Extension
Mobilization	1	LS	20,000.00	20,000.00
Site Clearing	1	LS	42,000.00	42,000.00
Site Restoration	1	LS	5,000.00	5,000.00
Excavation	5,950	cy	8.00	47,600.00
Compacted Fill (95% Density)	4,250	cy	5.00	21,250.00
Remove & Replace Existing AC Driveway	650	sy	40.00	26,000.00
AC Pavement 7" (5" Bit. Base) (BM-2) (26' width)	5,790	sy	25.00	144,750.00
Crushed Rock Base 5", Reinforced	6,150	sy	9.00	55,350.00
Pipe, SWS 24", RCP	75	lf	100.00	7,500.00
Remove & Reset Existing Culverts (16 total)	480	lf	50.00	24,000.00
Remove & Replace Existing Culverts (3 total)	90	lf	100.00	9,000.00
Place New Culverts (8 total)	240	lf	75.00	18,000.00
Rip-Rap, Light Stone	20	sy	75.00	1,500.00
Signing	1	LS	3,000.00	3,000.00
Traffic Control	1	LS	10,000.00	10,000.00
Seeding, Permanent	1	LS	7,500.00	7,500.00
BMP, Temporary Seeding	1	LS	2,500.00	2,500.00
BMP, Erosion Control Blanket	3,552	sy	1.25	4,440.00
BMP, Construction Entrance	2	ea	1,000.00	2,000.00

Construction Subtotal 451,390.00

Contingencies (15%) \$67,709

Utility Relocation & Easement/ROW Acquisition (10%) \$45,139

Eng., Staking, Insp (25%) \$112,848

Total Cost \$677,085

City Contribution \$96,000

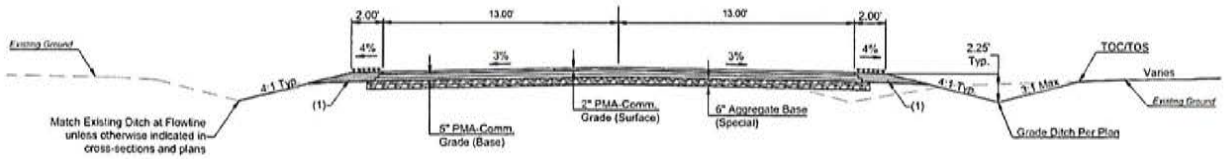
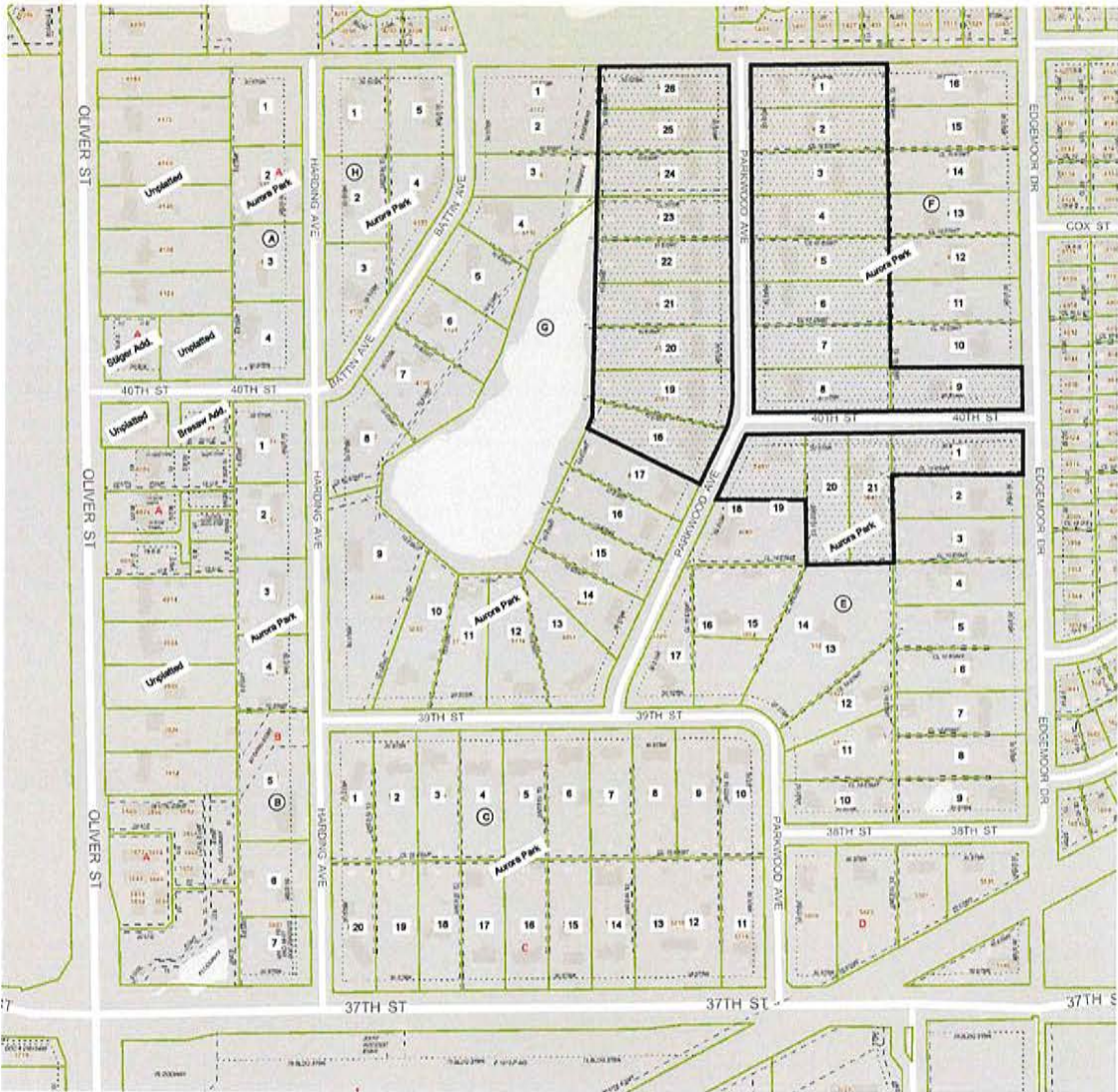
Net Cost to Benefit District \$581,085

Full Cost / Lot (22 shares) \$26,412.95

Cost per month \$146.49

Aurora Park Paving Exhibit

11-2-2022



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1995 Midfield Road
Wichita, KS 67209
(316) 264-8008

Aurora Park Paving Exhibit

FIGURE NUMBER

SHEET NUMBER 1

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:

Aurora Park

Lot 1 and Lots 20 – 21, Block E
Lots 1 – 9, Block F
Lots 18 – 26, Block G

Parcel in Aurora Park

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

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 **PARKWOOD AVENUE** from the south line of Lot 18, Block G Aurora Park Addition to the north line of Aurora Park Addition; **40TH STREET NORTH** from the east line of Parkwood Avenue to the west line of Edgemoor Drive.

That said pavement on the above listed roads between aforesaid limits be constructed as a 7" asphalt mat pavement for a width of twenty-six (26) feet from edge to edge with open ditches on both sides of the roads with plans and specifications to be furnished by the City Engineer of the City of Bel Aire, Kansas. Drainage to be installed where necessary.

- (b) That the estimated and probable cost of the foregoing improvement being Six Hundred Seventy-Seven Thousand Dollars (\$677,000), with the cost to be payable by the improvement district as outlined below. 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 November 1, 2022.
- (c) The City of Bel Aire, Kansas will pay \$96,000 of the cost of drainage improvements. The land or area above described shall be constituted as an improvement district against which shall be assessed the remainder 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.

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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:

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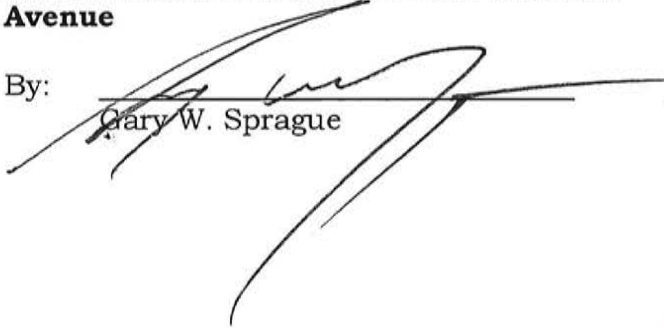

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LEGAL DESCRIPTION	SIGNATURE	DATE
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Lot 23 & 1/20 Und. Int. in Fawn Lake, Block G Aurora Park
4153 N. Parkwood Avenue

By:  
Gary W. Sprague

FILED
JAN 03 2022
City Clerk

Aurora Park Asphalt Mat Pavment November 2, 2022				
Bid Item Description	Quantity	Um	Unit Price	Extension
Mobilization	1	LS	20,000.00	20,000.00
Site Clearing	1	LS	42,000.00	42,000.00
Site Restoration	1	LS	5,000.00	5,000.00
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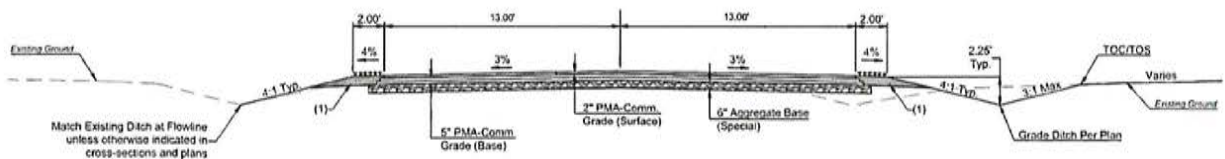
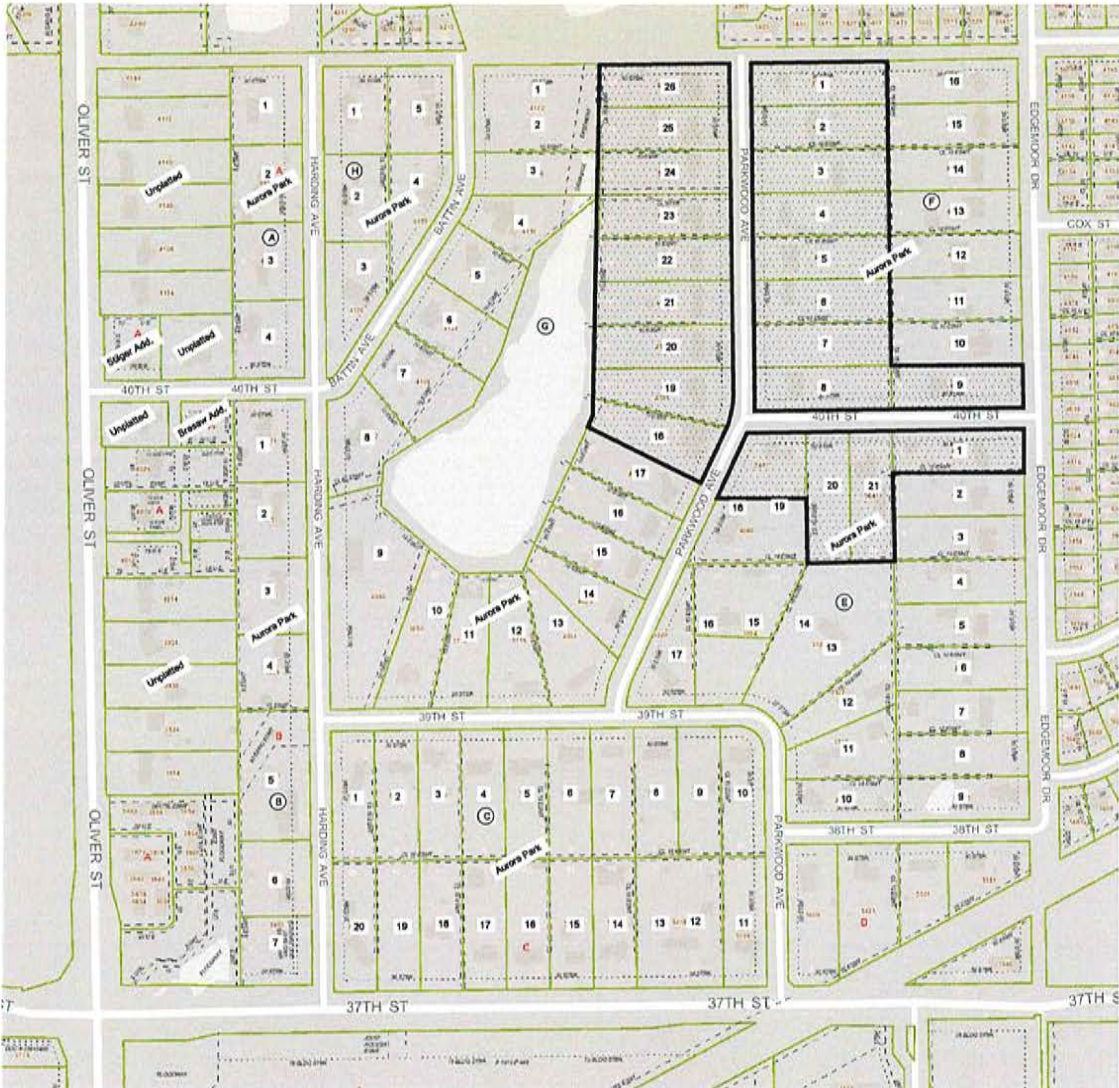
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Full Cost / Lot (22 shares) \$26,412.95
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Aurora Park Paving Exhibit

11-2-2022



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LEGAL DESCRIPTION SIGNATURE DATE

Lot 24, Block G Aurora Park
4165 N. Parkwood Avenue

By:  12-29-2022
Travis Millard

By:  12-29-2022
Rachel Millard

City of Bel Aire, Kansas

STAFF REPORT

DATE:4/10/2024

TO: City Manager

FROM: Marty McGee

RE: 550 Crane Truck



BACKGROUND:

Public Works needs to replace our 550-crane truck. The current truck was purchased as a used vehicle in 2006, for the sum of \$65,000. The truck has had repairs in the past years. The last time it was in for repair we were informed that the rear main seal was leaking and would need to be replaced, it was also recommended to have the front-end suspension replaced along with new shocks and leaf springs on the rear end of the vehicle. This vehicle is used daily for water services, sewer repairs, and lift station pump removal. The vehicle is our main service truck and is always loaded with tools for our daily tasks. The current truck has become unsafe to operate as a daily driver. The crane truck is rated for a maximum of 3,300 pounds of lifting and has been maxed out for years, as each of our pumps weigh 3,000 pounds each. This has put a stress on the Crain’s ability to perform safely. The hydraulic seals and lines need to be replaced for safe usage.

