



AGENDA
CITY COUNCIL MEETING
7651 E. Central Park Ave, Bel Aire, KS
January 07, 2025 7:00 PM



I. CALL TO ORDER: Mayor Jim Benage

II. ROLL CALL

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

III. OPENING PRAYER: Mark Posson

IV. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

V. PROCLAMATION

A. **Martin Luther King Jr Day - January 20, 2025**

VI. DETERMINE AGENDA ADDITIONS

VII. CONSENT AGENDA

A. **Approval of Minutes of the December 17, 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. 24-24 in the amount of \$1,175,502.54.**

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

Motion _____ Second _____ Vote _____

IX. CITY REQUESTED APPEARANCES

A. **Aaron Maxwell - Bel Aire Chamber of Commerce**

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. REPORTS

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

XII. ORDINANCES, RESOLUTIONS AND FINAL ACTIONS

A. Consideration of A Resolution Authorizing And Providing For The Construction And Equipping Of A New Public Works Facility Building In The City Of Bel Aire, Kansas; And Providing For The Payment Of The Costs Thereof.

Action: Motion to (adopt / table / deny) A Resolution Authorizing And Providing For The Construction And Equipping Of A New Public Works Facility Building In The City Of Bel Aire, Kansas; And Providing For The Payment Of The Costs Thereof and authorize the Mayor to sign.

Motion _____ Second _____ Vote _____

B. Consideration of selecting a bid for Construction of the new Public Works Facility. Four bids were received:

	<u>Commerce</u>	<u>Crossland</u>	<u>Eby</u>	<u>Icon</u>
Base Bid	\$4,977,500	\$4,853,000	\$5,180,000	\$5,055,000
<i>Calendar Days</i>	330	220	290	365
Alternate #1 (Vehicle Storage)	\$543,000	\$435,000	\$416,400	\$460,000
Alternate #2 (Material Storage)	\$398,000	\$360,000	\$329,400	\$348,000
Alternate #3 (Concrete Blocks)	(\$18,500)	(\$48,000)	(\$40,000)	(\$39,000)
Alternate #4 (Metal Panel 2)	\$190,000	\$178,000	\$97,300	\$180,000
Alternate #5 (Metal Panel 1)	\$217,000	\$205,000	\$125,700	\$207,000

Action: Motion to (accept / deny / table) the base bid from _____ in the amount of \$_____ (and)

Alternate #1 in the amount of \$_____

Alternate #2 in the amount of \$_____

Alternate #3 in the amount of \$_____

Alternate #4 in the amount of \$_____

Alternate #5 in the amount of \$_____

Motion _____ Second _____ Vote _____

C. Consideration of Work Order No 24-11 from Professional Engineering Consultants for 2025 Street Preservation Projects Engineering Services.

Action: Motion to (accept / deny / table) Work Order 24-11 from PEC in the amount of \$125,000.00 for the design, bidding and construction observation and administration services for the 2025 Street Preservation Program Projects, and authorize the Mayor to sign.

Motion _____ Second _____ Vote _____

D. Consideration of approving reimbursement to Dondlinger Construction for waterline replacement in Aurora Park in the amount of \$15,442.00.

Action: Motion to (approve / deny / table) reimbursement to Dondlinger Construction for waterline replacement in Aurora Park in the amount of \$15,442.00 and authorize the Mayor to sign.

Motion _____ Second _____ Vote _____

E. Consideration of An Ordinance Concerning The Amendment Of Chapter 18, Of The City Code Of Bel Aire, Kansas, In Connection With The Zoning Map, All Within The City Of Bel Aire, Sedgwick County, Kansas.

Action: Motion to (approve / table / deny) An Ordinance Concerning The Amendment Of Chapter 18, Of The City Code Of Bel Aire, Kansas, In Connection With The Zoning Map, All Within The City Of Bel Aire, Sedgwick County, Kansas and authorize the Mayor to sign.

Motion _____ Second _____ Roll Call Vote:

Jim Benage _____ Greg Davied _____ Tyler Dehn _____

Emily Hamburg _____ Tom Schmitz _____ John Welch _____

F. PUD-24-02 Consideration of An Ordinance Approving The Recommendation Of The Bel Aire Planning Commission Recommending a zone change request in the City, from R-4 to R-5 and R-6, in a Preliminary PUD for Spring Pines (formerly called "Homestead at Spring PUD"), generally located at North and east of East 53rd Street North and North Oliver.

Action: Please choose one of the following (3) options, in accordance with K.S.A. 12-756(b).

1. Motion to approve the findings of fact and recommendation of the Planning Commission for PUD-24-02, Adopt the Ordinance as Presented, and authorize the Mayor to sign. (simple majority, 4 votes required)

2. Motion to override the findings of fact and recommendation of the Planning Commission for PUD-24-02, Adopt alternate findings, disapprove the zone change request and Ordinance. (2/3 majority, 4 votes required)

3. Motion to return the findings of fact and recommendation of the Planning Commission for PUD-24-02 to the Planning Commission for further consideration, with a statement specifying the basis for failure to approve or disapprove, the statement is; _____. (simple majority, 4 votes required)

Motion _____ Second _____ Roll Call Vote:

Greg Davied _____ Tyler Dehn _____ Emily Hamburg _____

Tom Schmitz _____ John Welch _____ Mayor Jim Benage _____

G. Consideration of the dedication of streets and other public ways, service and utility easements and land dedicated for public use as shown on the Final Plat of Spring Pines Subdivision (SD-24-03).

Action: Motion to (accept / deny / table) the dedications within the Final Plat for Spring Pines Subdivision and authorize all required signatures.