DISCUSSION:

As our city continues to grow the demand for services becomes higher each year. We would request the Council approve the purchase of a new 550 crane truck that meets or exceeds the below specifications to keep up with current and future demands. The total cost being requested to spend is no more than \$187,857.00.

Company	Purchasing Price	Wait Times
Master Tech	\$187,857.00	Available Now
Pritchard Commercial	\$196,281.00	6-8 Months build time
Rush Truck Center	\$178,890.00	9-11 month build time



202403291505.pdf



UPDATE Bel Aire
PALFINGER 43 11 MT



Pitchard Commercial
550 Quote.xlsx

FINANCIAL CONSIDERATIONS:

Funding for the 550-crane truck is available from the Equipment Reserve Fund. This Equipment Reserve Fund is used to purchase large equipment. The Equipment Reserve Fund is supported by transfers from our General, Water and Sewer Funds.

POLICY DECISION: Staff is adhering to the purchasing policy in gathering a minimum of three bids. Due to the specialty of such a vehicle, there are limited manufactures and suppliers available in our region. We have reached out to three such suppliers with the specifications we are looking for.

RECOMMENDATION: This type of vehicle is in high demand for many municipalities; staff recommends the City Council authorizes Public Works to purchase a new vehicle with the listed specifications for a price not to exceed \$187,857.00, so that when a properly outfitted vehicle becomes available it can be acquired before another interested party purchases it.



43-11 SPEC.pdf

Vehicle- 2024 5500 CREW CAB CHASSIE 4X4

Customer Preferred Package 2YA

6.7L 16 Cummins Turbo Diesel Engine 6-Spd Auto AisIn:AS69RC HD Trans Bright

White Clear Coat

Monotone Pa1nt

HD Vinyl 40/20140 Split Bench Se<lt Black/Diesel Gray

Manual DPF Regeneration Trailer Brake Control

Rear Backup Alarm

ParkView Rear Back-up Camera

19.5x6.0 Aluminum Wheels (Set of 6) Uconnect 5 W 8.4" Display (USA) 225/70R19.SG

All Traction Tires Chrome Tubular Side Steps

Power Take Off Prep

115V Auxiliary Power Outlet

Elec Shift-On-The-Fly Transfer Case. 40/20/40 Split Bench Seat Tradesman Level 1

Equipment Group Chrome Appearance Group

Max Tow Package

Heavy duty Snowplow Prep Group Electrical Accessory Group

Cold Weather Group







QUOTE

Master Tech Truck & Equipment

5115 N. Broadway
 Wichita, KS 67219
 Sales (620) 340-7953
 Service (316) 978-0192

Date: April 2, 2024
 Quote #: 24-0133
 Invoice No: UPDATE
 Deliver On or Before Date: April 17, 2024

To: **CITY OF BELAIRE**
 Address **4103 N WOODLAWN**
BEL AIRE, KS 67220
 County

Contact: **MARTY MC GEE**
 Phone #: **316-744-2888**
 Email: MMCGEE@BELAIREKS.GOV
 Salesman: **John Rich**

YEAR	MAKE	MODEL	SERIAL NUMBER	COLOR	STOCK NO.	MILEAGE
NEW	RAM /CREWCAB	5500	TBD	WHITE	MK0153	TBD
Qty	Description	Unit Price	Sublet	Line Total		
	RAM 5500 Crew cab/ 4x4/Diesel/84" CA-DRW/as per attached build specifications					
1	PALFINGER EQUIPMENT FOLLOWS: Palfinger 43-11 PalPro crane bed/11' service bed/60" sides on driver side/60"raised on #1 and #2 front compartments/bottle compartment/Headache rack/21" workbench bumper with vise mounting plate and vise/full hydraulic outriggers/power out and power down Black line-x covering on complete load bed area/ compartment tops/workbench area and full height on front panels of body/Pull out drawer units in driver side #1 and #2 with 5-3/2-5"/1-7" pull out drawers with dividers/standard shelving in balance of compartments Interior LED rope lighting/exterior work light package/Boom-tip light package Rear compartment master control for all functions/Welder mounting plate on driver side compartment top/adjustable boom support/Powder coated standard WHITE Palfinger 8029 Hydraulic crane/8000lb vertical lift capacity/29' reach capacity/wireless radio hand-held remote controller/overload hydraulic shut down system/end layering limit switch and integral two-block damage prevention system/400-degree rotation/load holding valve/-10 to +80 degree boom elevation/crane hook Palfinger PRC45V rotary air compressor/45CFM@100PSI/Max 150 PSI/50' x 1/2" hose reel mounted in curbside rear and pull out the rear All standard safety features to be provided/unit will be "Work-ready" at time of pickup/This complete unit is built and on the ground	\$187,857.00		\$ 187,857.00		
	200 gallon skid with Honda gas powewred engine, 100' high-pressure hose with electric wind hose mount, mounted in loadbed space of truck	\$6,431.00				

I approve the above work scope and pricing. Accepted by Manager

X _____ X _____

Purchaser's Signature **Dealer or Authorized Representative**

Total Labor	
Shop Supplies	
EPA Charges	
Subtotal	\$ 187,857.00
Sales Tax: Exempt	\$ -
Total	\$ 187,857.00



PAL Pro 43-11

PO Number: **Your PO # Here**

Distributor: _____

Account No: _____

Contact: _____

Address: _____

Market: _____

Date: _____

Ship VIA: _____

Requested Delivery Date: _____

Special Instructions: _____

TOTAL PRICE	\$0.00	All Prices Quoted in US Dollars	
--------------------	---------------	---------------------------------	--

		QTY	WEIGHT (LBS)
Distributor Net Sub-Totals			7,624
PSC8029	Palfinger Model PSC 8029 telescopic mechanic field service crane; 43,000 ft./lbs. rating, 400 degree rotation, 29' hydraulic reach capability, 8,000 Lb. vertical lift capacity, -10 to +80 degree boom elevation, double acting cylinders with integrated load holding valves on all cylinders, four-spool remote control valve, overload shutdown system, hydraulic planetary drive winch with spring loaded roller, end layering limit switch and integral two-block damage prevention system, wireless radio remote controller pistol grip and toggle controller with 36' pendant, decals, crane hook, load line block, white and black finish paint and crane mounting bolt kit. Available for use on vehicles above 19,000 GVW. Consult factory for other applications.	.	
PSC8029	Model PSC 8029 telescopic mechanic field service crane	1	2,312.00
	PSC 8029 CRANE ACCESSORIES	.	
PALF4K	Push button P4 wireless radio remote controller (in place of pistol grip style remote control system)	1	-
KMG10006A	Boom tip light for 29ft boom length	1	20.00
	ALL CRANE ACCESSORIES	.	
KMG05359AS	Emergency lowering valve kit	1	-
	REQUIRED FOR PERSONNEL BASKET APPLICATION	.	
KMG04788AS	Radio remote controller storage kit	1	1.00
EZ5086	Silicone cover for radio remote control	1	-
	BOOM SUPPORT OPTION	.	
OS5030022	Boom support - Adjustable Position 16.5" High to 25.5" High - Mounting brackets Available (Installation Accessories Section) - Refer to 'Boom Rest Application Guide' Tab for Selection Assistance	1	35.00
11' BODY OPTION	PCB 43 Series 11' heavy duty galvanized steel crane body with standard right rear crane mounting compartment, all aluminum doors and hinges, gas door shocks, eight (8) recessed cargo tie downs (6,000 lb. capacity), two (2) grab handles, 44" high side compartments (optional compartments may be raised to 60" high), a fully integrated and sealed automotive style harness kit and electrical system with easy access power distribution panel, FMVSS 108 LED light and reflector kit, mud flap brackets, entire body electro coat (E-Coat) primer, interior of compartments lined with Zolatone AIM White interior coating, understructure and bottom of compartments undercoated. Body installation kit - (for class 5 conventional chassis). Designed to accept up to 43,000 ft./lbs. rated crane for 84" CA, 19,500 Lb. GVWR chassis.	.	
PCB43-11SS60CS	11' SS60CS Raised - Curb side 1st and 2nd compartments 60"H and Street side all raised to 60"H (contact factory for chassis application and payload analysis)	1	3,125.00
	TAILSHELF-BUMPER	.	
OSCB8905	21" Workbench TOP OPEN Tailshelf with Outrigger Cross Tube, Through Compartment, 1/4" Top Plate Work Surface and Integrated 16,000 lb. Rated 2" Hitch Receiver Tube - Installed	1	529.00
	OUTRIGGER OPTION	.	
OS5016904	Rear Power Out (Crane Side) Power Down Stabilizers	1	500.00
	CRANE MOUNTING PATTERN	.	
OSCB9001	PSC Crane Mounting (14.75" x 14.75")	1	-
	MASTERLOCK, CRANE BODY	.	
OSCB0403 4311	Master Locking System Installed - 11' PCB 43 Body (all models)	1	18.00
	TAILGATE OPTIONS	.	
OSSB2301	PALFINGER Stamped Tailgate	1	50.00
	HEADACHE RACK	.	
OSCB9101	52" Rack Height (measured top of headache rack to top of frame rail) - Installed only, Not compatible w/ LSR	1	45.00
	INSTALLATION ACCESSORIES	.	
OSSB0703	Rear fuel fill cutout - includes (1) aluminum fuel fill cup 3450331	1	-
OS5040582	Boom support mounting bracket - (weld on threaded plate in lieu of thru-bolts in compartment)	1	13.00
OS5030216	Compressor Mounting Bracket for - PRC45V, PRC60V (weld on bars and mounting adapter plate) left front sidepack top	1	15.00
OS5030212	Welder mounting bracket (weld on bars) left rear side pack top - Miller adapter plate included	1	20.00
	INTERIOR COMPARTMENT OPTIONS	.	

1. Availability for shipment to be determined after receipt of written purchase order.
 2. Quoted prices do not include F.E.T. or any other tax which may be applicable.
 3. Quantity and cash discounts do not apply.



Section XIII, Item D.



PAL Pro 43-11

PO Number:

Your PO # Here

LEFT FRONT	PCB43-11FT BODY - Streetside front vertical compartment (LV1)	.	
OS5020191	Aluminum Drawer Unit 5-3", 2-5", 1-7" x 25" wide (8 drawers)	1	118.00
LEFT SECOND	PCB43-11 FT BODY - Streetside second vertical compartment (LV2)	.	

1. Availability for shipment to be determined after receipt of written purchase order.
2. Quoted prices do not include F.E.T. or any other tax which may be applicable.
3. Quantity and cash discounts do not apply.