Motion _____ Second _____ Vote _____

H. PUD-24-04 Consideration of An Ordinance Approving The Recommendation Of The Bel Aire Planning Commission Recommending a zone change request in the City for a Proposed Final PUD containing approved duplexes to be converted townhouses with zero interior lot lines on a reduced lot size in a R-4 zoning district as built (Chapel Landing Phase 2,) generally located at East 53rd Street North and Pinecrest Street. (A protest petition was not filed with the Bel Aire City Clerk within 14 days, after conclusion of the public hearing on 12/12/24.)

Action: Please choose one of the following (3) options, in accordance with K.S.A. 12-756(b).

1. Motion to approve the findings of fact and recommendation of the Planning Commission for PUD-24-04, Adopt the Ordinance as Presented, and authorize the Mayor to sign. (simple majority, 4 votes required)

2. Motion to override the findings of fact and recommendation of the Planning Commission for PUD-24-04, Adopt alternate findings, disapprove the zone change request and Ordinance. (2/3 majority, 4 votes required)

3. Motion to return the findings of fact and recommendation of the Planning Commission for PUD-24-04 to the Planning Commission for further consideration, with a statement specifying the basis for failure to approve or disapprove, the statement is; _____. (simple majority, 4 votes required)

Motion _____ Second _____ Roll Call Vote:

Greg Davied _____ Tyler Dehn _____ Emily Hamburg _____
Tom Schmitz _____ John Welch _____ Mayor Jim Benage _____

XIII. EXECUTIVE SESSION

A. City Attorney's performance review

Action: Motion to recess into executive session to discuss the City Attorney's performance review. The discussion will be pursuant to K.S.A. 75-4319 (b)(1) to discuss personnel matters of non-elected personnel. 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 _____

XIV. DISCUSSION AND FUTURE ISSUES

A. City Council Workshop - January 14th at 7:00 p.m.?

B. Sedgwick County Shared Roads Discussion

XV. ADJOURNMENT

Action: Motion to adjourn.

Motion _____ Second _____ Vote _____

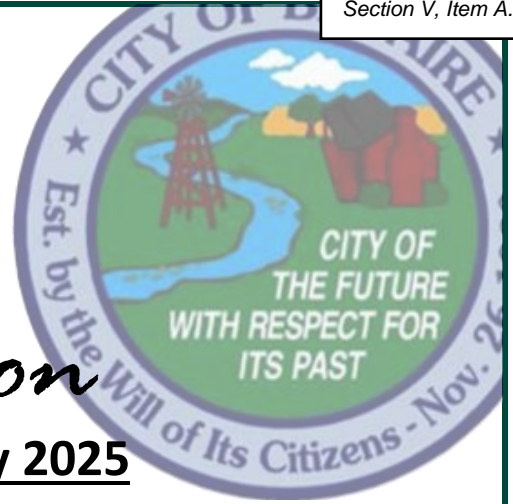
Additional Attachments:

A. Approved Planning Commission Minutes, 11-14-2024

B. City Manager's Report - January 7, 2025

Notice

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



Proclamation

Martin Luther King Jr. Day 2025

TO THE CITIZENS OF BEL AIRE, KANSAS, GREETINGS:

Whereas, Dr. Martin Luther King Jr. devoted his life to advancing equality, social justice, and opportunity for all, and challenged all Americans to participate in the never-ending work of building a more perfect union; and

Whereas, Dr. King's teachings can continue to guide and inspire us in addressing challenges in our communities; and

Whereas, the King Holiday and Service Act, enacted in 1994, designated the King Holiday as a national day of a volunteer service, and charged the Corporation for National and Community Service with leading this effort; and

Whereas, since 1994 millions of Americans have been inspired by the life and work of Dr. Martin Luther King Jr. to serve their neighbors and communities on the King Holiday; and

Whereas, serving on the King Holiday is an appropriate way to honor Dr. King, meet local and national needs, bring our citizens together, and strengthen our communities and nation; and

Whereas, the King Day of Service is the only federal holiday commemorated as a national day of service, and offers an opportunity for Americans to give back to their communities on the holiday and make an ongoing commitment to service throughout the year; and

Whereas, King Day of Service projects are being organized by a wide range of nonprofit and community organizations, educational institutions, public agencies, private businesses, and other organizations across the nation; and

Whereas, each of us can and must contribute to making our communities better with increased opportunity for all our citizens, and

Whereas, citizens of Bel Aire, Kansas have the opportunity to participate in events throughout our city on the King Day of Service, as well as create and implement community service projects where they identify the need;

NOW, THEREFORE, I, Jim Benage, Mayor of Bel Aire proclaim January 20, 2025 as Martin Luther King Jr. Day and a Day of Service in Bel Aire, and call upon the people of our City to pay tribute to the life and works of Dr. Martin Luther King Jr. through participation in community service projects on Martin Luther King Jr. Day and throughout the year.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official seal of Bel Aire, Kansas this 7th day of January, 2025.

Jim Benage, Mayor



MINUTES
CITY COUNCIL MEETING
7651 E. Central Park Ave, Bel Aire, KS
December 17, 2024 7:00 PM



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

II. ROLL CALL

Councilmembers Greg Davied, Tyler Dehn, Emily Hamburg, Tom Schmitz, and John Welch were present.

Also present were City Manager Ted Henry, City Attorney Maria Schrock, Community Development Director Paula Downs, Director of Finance Barry Smith, City Engineer Anne Stephens, and City Clerk Melissa Krehbiel.

III. OPENING PRAYER: Father Terry Hedrick 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 December 3, 2024 City Council meeting.

B. Approval of An Application from DG Retail, LLC (dba Dollar General Store #21238) to renew license to sell cereal malt beverages in original and unopened containers, not for consumption on the premises, at 4554 North Woodlawn Avenue, Bel Aire, KS and direct the City Clerk to issue the proper license.

C. Approval of An Application from Seiko, LLC (dba Mirai Ramen and Sushi) to renew license to sell cereal malt beverages for consumption on the premises, at 6254 East 37th Street North Ste. 180, Bel Aire, KS and direct the City Clerk to issue the proper license.

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

VII. DISCUSSION AND APPROVAL OF APPROPRIATIONS ORDINANCE

A. Consideration of Appropriations Ordinance No. 24-23 in the amount of \$784,855.30.

MOTION: Councilmember Dehn moved to approve Appropriations Ordinance No. 24-23. Councilmember Hamburg seconded the motion. *Motion carried 5-0.*

VIII. CITY REQUESTED APPEARANCES

A. Jesse Miller, Sedgwick County Fire District No 1 Steering Council

Mr. Miller gave a brief report about the Steering Council and stood for questions from the Council.

IX. CITIZEN CONCERNS: No one spoke.

X. REPORTS

A. Council Member Reports

Councilmember Dehn thanked staff and volunteers for their work on the Christmas in Bel Aire event. He also briefly reported on the December 9th strategic planning meeting for K-254 improvements and an upcoming KDOT study.

Councilmember Hamburg noted that the Christmas lights around her neighborhood look good and wished everyone a Merry Christmas. Councilmembers Davied, Welch, and Schmitz wished everyone a Merry Christmas.

B. Mayor's Report

Mayor Benage reported on the death of Father Michael Schemm, former pastor of the Church of the Resurrection, and recognized his involvement in starting pastor-led prayer at City Council meetings. A vigil will be held for Father Schemm on December 22nd. Mayor Benage also briefly reported on the December 10th meeting of WAMPO. Regarding upcoming meetings, the Chisholm Creek Utility Authority (CCUA) will meet on December 19th.

C. City Attorney Report

City Attorney Maria Schrock reported on an educational seminar she attended regarding dangerous structures, and left turn lanes.

D. City Manager Report

City Manager Ted Henry gave a brief year-end report. Highlights included 120 new housing permits issued year-to-date; new sewer meters installed in lift stations, implementation of 3 new ERP software modules, major investments in the parks system, and high participation in Recreation activities. He noted that City Hall will be closed tomorrow from 11:30 am to 1:30 p.m. for a staff Christmas lunch.

XI. ORDINANCES, RESOLUTIONS AND FINAL ACTIONS

A. Consideration Of An Ordinance Annexing Three Tracts Of Land Into The City Of Bel Aire, Kansas, Which Have A Common Boundary With The City of Bel Aire, Per The Request of Sedgwick County, And In Accordance With K.S.A. 12-520(e).

MOTION: Councilmember Welch moved to table An Ordinance annexing the three tracts of land, as described in Sedgwick County Resolution 223-2024, into the City of Bel Aire, Kansas. Councilmember Davied seconded the motion. *Motion carried 5-0.*

B. Consideration of A Resolution Declaring The Entire Boundary Of The City Of Bel Aire, Kansas.

MOTION: Councilmember Welch moved to deny the Resolution Declaring The Entire Boundary Of The City Of Bel Aire, Kansas, as territory has not been added to or excluded from the City of Bel Aire in 2024. Councilmember Davied seconded the motion. *Motion carried 5-0.*

C. Consideration of a Contract (Work Order No 24-13) for Construction Drawings for Skyview Park.

MOTION: Councilmember Welch moved approve Work Order No. 24-13 of the Master Services Agreement with PEC for construction drawings for Skyview Park in the amount not to exceed \$17,500 and authorize the Mayor to sign. Councilmember Dehn seconded the motion. *Motion carried 5-0.*

D. Consideration of A Resolution Concerning Service, License, And Permit Fees Within The Corporate Limits Of The City Of Bel Aire, Kansas.

MOTION: Councilmember Hamburg moved to adopt A Resolution Concerning Service, License, And Permit Fees Within The Corporate Limits Of The City Of Bel Aire, Kansas and authorize the Mayor to sign. Councilmember Welch seconded the motion. *Motion carried 5-0.*

E. Consideration Of An Ordinance Establishing Compensation For The Mayor And City Council And Repealing Conflicting Ordinances.

MOTION: Councilmember Dehn moved to approve An Ordinance establishing the Mayor’s annual salary at \$6,000 and the Council’s annual salary at \$3,000 effective on 12/18/24, and authorize the Mayor to sign. Councilmember Davied seconded the motion. *Motion carried 3-2*, with Councilmembers Welch and Schmitz voting against the motion.

F. Consideration of approving updates to the City of Bel Aire Pay Scale.

MOTION: Councilmember Welch moved to accept updates to the City of Bel Aire Pay Scale. Councilmember Hamburg seconded the motion. *Motion carried 3-2*, with Councilmembers Dehn and Davied voting against the motion.