PAL Pro 43-11

PO Number:	Your PO # Here		
OS5020179	Aluminum Drawer Unit 5-3", 2-5", 1-7" x 20" wide (8 drawers)	1	108.00
LH HORIZONTAL	PCB43-11FT BODY - Streetside horizontal compartment (LH)	.	
OS5030332	Slide out tray for horizontal compartment, 44.5" x 17.5"	2	28.00
OS5040681	Additional dividers for divider tray	1	0.50
OS5040679	Adjustable Aluminum divider tray - 18" x 26" x 3" LR compartment (includes 4 adjustable dividers) (MAX QTY OF 4)	3	21.00
OS5040681	Additional dividers for divider tray	1	0.50
RIGHT FRONT	PCB43-11FT BODY - Curbside front vertical compartment (RV1)	.	
OS5041261	Adjustable Aluminum divider tray - 18" x 11" x 3" requires interior partition kit (includes 4 adjustable dividers) (MAX QTY OF 4)	3	9.00
OS5040681	Additional dividers for adjustable divider tray	1	0.50
OS5030045	Tank bracket - Oxy / Acet for 2 tanks - Front wall mounted in vented compartment	1	6.00
OS5030460	Interior partition kit - 60"H (bolt in) - Includes 1 swivel hook	1	15.00
RIGHT SECOND	PCB43-11FT BODY - Curbside second vertical compartment (RV2)	.	
OS5041264	Adjustable Aluminum divider tray - 18" x 21" x 3" LV2 / RV2 compartment (includes 4 adjustable dividers) (MAX QTY OF 4)	3	21.00
OS5040681	Additional dividers for divider tray	1	0.50
RH HORIZONTAL	PCB43-11FT BODY - Curbside horizontal compartment (RH)	.	
OS5030332	Slide out tray for horizontal compartment, 44.5" x 17.5"	2	28.00
OS5040681	Additional dividers for divider tray	1	0.50
RIGHT REAR	PCB43-11FT BODY - Crane Compartment	.	
	No Options - Hose reel mounting shelf is included (installed at factory)	1	13.00
	TAILSHELF WORKBENCH ACCESSORIES	.	
OS5040304	Weld-on vise mounting plate 9" x 9"	1	11.00
	Type Your Location Here - Left Side / Right Side	right	
	LIGHT KIT OPTIONS	.	
OS5030112	Install tail lights and harness	1	-
OSCB8306	Body Control System (BCS) Installed (Front and Rear Power Distribution Boxes and Control Panel)	1	-
OSCB8308 11	Body Interior LED Strip Lighting Installed	1	3.00
OSCB8316	LED Flood Light Kit - Six (6) Lights Installed; Includes harness	1	11.00
	HYDRAULIC SYSTEM OPTIONS	.	
OS5030060	Oil reservoir - 30 gallon (top deck mount in cargo area) Approx. 9.5" deep x 22" tall x 36" wide	1	117.00
OSCB8518	Hydraulic installation kit - 8.0 GPM PRIORITY FLOW Includes High Pressure Filter, Hoses, diverter valve and Fittings. Intended for single pump, single operation. (Used with PSC8029)	1	58.00
OSCB8525	1" (-16) suction hose kit, For use on pumps with 1" (-16) suction ports. (Not required with OSCB8522 or OSCB8524)	1	10.00
EA2169	Replacement Filter Element, High Pressure Filter AIR COMPRESSOR OPTION	1	-
OS701BA	Palfinger PRC 45V rotary compressed air system; oil flooded rotary screw, 45 CFM @ 100 PSI, maximum 150 PSI system pressure, weight 150 Lbs. Includes: hydraulic motor, control valve, integrated hydraulic oil cooler. NOTE: Compressor performance is dependent on hydraulic supply specifications. Additional information is available through PALDESK.	1	162.00
	COMPRESSOR ACCESSORIES	.	
OS5030524	Compressor Hydraulic Installation Kit (PRC45V & PRC60V) for PAL Pro Package	1	5.00
OSCA700290	PRC SERVICE KIT 500 HOURS, PALFINGER AIR SYSTEM ACCESSORIES	1	-
OS5052026	Hose reel, Reelcraft 1/2" x 50' with guide (to be used when passing through body)	1	55.00
OS5052027	3/4" Air Filter, Regulator, Lubricator (FRL) - Includes Air Hose and Fittings	1	8.00
KPN00015A	(6) Gallon Air Reservoir - Mounted Under Deck, Includes Fittings and Tank Air Drain Valve (8" x 34")	1	35.00
	CHASSIS RELATED OPTIONS	.	
OS3287053	Ram chassis cab tail light adapter	1	1.00
OS3287058	Ford Super Duty chassis cab tail light adapter	1	1.00
OS5030546	DEF fill bracket for front of body chassis mounted, 2017+ Ford	1	5.00
KMG10727A	Ford Mudflap Offset Kit	1	6.00
	PAINT OPTIONS	.	
OS5050020	Standard coating - outside primed with Zolatone AIM White coating inside compartments	1	-
OS5050023_4311	Body finish topcoat - PCB 43 (Single Stage Common Whites: codes only include Ford Z1, Ford YZ, or Dodge PW7)	1	-
	Specify chassis make and paint code here - (e.g. Ford - Z1)	ford z1	
OS5050043_4311	Add Ultimate Bedliner load space, tops, front panels, rear panels behind the outriggers and bumper to a top coated body	1	83.00

1. Availability for shipment to be determined after receipt of written purchase order.
 2. Quoted prices do not include F.E.T. or any other tax which may be applicable.
 3. Quantity and cash discounts do not apply.



QUOTE

Pritchard Commercial
 1 Teamquest Way
 Clear Lake, IA 50428

Date: April 11, 2024
 Quote #: 24-000013
 Invoice No: UPDATE
 Deliver On or Before Date: April 26, 2024

To: **CITY OF BELAIRE**
 Address **4103 N WOODLAWN**
BEL AIRE, KS 67220

Contact: **MARTY MC GEE**
 Phone #: **316-744-2888**
 Email: MMCGEE@BELAIREKS.GOV
 Salesman: **Kevin Harmon**

YEAR	MAKE	MODEL	SERIAL NUMBER	COLOR	STOCK NO.	MILEAGE
NEW	RAM /CREWCAB	5500	TBD	WHITE	MK0153	TBD
Qty	Description	Unit Price	Sublet	Line Total		
	RAM 5500 Crew cab/ 4x4/Diesel/84" CA-DRW/as per attached build specifications					
1	PALFINGER EQUIPMENT FOLLOWS: Palfinger 43-11 PalPro crane bed/11' service bed/60" sides on driver side/60" raised on #1 and #2 front compartments/bottle compartment/Headache rack/21" workbench bumper with vise mounting plate and vise/full hydraulic outriggers/power out and power down Black line-x covering on complete load bed area/ compartment tops/workbench area and full height on front panels of body/Pull out drawer units in driver side #1 and #2 with 5-3/2-5"/1-7" pull out drawers with dividers/standard shelving in balance of compartments Interior LED rope lighting/exterior work light package/Boom-tip light package Rear compartment master control for all functions/Welder mounting plate on driver side compartment top/adjustable boom support/Powder coated standard WHITE Palfinger 8029 Hydraulic crane/8000lb vertical lift capacity/29' reach capacity/wireless radio hand-held remote controller/overload hydraulic shut down system/end layering limit switch and integral two-block damage prevention system/400-degree rotation/load holding valve/-10 to +80 degree boom elevation/crane hook Palfinger PRC45V rotary air compressor/45CFM@100PSI/Max 150 PSI/50' x 1/2" hose reel mounted in curbside rear and pull out the rear All standard safety features to be provided/unit will be "Work-ready" at time of pickup/This complete unit is built and on the ground	\$196,281.00		\$ 196,281.00		

I approve the above work scope and pricing. X _____ Purchaser's Signature	Accepted by Manager X _____ Dealer or Authorized Representative	Total Labor	
		Shop Supplies	
		EPA Charges	
		Subtotal	\$ 196,281.00
		Sales Tax: Exempt	#N/A
		Total	\$ 196,281.00

Prepared For:
CITY OF BEL AIRE
Tim Aelmore
4551 NORTH AUBURN
BEL AIRE, KS 67220-
(316)744 - 2888
Reference ID: N/A

Presented By:
RUSH TRK CTR OF KS
Dennis DeLong
5549 N CHUZY DR.
PARK CITY KS 672192317
316-262-8413

Thank you for the opportunity to provide you with the following quotation on a new International truck. I am sure the following detailed specification will meet your operational requirements, and I look forward to serving your business needs.

Model Profile
2023 CV515 SFA (CV515)

AXLE CONFIG:	4X4
APPLICATION:	Service Body
MISSION:	Requested GVWR: 19500. Calc. GVWR: 19500. Calc. GCWR: 26000 Calc. Start / Grade Ability: 42.61% / 2.82% @ 55 MPH Calc. Geared Speed: 103.2 MPH
DIMENSION:	Wheelbase: 199.00, CA: 83.80, Axle to Frame: 49.00
ENGINE, DIESEL:	{International 6.6} EPA 2021, 350HP @ 2700 RPM, 700 lb-ft Torque @ 1600 RPM, 2900 RPM Governed Speed, 350 Peak HP (Max)
TRANSMISSION, AUTOMATIC:	{Allison 1700 RDS} 6th Generation Controls, Close Ratio, 6-Speed with Double Overdrive, with PTO Provision, Less Retarder, Includes Park Pawl, with 19,500-lb GVW and 26,000-lb GCW Max, On/Off Highway
AXLE, FRONT DRIVING:	{Dana Spicer 60-256} Single Reduction, 7,500-lb Capacity, with Hub Piloted Wheel Mounting
AXLE, REAR, SINGLE:	{Dana Spicer S14-110} Single Reduction, 13,500-lb Capacity, 190 Wheel Ends Gear Ratio: 4.30
CAB:	Conventional 6-Man Crew Cab
TIRE, FRONT:	(2) 225/70R19.5 Load Range H HDR+ (CONTINENTAL), 643 rev/mile, 87 MPH, Drive
TIRE, REAR:	(5) 225/70R19.5 Load Range H HDR+ (CONTINENTAL), 643 rev/mile, 87 MPH, Drive
SUSPENSION, REAR, SINGLE:	15,500-lb Capacity, Vari-Rate Springs
PAINT:	Cab schematic 208CX Location 1: 9219, Winter White (Std) Location 2: 0011, Blk Non Ref (Nrf) Chassis schematic N/A

**CONTRACT
For
VEHICLE (550 CRANE TRUCK)**

THIS CONTRACT entered into this 16th day of April 2024, by and between the **CITY OF BEL AIRE, KANSAS**, a municipal corporation, hereinafter called "**CITY**", and **MASTER TECH TRUCK AND EQUIPMENT**, whose principal office is at 5115 North Broadway, Wichita, KS 67219, Telephone Number (620) 340-7953, hereinafter called "**CONTRACTOR**".

WHEREAS, the **CITY** has solicited bids for a **550 Crane Truck** (Quote # 24-0133); and

WHEREAS, **CONTRACTOR** has submitted the bid most beneficial to the **CITY** and is ready, willing, and able to provide the commodities and/or services required by the **CITY**.

NOW, THEREFORE, the parties hereto agree as follows:

1. Scope of Services. **CONTRACTOR** shall provide to the **CITY** all those commodities and/or services specified in (Quote #24-0133) which is incorporated herein by this reference the same as if it were fully set forth.

2. Compensation. **CITY** agrees to pay to **CONTRACTOR** the following **unit price** for a 550 Crane Truck for the Public Works Department, and **CONTRACTOR's** (Quote # 24-0133) of April 2, 2024, and as approved by the City Council on April 16, 2024.

<u>Description</u>	<u>Total Cost</u>
New, RAM/CREWCAB, Model 5500, White, Stock No. MK0153, 4x4, Diesel, and all other details per (Quote # 24-0133.)	\$187,857.00

3. Indemnification and Insurance. CONTRACTOR shall save and hold the CITY harmless against all suits, claims, damages and losses for injuries to persons, property or other liability loss arising from or caused by errors, omissions or negligent acts of CONTRACTOR, its officers, agents, servants, or employees, occurring in the performance of its services under this Contract, or arising from any defect in the materials or workmanship of any product provided in the performance of this Contract.

4. Incorporation of Documents. Exhibit A (Bel Aire's Mandatory Contractual Provisions Attachment), Exhibit B (Bel Aire's Mandatory Independent Contactor Attachment), and (Quote # 24-0133) are attached hereto and are incorporated into this Contract as essential terms.

5. Warranties and Representation. Goods or equipment delivered and/or services rendered hereunder must be made according to the terms of this Agreement both as to time and quantities, with City reserving the right to cancel, reject or refuse any delivery made and/or service rendered prior to or subsequent to the times specified. In the event no quality is specified on the face hereof, the goods or equipment delivered and/or services rendered hereunder must be of the best quality. If delivery of goods or equipment and/or rendering of services cannot be maintained, Contractor must notify City immediately. Upon Contractor's failure to maintain delivery or otherwise perform hereunder, City reserves the right to procure such goods or equipment and/or services elsewhere, in whole or in part, and assess Contractor with any additional costs incurred, unless Contractor's default arises from causes beyond its control and without fault or negligence. This remedy is in addition to any other remedy which City may have pursuant to this Agreement or otherwise and/or any warranty that may be implied or imposed by operation of law.

6. Safety Recall Notices. Throughout the term of this contract and at all times thereafter, Contractor must immediately notify City of any and all safety recall notices of products, goods and services Contractor has provided to City. In addition, Contractor shall remedy the recalled defect(s), at no cost to City, by: (1) providing products, goods or services reasonably equal to or better than the quality of the products, goods or services without accounting for the recalled defect(s); or (2) providing compensation to City in an amount not less than the original cost of the products, goods or services less a reasonable amount for depreciation. This Section survives expiration or termination of the Agreement.

7. Entire Agreement. This Agreement and the documents incorporated herein contain all the terms and conditions agreed upon by both parties. No other understandings, oral or otherwise, regarding the subject matter of this Agreement shall be deemed to exist or to bind any of the parties hereto. Any agreement not contained herein shall not be binding on either party, nor shall it be of any force or effect.

8. Severability Clause. In the event that any provision of this Agreement is held to be unenforceable, the remaining provisions shall continue in full force and effect.

IN WITNESS WHEREOF, the parties have set their hands the day and year first above written.

CITY OF BEL AIRE, KANSAS

Jim Benage
Mayor

ATTEST

Melissa Krehbiel
City Clerk

APPROVED AS TO FORM ONLY

Maria A. Schrock
City Attorney

MASTER TECH TRUCK & EQUIPMENT

Signature

Printed Name

Title

**EXHIBIT A
CITY OF BEL AIRE MANDATORY CONTRACTUAL PROVISIONS ATTACHMENT**

1. **Terms Herein Controlling Provisions:** It is expressly agreed that the terms of each and every provision in this attachment shall prevail and control over the terms of any other conflicting provision in any other document relating to and a part of the Agreement in which this attachment is incorporated.
2. **Choice of Law:** This Agreement shall be interpreted under and governed by the laws of the State of Kansas. The parties agree that any dispute or cause of action that arises in connection with this Agreement will be brought before a court of competent jurisdiction in Sedgwick County, Kansas.
3. **Termination Due To Lack of Funding Appropriation:** If, in the judgment of the Chief Financial Officer, sufficient funds are not appropriated to continue the function performed in this Agreement and for the payment of the charges hereunder, City may terminate this Agreement at the end of its current fiscal year. City agrees to give written notice of termination to Contractor at least thirty (30) days prior to the end of its current fiscal year, and shall give such notice for a greater period prior to the end of such fiscal year as may be provided for in the Agreement, except that such notice shall not be required prior to ninety (90) days before the end of such fiscal year. Contractor shall have the right, at the end of such fiscal year, to take possession of any equipment provided to City under the Agreement. City will pay to Contractor all regular contractual payments incurred through the end of such fiscal year, plus contractual charges incidental to the return of any related equipment. Upon termination of the Agreement by City, title to any such equipment shall revert to Contractor at the end of City's current fiscal year. The termination of the Agreement pursuant to this paragraph shall not cause any penalty to be charged to the City or the Contractor.
4. **Disclaimer of Liability:** City shall not hold harmless or indemnify any contractor beyond that liability incurred under the Kansas Tort Claims Act (K.S.A. 75-6101 *et seq.*).
5. **Acceptance of Agreement:** This Agreement shall not be considered accepted, approved or otherwise effective until the statutorily required approvals and certifications have been given.
6. **Arbitration, Damages, Jury Trial and Warranties:** Notwithstanding any language to the contrary, no interpretation shall be allowed to find the City has agreed to binding arbitration, or the payment of damages or penalties upon the occurrence of a contingency. Notwithstanding any language to the contrary, no interpretation shall be allowed to find the City has consented to a jury trial to resolve any disputes that may arise hereunder. Contractor waives its right to a jury trial to resolve any disputes that may arise hereunder. No provision of any Agreement and/or this Contractual Provisions Attachment will be given effect which attempts to exclude, modify, disclaim or otherwise attempt to limit implied warranties of merchantability and fitness for a particular purpose.
7. **Representative's Authority to Contract:** By signing this Agreement, the representative of the Contractor thereby represents that such person is duly authorized by the Contractor to execute this Agreement on behalf of the Contractor and that the Contractor agrees to be bound by the provisions thereof.
8. **Federal, State and Local Taxes:** Unless otherwise specified, the proposal price shall include all applicable federal, state and local taxes. Contractor shall pay all taxes lawfully imposed on it with respect to any product or service delivered in accordance with this Agreement. City is exempt from state sales or use taxes and federal excise taxes for direct purchases. These taxes shall not be included in the Agreement. Upon request, City shall provide to the Contractor a certificate of tax exemption.