XII. EXECUTIVE SESSION: No executive session was held.

XIII. DISCUSSION AND FUTURE ISSUES: No discussion was held.

XIV. ADJOURNMENT

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



City of Bel Aire, KS

Section VIII, Item A.
APPROPRIATION
By Vendor DBA

Payment Dates 12/11/2024 - 12/31/2024

Vendor DBA	Description (Item)	Post Date	Payment Date	Project Account Key	Amount
Vendor DBA: 2892 -					
AADAN ENGLERT	YOUTH SPORTS OFFICIAL	12/16/2024	12/20/2024		22.00
Vendor DBA 2892 - AADAN ENGLERT Total:					22.00
Vendor DBA: 0055 - ARK VALLEY NEWS					
ARK VALLEY NEWS	BREEZE AD	12/16/2024	12/20/2024		500.00
ARK VALLEY NEWS	PUBLICATIONS	12/16/2024	12/20/2024		119.04
ARK VALLEY NEWS	PUBLICATIONS	12/16/2024	12/20/2024	022-6028	264.96
ARK VALLEY NEWS	PUBLICATIONS	12/16/2024	12/20/2024	024-6028	504.96
Vendor DBA 0055 - ARK VALLEY NEWS Total:					1,388.96
Vendor DBA: 0172 -					
ATLAS ELECTRIC LLC	CH LIGHTS RETROFIT	12/16/2024	12/20/2024		925.74
ATLAS ELECTRIC LLC	REPAIR STAIRWAY LIGHTING	12/16/2024	12/20/2024		1,450.00
Vendor DBA 0172 - ATLAS ELECTRIC LLC Total:					2,375.74
Vendor DBA: 1968 -					
ATTENTION TO DETAILS, LLC	FORESTRY MULCHING	12/10/2024	12/13/2024		6,000.00
Vendor DBA 1968 - ATTENTION TO DETAILS, LLC Total:					6,000.00
Vendor DBA: 0174 -					
BANK OF NEW YORK MELLON ...	12/24 O&M/DEBT SVC	12/17/2024	12/13/2024		60,570.34
BANK OF NEW YORK MELLON ...	12/24 O&M/DEBT SVC	12/17/2024	12/13/2024		48,038.17
BANK OF NEW YORK MELLON ...	12/24 O&M/DEBT SVC	12/17/2024	12/13/2024		48,545.21
BANK OF NEW YORK MELLON ...	12/24 O&M/DEBT SVC	12/17/2024	12/13/2024		61,889.48
Vendor DBA 0174 - BANK OF NEW YORK MELLON TRUST Total:					219,043.20
Vendor DBA: 0472 -					
BEALL & MITCHELL, LLC	LEGAL SERVICES	12/10/2024	12/13/2024		1,237.98
Vendor DBA 0472 - BEALL & MITCHELL, LLC Total:					1,237.98
Vendor DBA: 1928 -					
BEL AIRE LIONS CLUB	PROFESSIONAL DUES/MEMBE...	12/23/2024	12/27/2024		120.00
Vendor DBA 1928 - BEL AIRE LIONS CLUB Total:					120.00
Vendor DBA: 1486 -					
BLUE CROSS & BLUE SHIELD O...	12/24 HEALTH INSURANCE	12/19/2024	12/19/2024		46,993.76
BLUE CROSS & BLUE SHIELD O...	12/24 TY'S HEALTH INSURANCE	12/19/2024	12/19/2024		1,474.81
BLUE CROSS & BLUE SHIELD O...	12/24 HEALTH INSURANCE	12/19/2024	12/19/2024		3,063.02
BLUE CROSS & BLUE SHIELD O...	12/24 HEALTH INSURANCE	12/19/2024	12/19/2024		4,180.25
BLUE CROSS & BLUE SHIELD O...	12/24 HEALTH INSURANCE	12/19/2024	12/19/2024		5,627.28
Vendor DBA 1486 - BLUE CROSS & BLUE SHIELD OF KS Total:					61,339.12
Vendor DBA: 2650 -					
BURNS & MCDONNELL ENGIN...	ENGINEERING SERVICES	12/16/2024	12/20/2024		4,437.00
Vendor DBA 2650 - BURNS & MCDONNELL ENGINEERING Total:					4,437.00
Vendor DBA: 2889 -					
CARMELO JONES	YOUTH SPORTS OFFICIAL	12/19/2024	12/20/2024		121.00
Vendor DBA 2889 - CARMELO JONES Total:					121.00
Vendor DBA: 2261 -					
CERTAPRO PAINTERS WICHITA...	OFFICE WALL PAINTING	12/12/2024	12/13/2024		1,186.74
Vendor DBA 2261 - CERTAPRO PAINTERS WICHITA EAST Total:					1,186.74
Vendor DBA: 0170 -					
CHISHOLM CREEK UTILITY AU...	11/24 CUA CONTINGENCY	12/09/2024	12/13/2024		3,000.00
CHISHOLM CREEK UTILITY AU...	11/24 CUA CONTINGENCY	12/09/2024	12/13/2024		2,820.00
Vendor DBA 0170 - CHISHOLM CREEK UTILITY AUTH. Total:					5,820.00
Vendor DBA: 0028 -					
CINTAS CORPORATION	PW UNIFORMS/TOWELS	12/09/2024	12/20/2024		83.99

AP ORDINANCE

Payment Date

Section VIII, Item A.

4

Vendor DBA	Description (Item)	Post Date	Payment Date	Project Account Key	Amount
CINTAS CORPORATION	PW UNIFORMS/TOWELS	12/09/2024	12/20/2024		40.98
CINTAS CORPORATION	PW UNIFORMS/TOWELS	12/09/2024	12/20/2024		163.40
CINTAS CORPORATION	PW UNIFORMS/TOWELS	12/09/2024	12/20/2024		81.43
CINTAS CORPORATION	PD MATS	12/09/2024	12/20/2024		137.02
CINTAS CORPORATION	PW UNIFORMS/TOWELS	12/13/2024	12/20/2024		129.37
CINTAS CORPORATION	PW UNIFORMS/TOWELS	12/13/2024	12/20/2024		88.92
CINTAS CORPORATION	PW UNIFORMS/TOWELS	12/13/2024	12/20/2024		211.34
CINTAS CORPORATION	PW UNIFORMS/TOWELS	12/13/2024	12/20/2024		131.92
CINTAS CORPORATION	PD MATS	12/16/2024	12/20/2024		137.02
CINTAS CORPORATION	PW UNIFORMS/TOWELS	12/23/2024	12/27/2024		81.43
CINTAS CORPORATION	PW UNIFORMS/TOWELS	12/23/2024	12/27/2024		40.98
CINTAS CORPORATION	PW UNIFORMS/TOWELS	12/23/2024	12/27/2024		163.40
CINTAS CORPORATION	PW UNIFORMS/TOWELS	12/23/2024	12/27/2024		83.99
CINTAS CORPORATION	PD MATS	12/23/2024	12/27/2024		137.02
CINTAS CORPORATION	PW UNIFORMS/TOWELS	12/27/2024	12/27/2024		81.43
CINTAS CORPORATION	PW UNIFORMS/TOWELS	12/27/2024	12/27/2024		40.98
CINTAS CORPORATION	PW UNIFORMS/TOWELS	12/27/2024	12/27/2024		163.40
CINTAS CORPORATION	PW UNIFORMS/TOWELS	12/27/2024	12/27/2024		83.99

Vendor DBA 0028 - CINTAS CORPORATION Total: 2,082.01

Vendor DBA: 0852 - CINTAS CORPORATION

CINTAS CORPORATION	PD: RESTOCK FIRST AID	12/09/2024	12/20/2024		353.06
CINTAS CORPORATION	PW: RESTOCK FIRST AID	12/16/2024	12/20/2024		68.78
CINTAS CORPORATION	PW: RESTOCK FIRST AID	12/16/2024	12/20/2024		68.79
CINTAS CORPORATION	PW: RESTOCK FIRST AID	12/16/2024	12/20/2024		68.78
CINTAS CORPORATION	PW: RESTOCK FIRST AID	12/16/2024	12/20/2024		68.78

Vendor DBA 0852 - CINTAS CORPORATION Total: 628.19

Vendor DBA: 2062 -

CORE & MAIN LP	WATER METER SUPPLIES	12/17/2024	12/20/2024		-320.00
CORE & MAIN LP	WATER METER SUPPLIES	12/17/2024	12/20/2024		320.00
CORE & MAIN LP	WATER METER SUPPLIES	12/17/2024	12/20/2024		2,731.50

Vendor DBA 2062 - CORE & MAIN LP Total: 2,731.50

Vendor DBA: 0128 - CORNEJO MATERIALS,LLC

CORNEJO MATERIALS,LLC	157.05 TONS SALT/SAND	12/12/2024	12/20/2024		11,778.75
CORNEJO MATERIALS,LLC	REC INFELD SHALE	12/16/2024	12/20/2024		1,797.16

Vendor DBA 0128 - CORNEJO MATERIALS,LLC Total: 13,575.91

Vendor DBA: 0050 -

COX COMMUNICATIONS, INC	INTERNET/PHONE SVC-WAT	12/05/2024	12/14/2024		154.95
COX COMMUNICATIONS, INC	INTERNET/PHONE SERVICE	12/09/2024	12/16/2024		71.33
COX COMMUNICATIONS, INC	INTERNET/PHONE SERVICE	12/09/2024	12/16/2024		26.75
COX COMMUNICATIONS, INC	INTERNET/PHONE SERVICE	12/09/2024	12/16/2024		26.75
COX COMMUNICATIONS, INC	INTERNET/PHONE SERVICE	12/09/2024	12/16/2024		53.50
COX COMMUNICATIONS, INC	INTERNET/PHONE SERVICE	12/09/2024	12/16/2024		356.67
COX COMMUNICATIONS, INC	INTERNET/PHONE SERVICE	12/09/2024	12/16/2024		89.16
COX COMMUNICATIONS, INC	INTERNET/PHONE SERVICE	12/09/2024	12/16/2024		89.16
COX COMMUNICATIONS, INC	INTERNET/PHONE SERVICE	12/09/2024	12/16/2024		89.16
COX COMMUNICATIONS, INC	INTERNET/PHONE SERVICE	12/09/2024	12/16/2024		89.16
COX COMMUNICATIONS, INC	INTERNET/PHONE SVC-PW	12/09/2024	12/16/2024		63.63
COX COMMUNICATIONS, INC	INTERNET/PHONE SVC-PW	12/09/2024	12/16/2024		63.63
COX COMMUNICATIONS, INC	INTERNET/PHONE SVC-PW	12/09/2024	12/16/2024		63.63
COX COMMUNICATIONS, INC	INTERNET/PHONE SVC-PW	12/09/2024	12/16/2024		63.63
COX COMMUNICATIONS, INC	INTERNET/PHONE SVC-REC	12/09/2024	12/16/2024		193.69

Vendor DBA 0050 - COX COMMUNICATIONS, INC Total: 1,494.80

Vendor DBA: 0291 - CUMMINS SALES & SERVICE

CUMMINS SALES & SERVICE	GENERATOR MAINTENANCE	12/10/2024	12/20/2024		278.34
CUMMINS SALES & SERVICE	GENERATOR MAINTENANCE	12/10/2024	12/20/2024		270.44

Vendor DBA 0291 - CUMMINS SALES & SERVICE Total: 548.78

AP ORDINANCE

Payment Date

Section VIII, Item A.