City makes no representation as to the exemption from liability of any tax imposed by any governmental entity on the Contractor.

9. **Insurance:** City shall not be required to purchase any insurance against loss or damage to any personal property to which this Agreement relates, nor shall this Agreement require the City to establish a "self-insurance" fund to protect against any such loss or damage. Subject to the provisions of the Kansas Tort Claims Act (K.S.A. 75-6101 *et seq.*), Contractor shall bear the risk of any loss or damage to any personal property to which Contractor holds title.
10. **Conflict of Interest.** Contractor shall not knowingly employ, during the period of this Agreement or any extensions to it, any professional personnel who are also in the employ of the City and providing services involving this Agreement or services similar in nature to the scope of this Agreement to the City. Furthermore, Contractor shall not knowingly employ, during the period of this Agreement or any extensions to it, any City employee who has participated in the making of this Agreement until at least two years after his/her termination of employment with the City.
11. **Confidentiality.** Contractor may have access to private or confidential data maintained by City to the extent necessary to carry out its responsibilities under this Agreement. Contractor must comply with all the requirements of the Kansas Open Records Act (K.S.A. 45-215 *et seq.*) in providing services and/or goods under this Agreement. Contractor shall accept full responsibility for providing adequate supervision and training to its agents and employees to ensure compliance with the Act. No private or confidential data collected, maintained or used in the course of performance of this Agreement shall be disseminated by either party except as authorized by statute, either during the period of the Agreement or thereafter. Contractor must agree to return any or all data furnished by the City promptly at the request of City in whatever form it is maintained by Contractor. Upon the termination or expiration of this Agreement, Contractor shall not use any of such data or any material derived from the data for any purpose and, where so instructed by City, shall destroy or render such data or material unreadable.

12. **Cash Basis and Budget Laws.** The right of the City to enter into this Agreement is subject to the provisions of the Cash Basis Law (K.S.A. 10-1112 and 10-1113), the Budget Law (K.S.A. 79-2935), and all other laws of the State of Kansas. This Agreement shall be construed and interpreted so as to ensure that the City shall at all times stay in conformity with such laws, and as a condition of this Agreement the City reserves the right to unilaterally sever, modify, or terminate this Agreement at any time if, in the opinion of its legal counsel, the Agreement may be deemed to violate the terms of such laws.
13. **Anti-Discrimination Clause.** Contractor agrees: (a) to comply with the Kansas Act Against Discrimination (K.S.A. 44-1001 *et seq.*) and the Kansas Age Discrimination in Employment Act (K.S.A. 44-1111 *et seq.*) and the applicable provisions of the Americans with Disabilities Act (42 U.S.C. 12101 *et seq.*) (ADA) and to not discriminate against any person because of race, religion, color, sex, disability, national origin or ancestry, or age in the admission or access to, or treatment or employment in, its programs and activities; (b) to include in all solicitations or advertisements for employees the phrase “equal opportunity employer;” (c) to comply with the reporting requirements set out at K.S.A. 44-1031 and K.S.A. 44-1116; (d) to include those provisions in every subcontract or purchase order so that they are binding upon such subcontractor or vendor; (e) that a failure to comply with the reporting requirements of (c) above or if the Contractor is found guilty of any violation of such acts by the Kansas Human Rights Commission, such violation shall constitute a breach of contract and the Agreement may be cancelled, terminated or suspended, in whole or in part by City, without penalty thereto; and (f) if it is determined that the Contractor has violated applicable provisions of the ADA, such violation shall constitute a breach of the Agreement and the Agreement may be cancelled, terminated or suspended, in whole or in part by City, without penalty thereto.

Parties to this Agreement understand that the provisions of this paragraph 13 (with the exception of those provisions relating to the ADA) are not applicable to a contractor who employs fewer than four employees during the term of this Agreement or whose contracts with the City cumulatively total \$5,000 or less during the City’s fiscal year.

14. **Suspension/Debarment.** Contractor acknowledges that as part of the Code of Federal Regulations (2 C.F.R. Part 180) a person or entity that is debarred or suspended in the System for Award Management (SAM) shall be excluded from federal financial and nonfinancial assistance and benefits under federal programs and activities. All non-federal entities, including Sedgwick City, must determine whether the Contractor has been excluded from the system and any federal funding received or to be received by the City in relation to this Agreement prohibits the City from contracting with any Contractor that has been so listed. In the event the Contractor is debarred or suspended under the SAM, the Contractor shall notify the City in writing of such determination within five (5) business days as set forth in the Notice provision of this Agreement. City shall have the right, in its sole discretion, to declare the Agreement terminated for breach upon receipt of the written notice. Contractor shall be responsible for determining whether any sub-contractor performing any work for Contractor pursuant to this Agreement has been debarred or suspended under the SAM and to notify City within the same five (5) business days, with the City reserving the same right to terminate for breach as set forth herein.
15. **HIPAA Compliance.** Contractor agrees to comply with the requirements of the Health Insurance Portability and Accountability Act of 1996, Pub. L. No. 104-191 (codified at 45 C.F.R. Parts 160 and 164), as amended (“HIPAA”); privacy and security regulations promulgated by the United States Department of Health and Human Services (“DHHS”); title XIII, Subtitle D of the American Recovery and Reinvestment Act of 2009, Pub. L. No. 111-5, as amended (“HITECH Act”); the Genetic Information Nondiscrimination Act of 2008 (“GINA”); provisions regarding Confidentiality of Alcohol and Drug Abuse Patient Records (codified at 42 C.F.R. Part 2), as amended (collectively referred to as “HIPAA”), to the extent that the Contractor uses, discloses or has access to protected health information as defined by HIPAA. Under the final Omnibus Rule effective March 2013, Contractor may be required to enter into a Business Associate Agreement pursuant to HIPAA.
16. **Compliance with Law.** Contractor shall comply with all applicable local, state and federal laws and regulations in carrying out this Agreement, regardless of whether said local, state and federal laws are specifically referenced in the Agreement to which this attached is incorporated.

EXHIBIT B

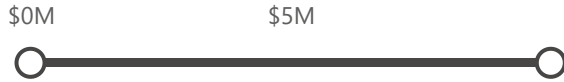
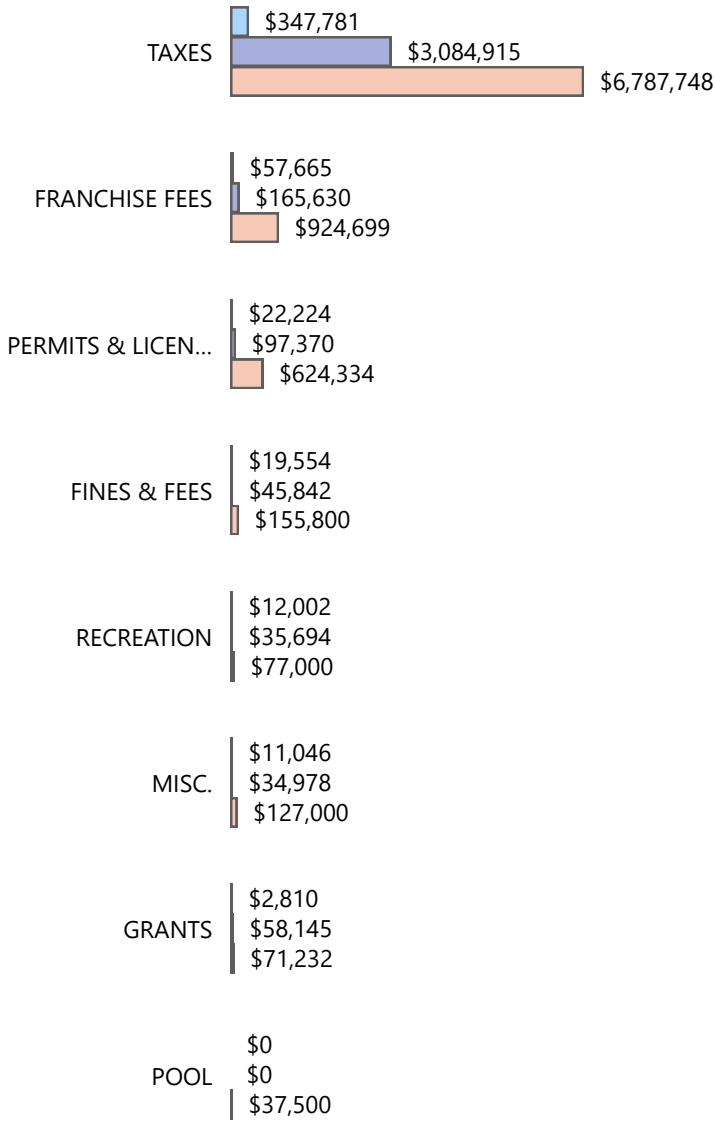
CITY OF BEL AIRE MANDATORY INDEPENDENT CONTRACTOR ADDENDUM

1. This Agreement shall satisfy all tax and other governmentally imposed responsibilities including, but not limited to payment of: state, federal, and social security taxes; unemployment taxes; workers' compensation and self-employment taxes. No federal, state, or local taxes of any kind shall be withheld or paid by City.
2. The parties agree that as an independent contractor, Contractor is not entitled to the following benefits from City: (a) unemployment insurance benefits; (b) workers' compensation coverage; or (c) health insurance coverage. Contractor may only receive such coverages if provided by Contractor or an entity other than City. Subject to the foregoing, Contractor hereby waives and discharges any claim, demand, or action against City's workers' compensation insurance and/or health insurance and further agrees to indemnify City for any such claims related to Contractor's operations or the performance of services by Contractor hereunder
3. The parties hereby acknowledge and agree that City will not: (a) require Contractor to work exclusively for City; (b) establish a quality standard for Contractor, except that City may provide plans and specifications regarding the work but will not oversee the actual work or instruct Contractor as to how the work is to be performed; (c) pay to Contractor a salary or hourly rate, but rather will pay to Contractor a fixed or contract rate; (d) provide more than minimal training for Contractor; (e) provide tools or benefits to Contractor (materials and equipment may be supplied, however); (f) dictate the time of Contractor's performance; (g) pay Contractor personally when possible; instead, City will make all checks payable to the trade or business name under which Contractor does business; and (h) combine its business operations in any way with Contractor's business, but will instead maintain such operations as separate and distinct.
4. Contractor does not have the authority to act for City, to bind City in any respect whatsoever, or to incur debts or liabilities in the name of or on behalf of City.
5. Unless given express written consent by City, Contractor agrees not to bring any other party (including but not limited to employees, agents, subcontractors, sub-subcontractors, and vendors) onto the project site.
6. If Contractor is given written permission to have other parties on the site, and Contractor engages any other party which may be deemed to be an employee of Contractor, Contractor will be required to provide the appropriate workers' compensation insurance coverage as required by this Agreement.
7. Contractor has and hereby retains control of and supervision over the performance of Contractor's obligations hereunder and, if Contractor is given written permission to have other parties on site and the Contractor provides the appropriate coverage, the Contractor agrees to retain control over any persons employed by Contractor for performing the services hereunder and take full and complete responsibility for any liability created by or from any actions or individuals brought to the project by Contractor.
8. City will not provide training or instruction to Contractor regarding the performance of services hereunder.
9. Contractor will not receive benefits of any type from City.
10. Contractor represents that it is engaged in providing similar services to the general public and not required to work exclusively for City.
11. All services are to be performed solely at the risk of Contractor and Contractor shall take all precautions necessary for the proper and sole performance thereof.
12. No workers' compensation insurance shall be obtained by City covering Contractor. Contractor shall comply with the workers' compensation laws pertaining to Contractor.
13. Contractor will not combine its business operations in any way with City's business operations and each party shall maintain their operations as separate and distinct.

March - 2024 Monthly Finance Report - General Fund

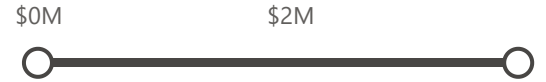
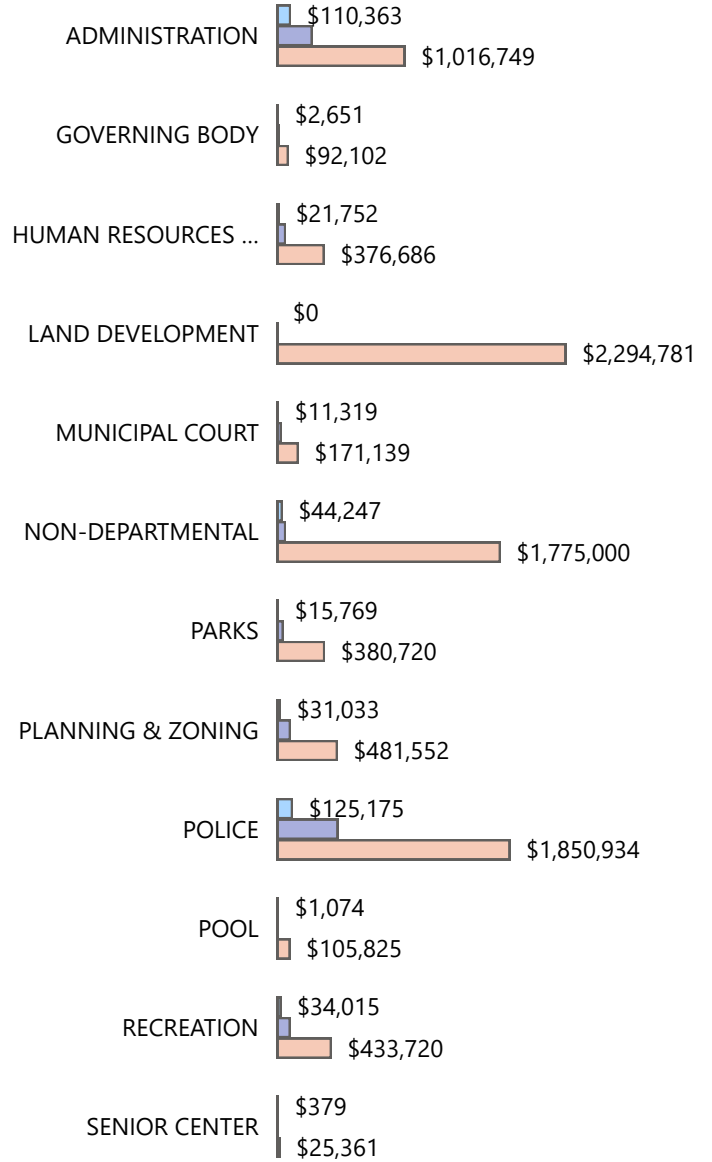
Revenues

● MTD ● YTD ● FY24 Budget



Expenditures

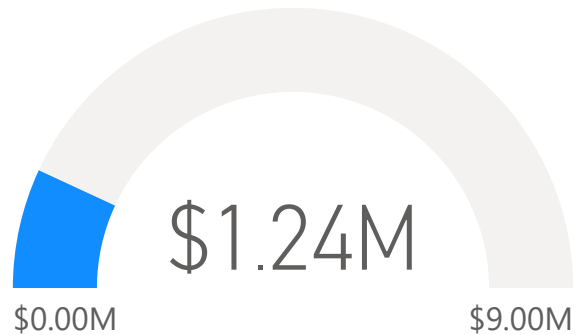
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YTD/Budgeted Revenues



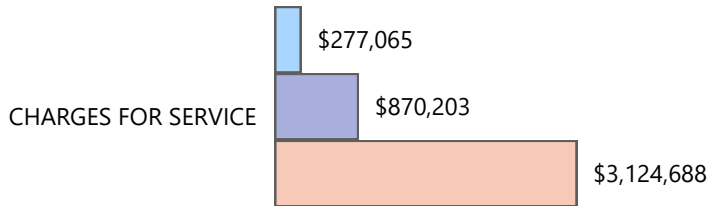
YTD/Budgeted Expenses



March - 2024 Monthly Finance Report - Sewer Fund

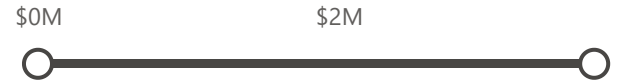
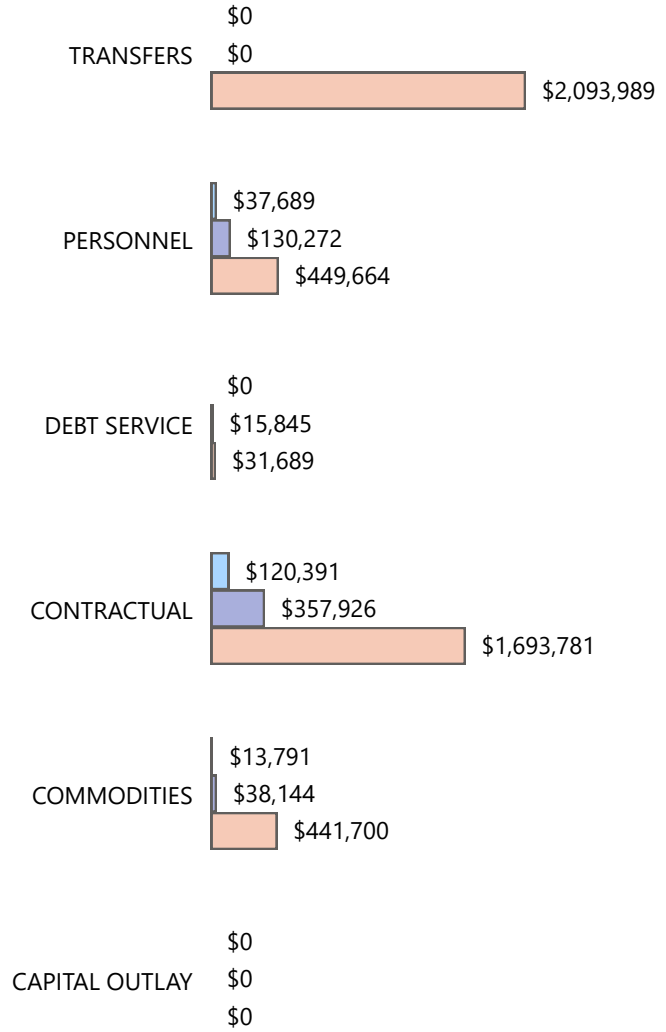
Revenues

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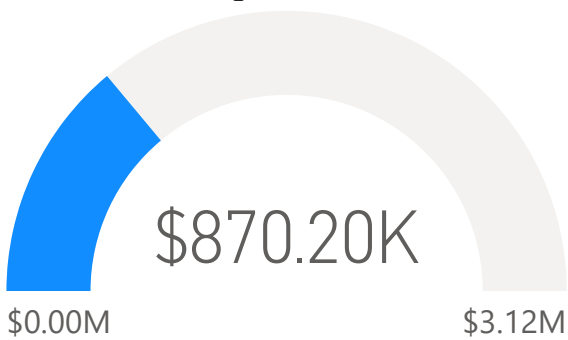


Expenditures

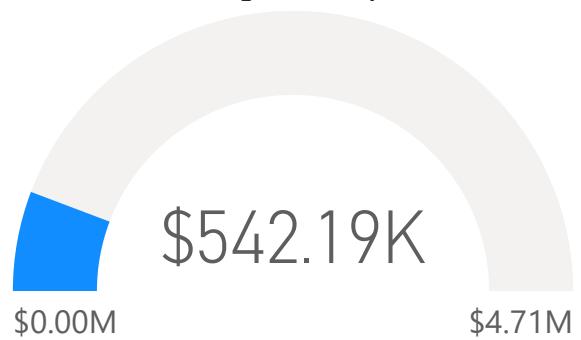
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YTD/Budgeted Revenues



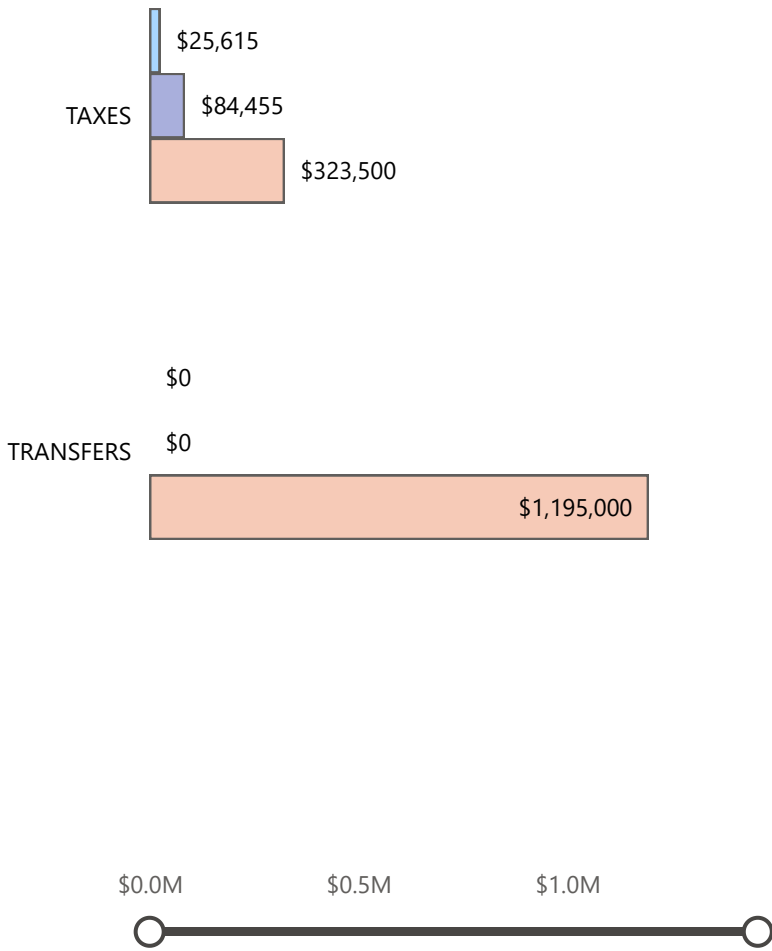
YTD/Budgeted Expenses



March - 2024 Monthly Finance Report - Special Streets and Highway Fund

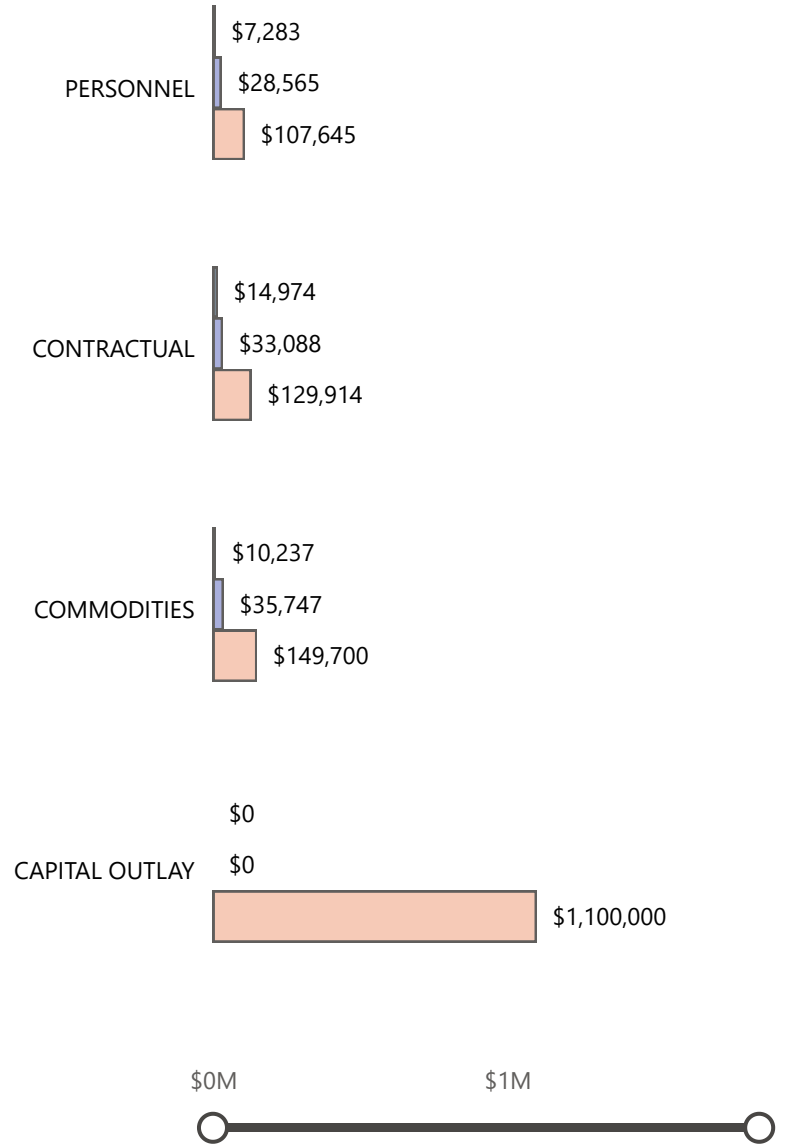
Revenues

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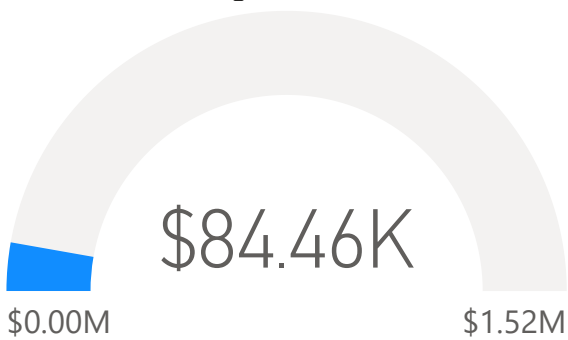


Expenditures

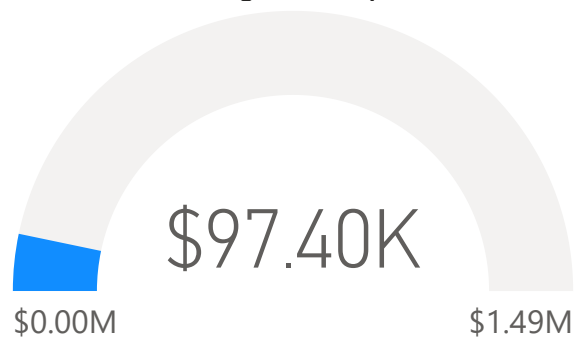
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YTD/Budgeted Revenues