4

Vendor DBA	Description (Item)	Post Date	Payment Date	Project Account Key	Amount
Vendor DBA: 0214 -					
DIGITAL OFFICE SYSTEMS	PD COPIER OVERAGE	12/10/2024	12/13/2024		50.93
Vendor DBA 0214 - DIGITAL OFFICE SYSTEMS Total:					50.93
Vendor DBA: 0200 -					
DOCUPLEX,INC.	NEW EMP. BUS. CARDS	12/12/2024	12/20/2024		46.82
DOCUPLEX,INC.	NEW EMP. BUS. CARDS	12/12/2024	12/20/2024		46.82
DOCUPLEX,INC.	NEW EMP. BUS. CARDS	12/12/2024	12/20/2024		46.82
DOCUPLEX,INC.	NEW EMP. BUS. CARDS	12/12/2024	12/20/2024		46.80
Vendor DBA 0200 - DOCUPLEX,INC. Total:					187.26
Vendor DBA: T1505 -					
DOMINIQUE SHANNON	RESTITUTION	12/12/2024	12/20/2024		20.00
Vendor DBA T1505 - DOMINIQUE SHANNON Total:					20.00
Vendor DBA: 0429 -					
DONDLINGER & SONS CONST...	CHAPEL LANDING 5TH-WATER...	12/16/2024	12/20/2024	007-8880	216,603.00
DONDLINGER & SONS CONST...	CHAPEL LANDING 5TH-WATER...	12/16/2024	12/20/2024	007-8881	11,849.11
Vendor DBA 0429 - DONDLINGER & SONS CONSTRUCTION Total:					228,452.11
Vendor DBA: 2805 -					
ELLIE WILKINS	YOUTH SPORTS OFFICIAL	12/19/2024	12/20/2024		66.00
Vendor DBA 2805 - ELLIE WILKINS Total:					66.00
Vendor DBA: 1802 -					
EMPOWER RETIREMENT 457	457 CITY MANAGER	12/19/2024	12/19/2024		485.00
EMPOWER RETIREMENT 457	457 EMP VOLUNTARY	12/19/2024	12/19/2024		562.00
Vendor DBA 1802 - EMPOWER RETIREMENT 457 Total:					1,047.00
Vendor DBA: 0046 -					
EVERGY KANSAS CENTRAL INC	CP STREET LIGHTS	12/12/2024	12/12/2024		8,515.78
EVERGY KANSAS CENTRAL INC	LIFT STATION	12/09/2024	12/18/2024		147.04
EVERGY KANSAS CENTRAL INC	ST SIGNS/CROSSWALKS	12/19/2024	12/19/2024		30.77
EVERGY KANSAS CENTRAL INC	ST SIGNS/CROSSWALKS	12/19/2024	12/19/2024		59.90
Vendor DBA 0046 - EVERGY KANSAS CENTRAL INC Total:					8,753.49
Vendor DBA: 2686 -					
FELIX'S LANDSCAPING-IRRIGAT..	IRRIGATION REPAIR	12/16/2024	12/20/2024		1,205.00
Vendor DBA 2686 - FELIX'S LANDSCAPING-IRRIGATION Total:					1,205.00
Vendor DBA: 0010 -					
FICA/FEDERAL W/H	SOCIAL SECURITY/FICA	12/19/2024	12/19/2024		-90.10
FICA/FEDERAL W/H	FEDERAL W/H TAXES	12/19/2024	12/19/2024		-80.96
FICA/FEDERAL W/H	MEDICARE/FICA	12/19/2024	12/19/2024		-21.08
FICA/FEDERAL W/H	SOCIAL SECURITY/FICA	12/19/2024	12/19/2024		11,648.50
FICA/FEDERAL W/H	SOCIAL SECURITY/FICA	12/19/2024	12/19/2024		259.40
FICA/FEDERAL W/H	SOCIAL SECURITY/FICA	12/19/2024	12/19/2024		920.46
FICA/FEDERAL W/H	SOCIAL SECURITY/FICA	12/19/2024	12/19/2024		1,389.80
FICA/FEDERAL W/H	FEDERAL W/H TAXES	12/19/2024	12/19/2024		7,311.77
FICA/FEDERAL W/H	FEDERAL W/H TAXES	12/19/2024	12/19/2024		121.96
FICA/FEDERAL W/H	FEDERAL W/H TAXES	12/19/2024	12/19/2024		400.86
FICA/FEDERAL W/H	FEDERAL W/H TAXES	12/19/2024	12/19/2024		902.51
FICA/FEDERAL W/H	MEDICARE/FICA	12/19/2024	12/19/2024		2,724.28
FICA/FEDERAL W/H	MEDICARE/FICA	12/19/2024	12/19/2024		60.66
FICA/FEDERAL W/H	MEDICARE/FICA	12/19/2024	12/19/2024		215.30
FICA/FEDERAL W/H	MEDICARE/FICA	12/19/2024	12/19/2024		325.00
Vendor DBA 0010 - FICA/FEDERAL W/H Total:					26,088.36
Vendor DBA: 1437 -					
FREMAR CORPORATION	ROCK/SALT/SAND	12/05/2024	12/13/2024		538.01
Vendor DBA 1437 - FREMAR CORPORATION Total:					538.01
Vendor DBA: 2695 -					
FRIESEN & ASSOCIATES INC	LEGAL SERVICES	12/10/2024	12/13/2024		131.25
Vendor DBA 2695 - FRIESEN & ASSOCIATES INC Total:					131.25