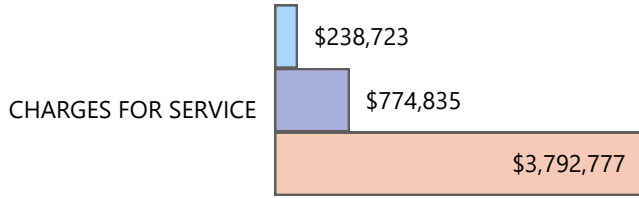
YTD/Budgeted Expenses



March - 2024 Monthly Finance Report - Water Fund

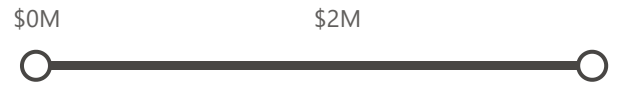
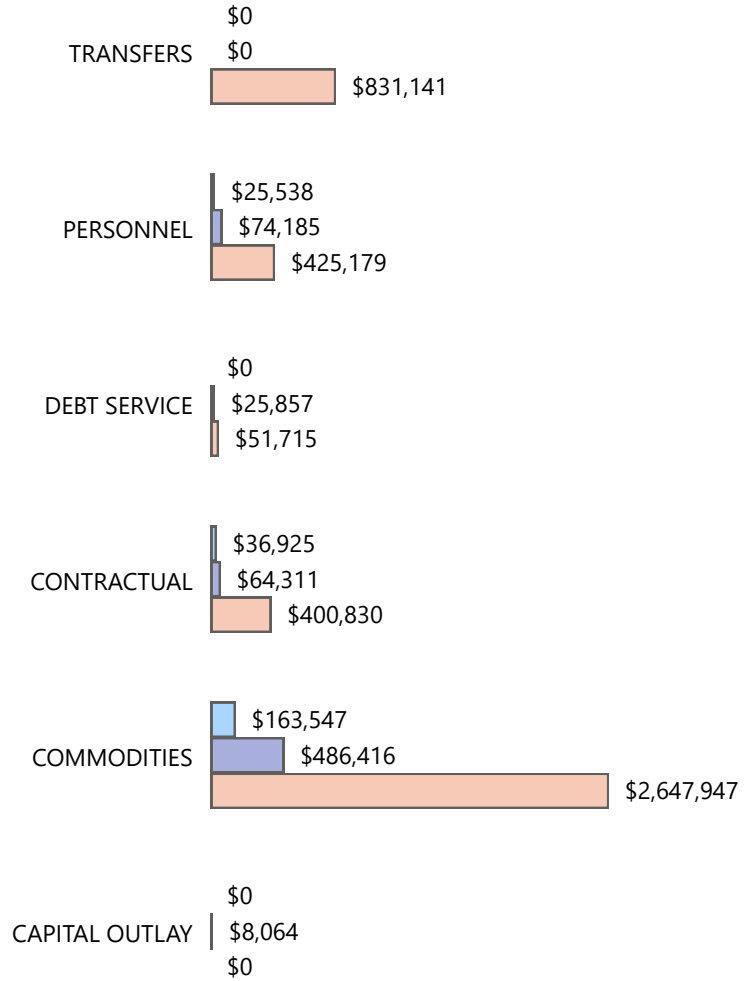
Revenues

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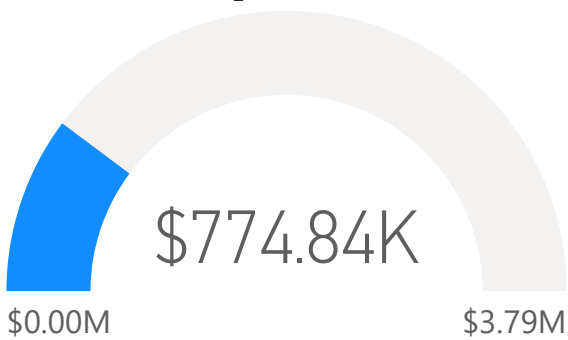


Expenditures

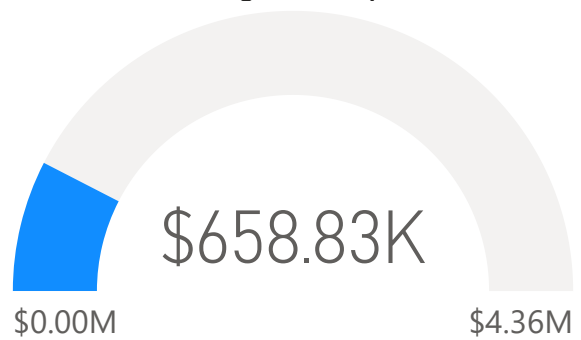
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YTD/Budgeted Revenues



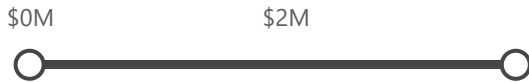
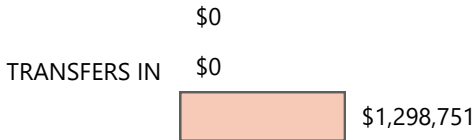
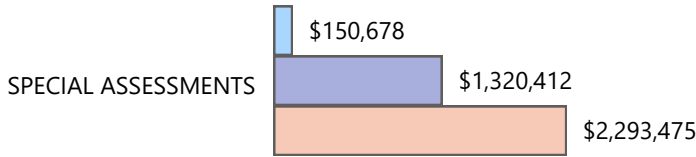
YTD/Budgeted Expenses



March - 2024 Monthly Finance Report - Bond and Interest Fund

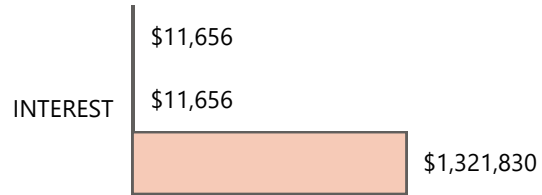
Revenues

● MTD ● YTD ● FY24 Budget

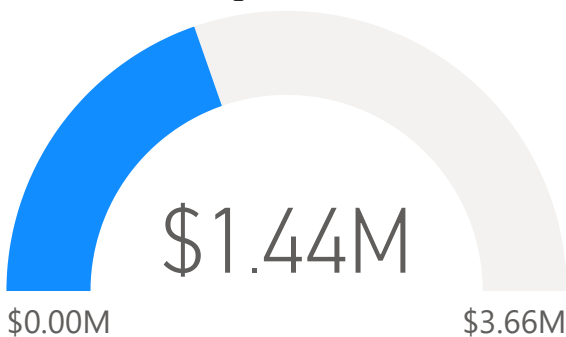


Expenditures

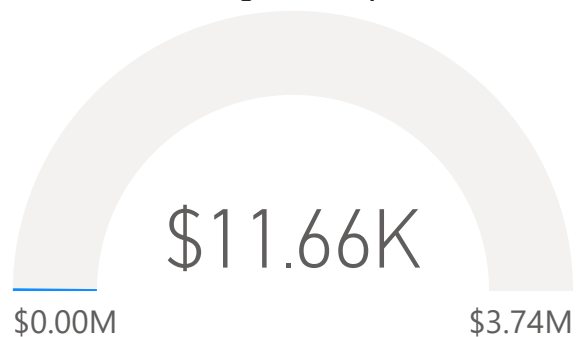
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YTD/Budgeted Revenues



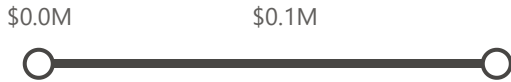
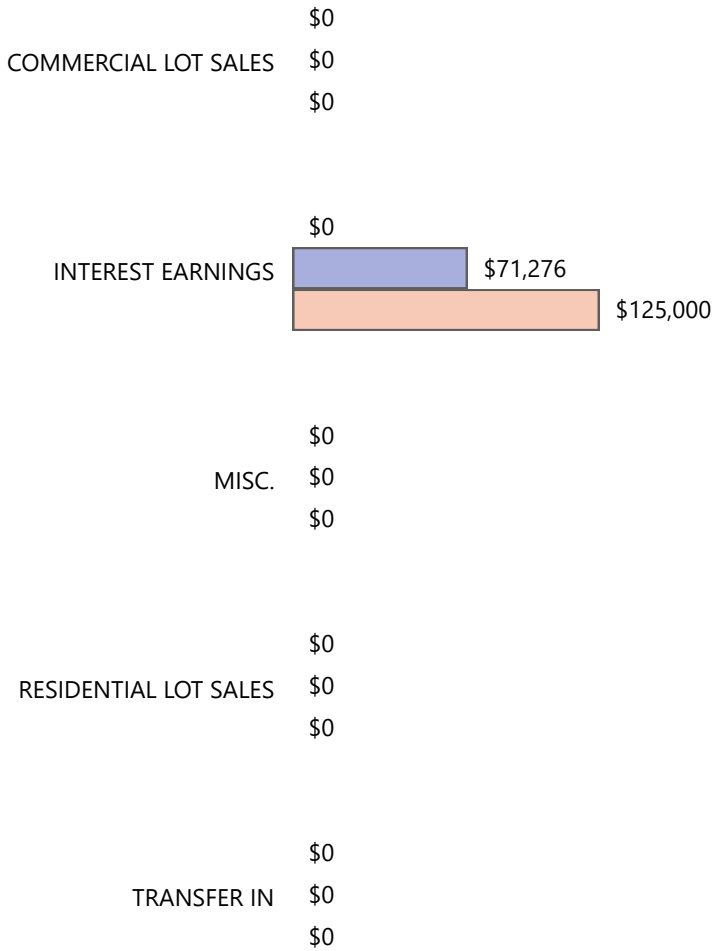
YTD/Budgeted Expenses



March - 2024 Monthly Finance Report - Land Bank Fund

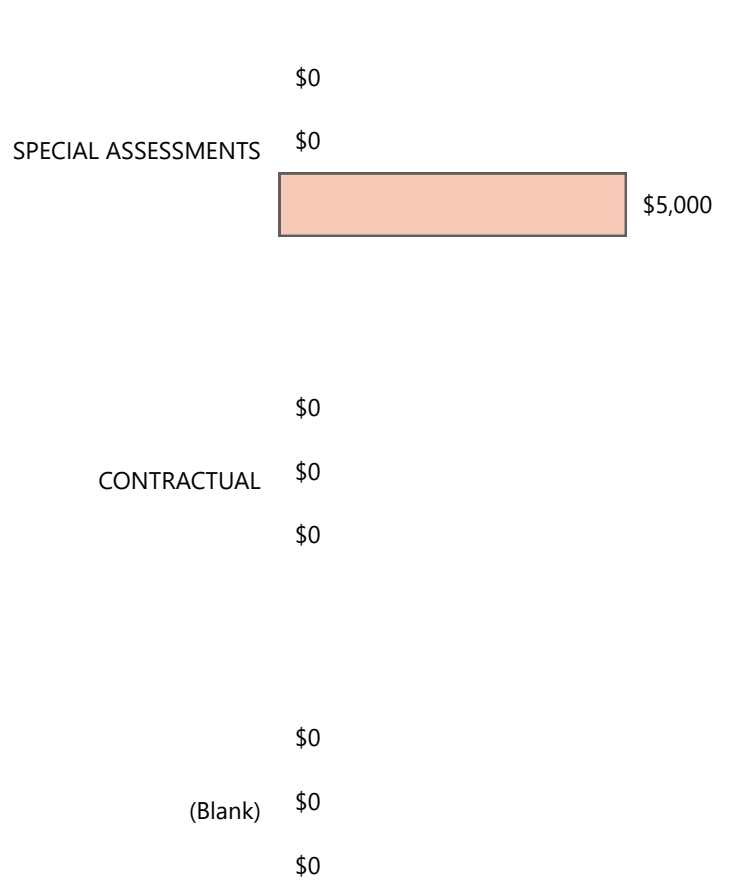
Revenues

● MTD ● YTD ● FY24 Budget

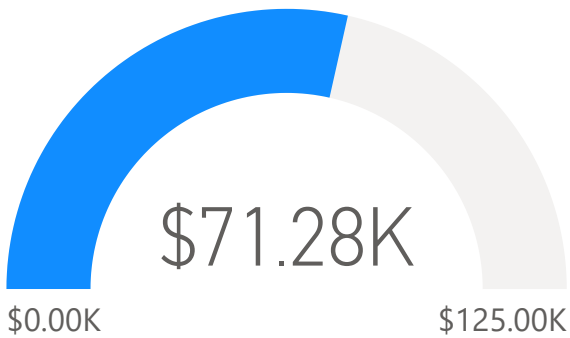


Expenditures

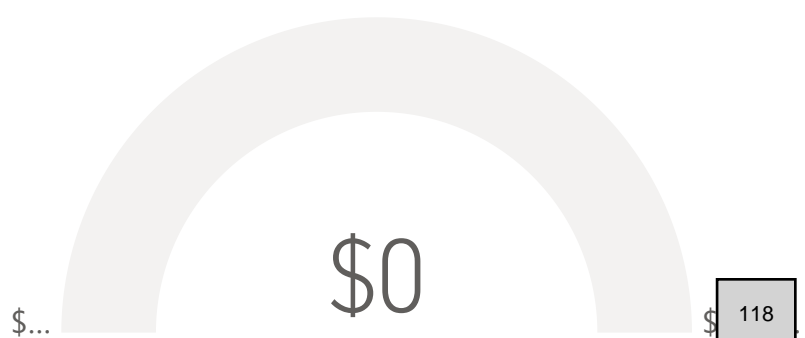
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YTD/Budgeted Revenues