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Vendor DBA: 0271 -					
GADES SALES CO. INC.	CROSSWALK SUPPLIES	12/10/2024	12/13/2024		107.00
Vendor DBA 0271 - GADES SALES CO. INC. Total:					107.00
Vendor DBA: 0068 -					
GALLS, LLC	PD SUPPLIES	12/05/2024	12/13/2024		80.00
GALLS, LLC	UNIFORMS	12/05/2024	12/13/2024		13.34
GALLS, LLC	PD SUPPLIES	12/11/2024	12/20/2024		157.66
GALLS, LLC	PD SUPPLIES	12/11/2024	12/20/2024		57.01
Vendor DBA 0068 - GALLS, LLC Total:					308.01
Vendor DBA: 2599 - HALL'S CULLIGAN WATER					
HALL'S CULLIGAN WATER	WATER SERVICE - PD	12/09/2024	12/13/2024		66.25
HALL'S CULLIGAN WATER	WATER SERVICE - PW	12/09/2024	12/13/2024		3.23
HALL'S CULLIGAN WATER	WATER SERVICE - PW	12/09/2024	12/13/2024		3.24
HALL'S CULLIGAN WATER	WATER SERVICE - PW	12/09/2024	12/13/2024		3.24
HALL'S CULLIGAN WATER	WATER SERVICE - PW	12/09/2024	12/13/2024		3.24
Vendor DBA 2599 - HALL'S CULLIGAN WATER Total:					79.20
Vendor DBA: 0241 -					
HAWKS INTER-STATE PESTMA...	CH-HAWKS PEST CONTROL	12/09/2024	12/20/2024		98.76
HAWKS INTER-STATE PESTMA...	REC-HAWKS PEST CONTROL	12/12/2024	12/20/2024		83.76
Vendor DBA 0241 - HAWKS INTER-STATE PESTMASTERS Total:					182.52
Vendor DBA: 2438 -					
IMA FINANCIAL GROUP, INC	HEALTH BENEFITS ADMIN JAN...	12/16/2024	12/20/2024		833.00
Vendor DBA 2438 - IMA FINANCIAL GROUP, INC Total:					833.00
Vendor DBA: 2715 -					
INFOSEND INC	SOFTWARE CONVERSION	12/10/2024	12/13/2024		600.00
INFOSEND INC	SOFTWARE CONVERSION	12/10/2024	12/13/2024		600.00
INFOSEND INC	UTILITY NOTICES POSTAGE/PR...	12/10/2024	12/13/2024		600.00
INFOSEND INC	UTILITY NOTICES POSTAGE/PR...	12/10/2024	12/13/2024		600.00
INFOSEND INC	LATE NOTICES	12/04/2024	12/13/2024		206.84
INFOSEND INC	LATE NOTICES	12/04/2024	12/13/2024		206.84
Vendor DBA 2715 - INFOSEND INC Total:					2,813.68
Vendor DBA: 2282 - INTERLINGUAL INTERPRETING					
INTERLINGUAL INTERPRETING	COURT INTERPRETER MONTH	12/05/2024	12/13/2024		87.60
Vendor DBA 2282 - INTERLINGUAL INTERPRETING Total:					87.60
Vendor DBA: 1705 -					
INT'L INSTITUTE OF MUNICIPA...	MMC MEMBERSHIP: KREHBIEL	12/10/2024	12/13/2024		195.00
Vendor DBA 1705 - INT'L INSTITUTE OF MUNICIPAL C Total:					195.00
Vendor DBA: 1665 -					
JOY K WILLIAMS, ATTY AT LAW	LEGAL SERVICES	12/10/2024	12/13/2024		474.50
JOY K WILLIAMS, ATTY AT LAW	LEGAL SERVICES	12/23/2024	12/27/2024		468.00
Vendor DBA 1665 - JOY K WILLIAMS, ATTY AT LAW Total:					942.50
Vendor DBA: 0196 -					
K P E R S	KP&F	12/19/2024	12/19/2024		-219.81
K P E R S	KP&F	12/19/2024	12/19/2024		10,772.28
K P E R S	KPERS 1	12/19/2024	12/19/2024		827.32
K P E R S	KPERS 1	12/19/2024	12/19/2024		364.61
K P E R S	KPERS 1	12/19/2024	12/19/2024		364.61
K P E R S	KPERS 2	12/19/2024	12/19/2024		1,878.32
K P E R S	KPERS 2	12/19/2024	12/19/2024		295.49
K P E R S	KPERS 3	12/19/2024	12/19/2024		6,585.01
K P E R S	KPERS 3	12/19/2024	12/19/2024		943.63
K P E R S	KPERS 3	12/19/2024	12/19/2024		1,517.06
Vendor DBA 0196 - K P E R S Total:					23,328.52
Vendor DBA: 2348 -					
KANSAS DEPARTMENT OF RE...	2024 CMB STAMP FEE	12/23/2024	12/27/2024		50.00
Vendor DBA 2348 - KANSAS DEPARTMENT OF REVENUE Total:					50.00