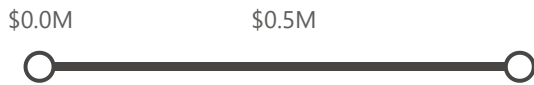
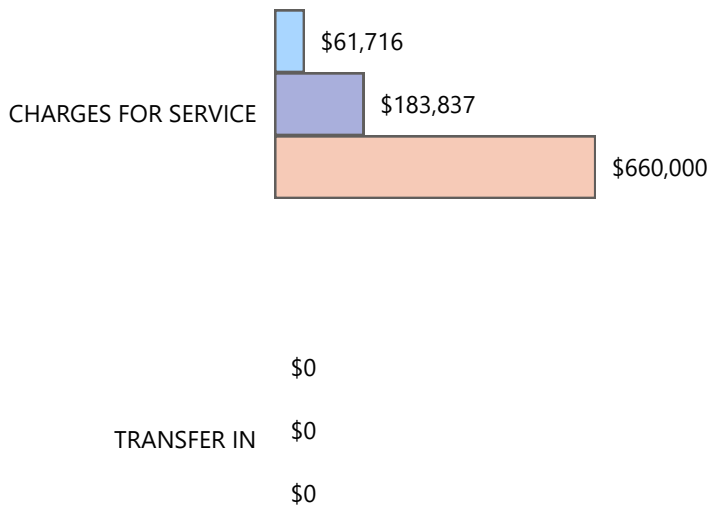
YTD/Budgeted Expenses



March - 2024 Monthly Finance Report - Solid Waste Fund

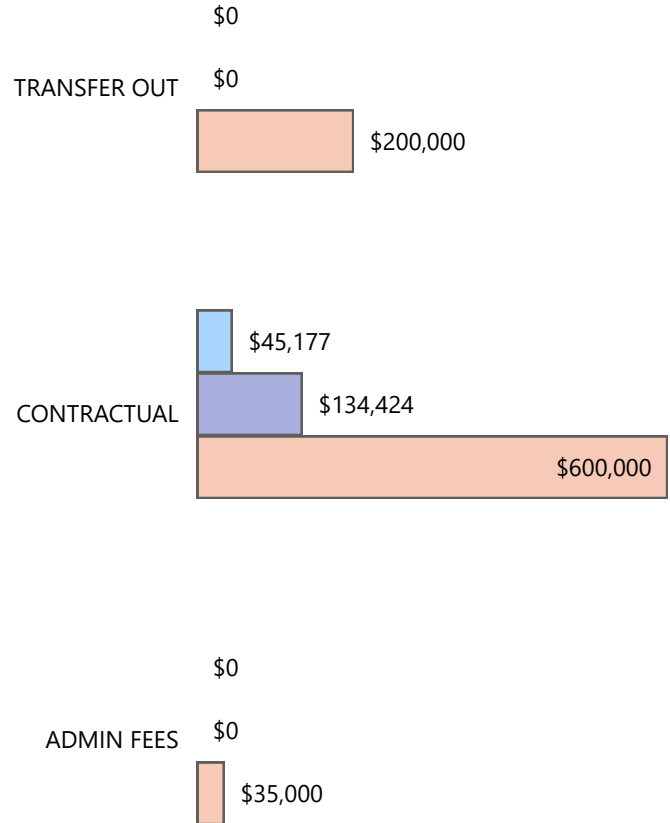
Revenues

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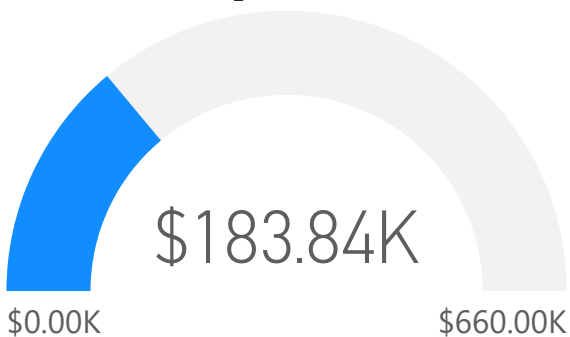


Expenditures

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YTD/Budgeted Revenues



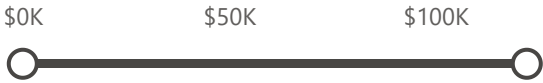
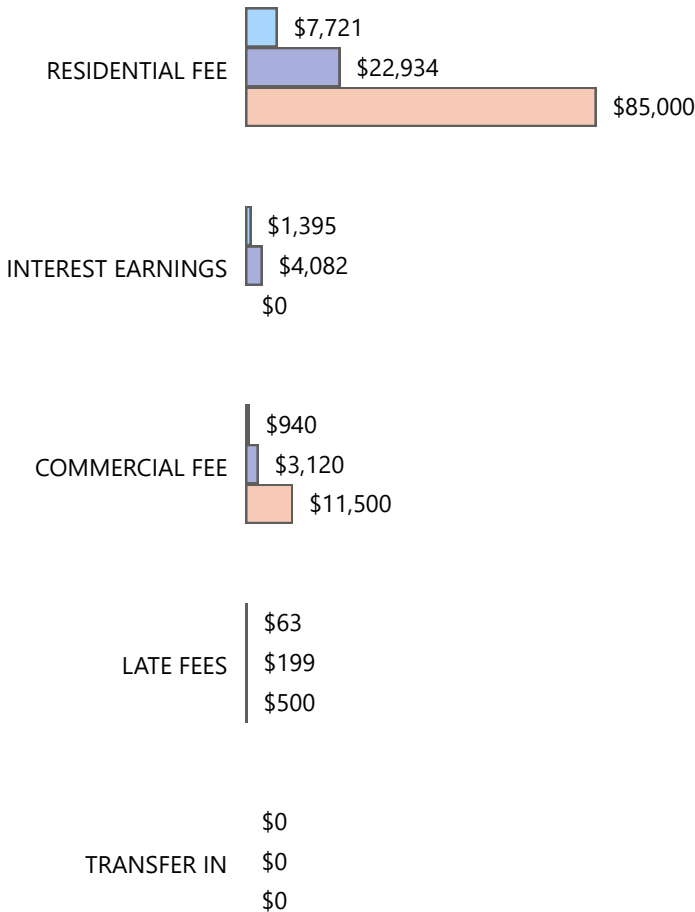
YTD/Budgeted Expenses



March - 2024 Monthly Finance Report - Stormwater Fund

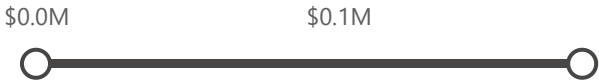
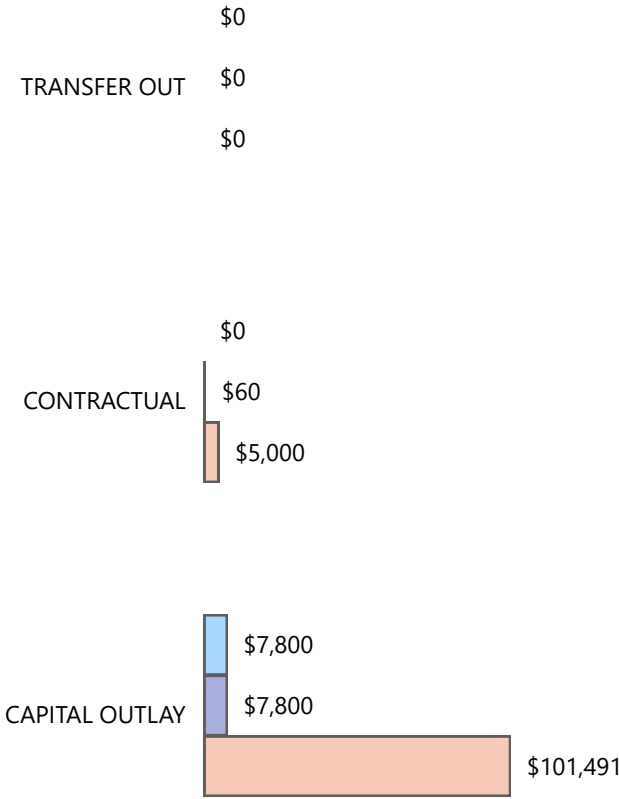
Revenues

● MTD ● YTD ● FY24 Budget

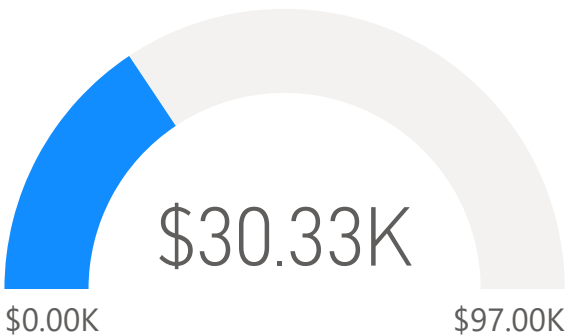


Expenditures

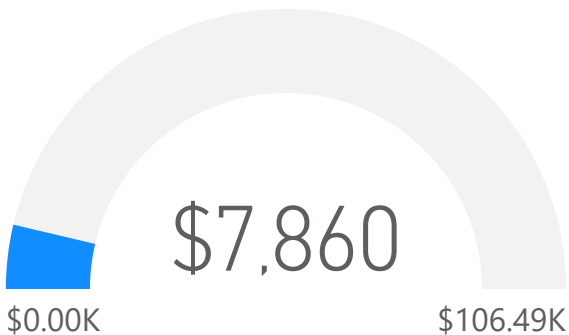
● MTD ● YTD ● FY24 Budget



YTD/Budgeted Revenues



YTD/Budgeted Expenses



FUND	YTD	FY24 Budget
BOND & INTEREST	\$1,439,050	\$3,662,226
DELINQUENT SPECIALS	\$115,981	\$50,000
INTEREST EARNINGS	\$2,657	\$20,000
SPECIAL ASSESSMENTS	\$1,320,412	\$2,293,475
TRANSFERS IN	\$0	\$1,298,751
GENERAL	\$3,522,573	\$8,805,313
FINES & FEES	\$45,842	\$155,800
FRANCHISE FEES	\$165,630	\$924,699
GRANTS	\$58,145	\$71,232
MISC.	\$34,978	\$127,000
PERMITS & LICENSES	\$97,370	\$624,334
POOL	\$0	\$37,500
RECREATION	\$35,694	\$77,000
TAXES	\$3,084,915	\$6,787,748
LAND BANK	\$71,276	\$125,000
COMMERCIAL LOT SALES	\$0	\$0
INTEREST EARNINGS	\$71,276	\$125,000
MISC.	\$0	\$0
RESIDENTIAL LOT SALES	\$0	\$0
TRANSFER IN	\$0	\$0
SEWER	\$870,203	\$3,124,688
CHARGES FOR SERVICE	\$870,203	\$3,124,688
SOLID WASTE	\$183,837	\$660,000
CHARGES FOR SERVICE	\$183,837	\$660,000
TRANSFER IN	\$0	\$0
SPECIAL STREETS & HWY	\$84,455	\$1,518,500
TAXES	\$84,455	\$323,500
TRANSFERS	\$0	\$1,195,000
STORMWATER	\$30,334	\$97,000
COMMERCIAL FEE	\$3,120	\$11,500
INTEREST EARNINGS	\$4,082	\$0
LATE FEES	\$199	\$500
RESIDENTIAL FEE	\$22,934	\$85,000
TRANSFER IN	\$0	\$0
WATER	\$774,835	\$3,792,777
CHARGES FOR SERVICE	\$774,835	\$3,792,777
Total	\$6,976,564	\$21,785,504

FUND	YTD	FY24 Budget
BOND & INTEREST	\$11,656	\$3,736,830
INTEREST	\$11,656	\$1,321,830
PRINCIPAL	\$0	\$2,415,000
GENERAL	\$1,242,762	\$9,004,569
CAPITAL OUTLAY	\$3,601	\$230,000
COMMODITIES	\$106,487	\$525,250
CONTRACTUAL	\$165,031	\$698,178
PERSONNEL	\$967,642	\$3,786,067
TRANSFERS	\$0	\$3,765,074
LAND BANK	\$0	\$5,000
CONTRACTUAL	\$0	\$0
SPECIAL ASSESSMENTS	\$0	\$5,000
SEWER	\$542,188	\$4,710,823
CAPITAL OUTLAY	\$0	\$0
COMMODITIES	\$38,144	\$441,700
CONTRACTUAL	\$357,926	\$1,693,781
DEBT SERVICE	\$15,845	\$31,689
PERSONNEL	\$130,272	\$449,664
TRANSFERS	\$0	\$2,093,989
SOLID WASTE	\$134,424	\$835,000
ADMIN FEES	\$0	\$35,000
CONTRACTUAL	\$134,424	\$600,000
TRANSFER OUT	\$0	\$200,000
SPECIAL STREETS & HWY	\$97,400	\$1,487,259
CAPITAL OUTLAY	\$0	\$1,100,000
COMMODITIES	\$35,747	\$149,700
CONTRACTUAL	\$33,088	\$129,914
PERSONNEL	\$28,565	\$107,645
STORMWATER	\$7,860	\$106,491
CAPITAL OUTLAY	\$7,800	\$101,491
CONTRACTUAL	\$60	\$5,000
TRANSFER OUT	\$0	\$0
WATER	\$658,835	\$4,356,812
CAPITAL OUTLAY	\$8,064	\$0
COMMODITIES	\$486,416	\$2,647,947
CONTRACTUAL	\$64,311	\$400,830
DEBT SERVICE	\$25,857	\$51,715
PERSONNEL	\$74,185	\$425,179
TRANSFERS	\$0	\$831,141
Total	\$2,695,124	\$24,242,784

Section XVI, Item A.

City of Bel Aire, Kansas



STAFF REPORT

DATE: April 11, 2024
TO: Ted Henry – City Manager
Bel Aire Governing Body
FROM: Brian Hayes – Recreation Director
RE: Pool Resurfacing Update

The Bel Aire Governing Body approved a proposal on September 19th, 2023, to repair and replaster the Central Park Swimming Pool for \$47,200 by Mid-West Plastering LLC. The project commenced with the demolition of deteriorated plaster on March 12th. However, it was soon discovered that the condition of the existing plaster surface was worse than initially estimated, with approximately 80% of the surface delaminated from the concrete basin. Consequently, a change order of \$19,740 was approved during the March 19th meeting to cover additional labor and materials for demolition, disposal, and replastering. The demo crew completed the additional work and crack repairs on April 4th. Originally estimated to be 30 feet long, the crack requiring attention turned out to be approximately 100 feet after the removal of bad plaster. On April 10th, the plaster crews finished their contracted work promptly, with two crews of 18 skilled workers completing the task by 1 pm. Their professionalism, efficiency, and workmanship were commendable, with constant communication and explanation of each step of the process. Furthermore, they inspected other aspects of the pool and provided recommendations for improved surface maintenance and addressed structural deficiencies such as hollowing of the water line tile, heaving & cracking of entrance tile, and coping degradation. These deficiencies have required patching annually before opening, with the tile nearing the point of replacement. Recreation staff has already begun patching the grout & tile and will proceed to patch & paint the coping over the upcoming weeks.



Section XVI, Item B.



CITY OF BEL AIRE
STAFF REPORT

DATE: March 31, 2024

TO: Ted Henry City Manager

FROM: Marty McGee, Public Works Director

Water-

This month we purchased a new trench box from United Rentals. The trench box will ensure worker safety while performing repairs that require digging, such as water main breaks, service installs, and sewer repairs. All employees will be instructed on the proper usage of this box and how to properly install the box in a trench.

On 3/19/24 the Utility Service Group (USG) performed annual cleaning and maintenance on the North and South water tower. The North tower was drained and inspected; the South tower was not drained but was inspected for the year. Reports for the two towers have not arrived yet, however when they do arrive a copy will be sent to you for review and records.

The council approved the water line replacement on Hillcrest; this project will start this month and is estimated to be completed by May 1st; work so far is progressing at an acceptable rate; we are roughly 48% complete. This project consists of 2,330 feet of 8” PVC pipe, 4 new fire hydrants, and 4 new 8” valves to replace the current aged infrastructure; 17 homes will be affected by this project. UMC was awarded the contract as the lowest bidder.

There were 38 rereads for this month and a total of 89 shutoffs.



Hillcrest water main replacement project map.

Streets-

The Council approved the street repair project for Oliver, Edgemoor and Webb Road on 3/15/24. These projects should start and be completed this month. Kansas Paving was awarded the contract for this project.

We have completed all the sweeping around town to remove the salt and sand that was leftover from treating winter storms.

Garret, Keith, and I have put together a list of city sidewalk repairs that need to be addressed for safety reasons. I will start the contract process on this as soon as Ted and I have a meeting regarding the repairs.

Sewer-

On 3/4/24 we cleaned the Harding lift station and turned off the oxygenator until 4/4/24, this will allow us to have a more accurate reading of the BOD. I am working with Rebecca from Burns and McDonnell to determine the problem we are having with high BOD levels at this lift station. We hope to resolve the problem soon.

The flow meter that was purchased from R.W. Vaught should be arriving at the end of March; JCI will be scheduled to install the flow meter in April. I do not have an exact date for installation yet.

On 3/11/24 we started cleaning Summit Hill sewers and will continue until the entire subdivision has been completed. Usually, we sub this work out to Mayer or UMC each year but with the purchase of the new Vactor truck last year we decided to see if we could save the city money by doing the work in-house. We are also looking for quotes on a sewer camera to allow us to do our own assessment of line breaks and sewer clogs. This purchase would pay for itself over a short period of time. Key Equipment brought a sewer camera on 3/1/24 to demo for the P.W. department.

On 3/20/24 we started doing mastic for street repairs and will focus on the following areas to ensure we are adhering to the 5-year street plan. The following areas for 2024 will consist of Quail Ridge, Pearsons Add, Lawn Terrace, and Bowers; the streets will be filled with crack seal and mastic, or asphalt as needed.

Storm Water-

On 3/7/24 we retrieved our first storm water sample for the year and sent it off to Meridian Labs for results. KDHE requirements are for us to take four samples a year.

On 3/7/24 Jon, Adam, and I attended an MS4 storm water class with PEC. This class will help us to better identify KDHE needs and understand what we are required to complete each year in adherence with the permit. We have set up an annual review with PEC to keep us on track and updated, monthly e-mails will be sent out from PEC to keep us informed of our progress.

P.W. rebuilt a storm drain on 39th and Clarendon on 3/11/24. (Pictures included below)

Parks-

All safety inspections have been performed this month; no concerns were discovered.

We are working on a plan to add sand to a few of our parks next month. We have also started mowing spot locations around town, not everything needs to be mowed yet.

Tree top has done their first mowing at City Hall this month.

Ted, Keith, and I are working on a plan to rebuild the North berm on Woodlawn and Central Park Ave. The plan is for the P.W. to add dirt and remove 90' of the sidewalk. P.W. will also be responsible for maintaining this portion of the ditch for the summer or until the grass is reestablished.

Special Events

On 3/23/24 we attended the Spring festival; we had three pieces of equipment on display and two staff members to interact with attendees and answer questions about the equipment.

The Utility Advisory Committee also attended the Spring festival to educate the public about the importance of backflow devices.



STAFF REPORT

DATE: April 10, 2024
TO: Ted Henry, City Manager & Bel Aire Governing Body
FROM: Brian Hayes, Recreation Director
RE: March Activities

Recreation

- 16 teams of 181 youth ages 4-11 continued their Indoor Soccer season in March. Games ended on April 6th.
- Tippi Toes Dance continued with 6 participants.
- Happy Feet Soccer & TGA Golf began at near capacity with 30 participants.
- Schools Out Camp was again a success with 15 campers over spring break.
- Over 100 participants began practicing on 8 Bel Aire Rec teams playing in the Wichita Heights Junior Baseball/Softball League. Games begin in late April and will run through early July.
- Pickleball participation was slightly up with 288 compared to 269 participants last month.
- March Taekwondo participation was steady with 22 compared to 23 in February.
- Exercise classes were steady with 26 participants.
- Drop-in use was barely up with 548 compared to 504 in February.
- The Spring Festival was a great way to kick off this year's community events! There were an estimated 2000 people that came to enjoy festivities at the Bel Aire Rec Center. Around 700 kids participated in the egg hunts, inflatables, games, kite flying, face painting, photo booth and pictures with the Bunny.
- The Bel Aire Lions Club graciously arranged and paid \$1730 to restripe the Rec Complex parking lot. Rec staff with the assistance of Public Works cleaned and prepared the surface to be painted. **Thank You Lions Club!**
- Upcoming Rec programs include Blastball, T-Ball, Machine Pitch Baseball, and Summer Day Camp which is already at 90% capacity.

Seniors

- 919 seniors participated in Tai Chi, cards, line & folk dance, book club, exercise, sewing, walking, educational, & special activities compared to 795 in February.
- 35 attended the Quarterly Senior Dinner complete with live music provided by our own Jam Session group.
- Other March programs included several arts & craft activities, an outing to Paramount Marketplace as well as 5 additional special activities and 3 educational sessions.
- Upcoming Senior activities include a presentation on wills & trusts, scavenger hunt, and an outing to the Wichita Art Museum, as well as the many ongoing baseline programs, games, crafts, presentations, and communications.

Swimming Pool

- Replastering of the pool began on March 13th. Please see *Pool Resurfacing Update* in this packet for information.
- The replacement pump and 4 valves were installed by our local pool company who will also be assisting with the start-up of the pool once the resurfacing project is complete.
- Rec Staff will soon begin other needed maintenance in April. The coping, entrance tile, and deck will require additional patching and painting. Additionally, Rec and Pool staff will begin other needed seasonal tasks in May.
- 3 new part-time lifeguards have been offered positions and will join 6 returning staff beginning in May.



MANAGERS REPORT



DATE: April 11, 2024
TO: Mayor Benage and City Council
FROM: Ted Henry, Assistant City Manager
RE: April 16, 2024 Agenda

Proclamation for Arbor Day 2024 (Item V)

Arbor Day is an annual event in the United States that highlights the importance of trees in our lives and encourages the planting and care of trees. Bel Aire demonstrates its commitment to this cause by maintaining a Tree Board and earning the designation of Tree City USA through the Arbor Day Foundation. The Tree Board has designated April 20th as Arbor Day in Bel Aire. A celebration will take place on Saturday, April 20th, from 9:00 AM to 12:00 PM in the Community Room at City Hall.

Consent Agenda (Item VII)

The Consent Agenda contains only the Minutes of the April 2, 2024 City Council meeting.

Appropriations Ordinance (Item VIII)

This appropriations ordinance encompasses 03/27/2024 through 04/08/2024 expenses and one payroll cycle. Expenditure amounted to \$324,861.28. Of the reported expenses, \$9,322.82 are infrastructure costs for new developments. These costs are paid through special assessments.

City Requested Appearances – Bel Aire Chamber of Commerce (Item IX)

President Aaron Maxwell will give the Chamber’s quarterly report.

Public Hearing – IRB, Aspen Funds, LLC (Item XI)

At the April 2nd meeting, the Council approved a Letter of Intent for issuing Taxable Industrial Revenue Bonds to Aspen Funds, LLC. Following this, on April 4th, a Notice of Public Hearing was published in the city’s official newspaper and mailed to local taxing entities, including Circle School District and the Sedgwick County Clerk, as required by state statute. The Council is now set to conduct this public hearing. The purpose is to gather feedback from taxpayers, citizens, and other stakeholders on the proposed bond issuance. Later in the meeting, the Council will consider a Resolution of Intent to proceed with issuing the bonds.

Resolution Of Intent, IRB Issuance for Aspen Funds, LLC (Item A)

A related public hearing will take place immediately before this agenda item. If the resolution is approved, the bonds will be used to finance the costs of acquiring land and constructing and equipping approximately five buildings, totaling about 912,925 square feet, for industrial, manufacturing, warehouse, distribution, flex, and office purposes. The city plans to lease these facilities to Aspen Funds LLC, or a related entity referred to as 'the Tenant.' The facility will be located just northeast of the intersection of 53rd Street North and Webb Road.

Bid for Paving Improvements to serve Cozy Drive (Item B)

The City of Bel Aire engaged Garver Engineering to determine the best solution for upgrading the gravel road and addressing several drainage issues on Cozy Drive.

In January 2023, each property owner in the benefit district received a letter and petition outlining the planned work, the engineer’s estimate, and an explanation of how special assessments function. The city received the necessary number of returned petitions to proceed with the project. Additionally, the city has committed \$105,000 towards drainage improvements, bringing the estimated special assessments to approximately \$173 per month per lot.

On April 3, 2024, three contractors submitted bids for the project. The base bid includes asphalt paving, while Alternate 1 involves re-grading and clearing a ditch, and Alternate 2 proposes substituting concrete for asphalt paving, with a 7.94% price difference between the two materials.

The cost of these improvements will be financed through a bond and distributed as special assessments across the benefiting lots. The bids align with the estimated costs provided in January 2023. Staff will present options for moving forward, and

a spreadsheet attached to the staff report shows the potential impact of each option on the special assessments to be levied against the benefited lots. Ken Lee from Garver will also be present at the meeting to discuss.

Bid for Paving Improvements to serve Aurora Park (Item C)

Similar to Cozy Drive, the City of Bel Aire contracted Garver Engineering to determine the best solution for upgrading the gravel roads and addressing several drainage issues in Aurora Park, particularly on Parkwood and 40th Street.

In January 2023, each property owner in the benefit district along these streets received a letter and petition detailing the planned work, the engineer's estimate, and an explanation of how special assessments function. The city received the required number of returned petitions to proceed with the project. Additionally, the city has committed \$96,000 towards drainage improvements on Parkwood and 40th Street, which reduces the estimated special assessments to approximately \$146 per month per lot.

On April 3, 2024, three contractors submitted bids for the project. The base bid includes asphalt paving with a concrete intersection at Parkwood and 40th Street. The base bid plus alternate 1 proposes asphalt paving with an asphalt intersection. The costs of these improvements will be financed through a bond and distributed as special assessments across the benefiting lots. The received bids are significantly higher than the original costs outlined in the January 2023 petition and the letter sent to residents.

Staff will present options for moving forward, and a spreadsheet attached to the staff report will demonstrate the potential impact of each option on the special assessments to be levied against the benefited lots. Ken Lee from Garver will be present at the meeting to discuss our options.

Alternate 2 covers the cost of ditch improvements for the entire Aurora Park neighborhood. This will prompt a separate discussion on how much the city is prepared to invest in ditch improvements throughout Aurora Park

Quote for 550 Crane Truck (Item D)

The Public Works Department currently operates a crane truck purchased as a used vehicle in 2006 for \$65,000. This truck is used for daily operations, including water services, sewer repairs, and lift station pump removal. Recently, the truck has required numerous repairs, and it currently needs replacement of hydraulic seals and lines to ensure safe operation. Additionally, the crane is underpowered for its routine tasks. Our sewer pumps weigh 3,000 pounds each, but the crane is only rated for a maximum lifting capacity of 3,300 pounds, which has compromised its performance over years of hard use.

Funding for a new crane truck is available from the Equipment Reserve Fund. Given the specialized nature of this vehicle and the limited number of manufacturers and suppliers in our region, staff reached out to local suppliers. Three submitted quotes that meet our specifications. Due to the high demand for this type of vehicle, staff recommends that the Council authorize the Public Works Department to purchase a new vehicle for a price not to exceed \$187,857. This will ensure the department can acquire a suitably equipped vehicle promptly before it is sold to another buyer. Marty will be available at the meeting to discuss how we utilize this piece of equipment and to answer any questions.

Executive Session (Item XIV)

Will need 1 executive session.