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Vendor DBA: 0220 -					
KANSAS DEPT OF LABOR/EMP...	KDOL UNEMPLOYMENT TAX	12/19/2024	12/16/2024		25.08
KANSAS DEPT OF LABOR/EMP...	KDOL UNEMPLOYMENT TAX	12/19/2024	12/16/2024		203.51
KANSAS DEPT OF LABOR/EMP...	KDOL UNEMPLOYMENT TAX	12/19/2024	12/16/2024		25.08
KANSAS DEPT OF LABOR/EMP...	KDOL UNEMPLOYMENT TAX	12/19/2024	12/16/2024		84.09
KANSAS DEPT OF LABOR/EMP...	KDOL UNEMPLOYMENT TAX	12/19/2024	12/16/2024		153.70
KANSAS DEPT OF LABOR/EMP...	KDOL UNEMPLOYMENT TAX	12/19/2024	12/16/2024		75.12
KANSAS DEPT OF LABOR/EMP...	KDOL UNEMPLOYMENT TAX	12/19/2024	12/16/2024		68.36
KANSAS DEPT OF LABOR/EMP...	KDOL UNEMPLOYMENT TAX	12/19/2024	12/16/2024		114.41
KANSAS DEPT OF LABOR/EMP...	KDOL UNEMPLOYMENT TAX	12/19/2024	12/16/2024		59.04
KANSAS DEPT OF LABOR/EMP...	KDOL UNEMPLOYMENT TAX	12/19/2024	12/16/2024		56.49
KANSAS DEPT OF LABOR/EMP...	KDOL UNEMPLOYMENT TAX	12/27/2024	12/26/2024		64.97
KANSAS DEPT OF LABOR/EMP...	KDOL UNEMPLOYMENT TAX	12/27/2024	12/26/2024		61.26
KANSAS DEPT OF LABOR/EMP...	KDOL UNEMPLOYMENT TAX	12/27/2024	12/26/2024		19.71
KANSAS DEPT OF LABOR/EMP...	KDOL UNEMPLOYMENT TAX	12/27/2024	12/26/2024		99.06
KANSAS DEPT OF LABOR/EMP...	KDOL UNEMPLOYMENT TAX	12/27/2024	12/26/2024		45.47
KANSAS DEPT OF LABOR/EMP...	KDOL UNEMPLOYMENT TAX	12/27/2024	12/26/2024		58.87
Vendor DBA 0220 - KANSAS DEPT OF LABOR/EMPLOYMENT - KS EMPLOYMENT SECURITY FUND Total:					1,214.22
Vendor DBA: 0197 -					
KANSAS DEPT OF REVENUE	KS STATE W/H	12/19/2024	12/19/2024		-40.55
KANSAS DEPT OF REVENUE	KS STATE W/H	12/19/2024	12/19/2024		4,270.29
KANSAS DEPT OF REVENUE	KS STATE W/H	12/19/2024	12/19/2024		73.98
KANSAS DEPT OF REVENUE	KS STATE W/H	12/19/2024	12/19/2024		328.31
KANSAS DEPT OF REVENUE	KS STATE W/H	12/19/2024	12/19/2024		523.42
Vendor DBA 0197 - KANSAS DEPT OF REVENUE Total:					5,155.45
Vendor DBA: 0199 -					
KANSAS DEPT OF REVENUE	11/24 SALES TAX	12/17/2024	12/16/2024		1,424.44
KANSAS DEPT OF REVENUE	12/24 SALES TAX	12/27/2024	12/26/2024		1,528.20
Vendor DBA 0199 - KANSAS DEPT OF REVENUE Total:					2,952.64
Vendor DBA: 0799 -					
KANSAS DEPT OF TRANSPORT...	RAIL SPUR LOAN PAYMENT #1...	12/10/2024	12/13/2024		3,819.39
KANSAS DEPT OF TRANSPORT...	RAIL SPUR LOAN PAYMENT #1...	12/10/2024	12/13/2024		57.67
Vendor DBA 0799 - KANSAS DEPT OF TRANSPORTATION Total:					3,877.06
Vendor DBA: 0076 - KANSAS PAVING					
KANSAS PAVING	PAVING IMPROVE/PARKWOO...	12/27/2024	12/27/2024	010-8882	107,081.10
Vendor DBA 0076 - KANSAS PAVING Total:					107,081.10
Vendor DBA: 0074 -					
KANSAS STATE TREASURER	COURT FEES	12/12/2024	12/13/2024		285.00
KANSAS STATE TREASURER	COURT FEES	12/12/2024	12/13/2024		1,752.96
KANSAS STATE TREASURER	COURT FEES	12/12/2024	12/13/2024		506.00
KANSAS STATE TREASURER	COURT FEES	12/12/2024	12/13/2024		55.00
KANSAS STATE TREASURER	COURT FEES	12/12/2024	12/13/2024		1,262.50
KANSAS STATE TREASURER	COURT FEES	12/12/2024	12/13/2024		17.50
KANSAS STATE TREASURER	COURT FEES	12/12/2024	12/13/2024		16.56
Vendor DBA 0074 - KANSAS STATE TREASURER Total:					3,895.52
Vendor DBA: 0836 -					
KANZA CO-OPERATIVE ASSOC...	UNLEADED BULK FUEL	12/11/2024	12/13/2024		49.25
KANZA CO-OPERATIVE ASSOC...	DIESEL BULK FUEL	12/11/2024	12/13/2024		14.16
KANZA CO-OPERATIVE ASSOC...	UNLEADED BULK FUEL	12/11/2024	12/13/2024		197.05
KANZA CO-OPERATIVE ASSOC...	UNLEADED BULK FUEL	12/11/2024	12/13/2024		131.37
KANZA CO-OPERATIVE ASSOC...	DIESEL BULK FUEL	12/11/2024	12/13/2024		226.47
KANZA CO-OPERATIVE ASSOC...	DIESEL BULK FUEL	12/11/2024	12/13/2024		42.46
KANZA CO-OPERATIVE ASSOC...	UNLEADED BULK FUEL	12/11/2024	12/13/2024		147.78
KANZA CO-OPERATIVE ASSOC...	UNLEADED BULK FUEL	12/11/2024	12/13/2024		131.38
Vendor DBA 0836 - KANZA CO-OPERATIVE ASSOCIATION Total:					939.92
Vendor DBA: 2547 -					
KIMBERLY LOPEZ	Training/Conferences	12/19/2024	12/20/2024		160.80
Vendor DBA 2547 - KIMBERLY LOPEZ Total:					160.80

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Vendor DBA: 0592 -					
KS PEACE OFFICERS' ASSOC	MEMBERSHIP RENEWAL	12/06/2024	12/13/2024		90.00
Vendor DBA 0592 - KS PEACE OFFICERS' ASSOC Total:					90.00
Vendor DBA: 2869 -					
KU LAW ENFORCEMENT TRAIN..	FRONTLINE SUPV TRAINING	12/19/2024	12/27/2024		375.00
Vendor DBA 2869 - KU LAW ENFORCEMENT TRAINING CENTER Total:					375.00
Vendor DBA: 1392 -					
LAUTZ LAW LLC	LEGAL SERVICES	12/11/2024	12/13/2024		225.00
LAUTZ LAW LLC	LEGAL SERVICES	12/11/2024	12/13/2024		450.00
LAUTZ LAW LLC	LEGAL SERVICES	12/11/2024	12/13/2024		225.00
LAUTZ LAW LLC	LEGAL SERVICES	12/11/2024	12/13/2024		225.00
Vendor DBA 1392 - LAUTZ LAW LLC Total:					1,125.00
Vendor DBA: 0179 -					
LEAGUE OF KS MUNICIPALITIES	TRAINING/CONFERENCES	12/23/2024	12/27/2024		125.00
LEAGUE OF KS MUNICIPALITIES	TRAINING/CONFERENCES	12/23/2024	12/27/2024		75.00
Vendor DBA 0179 - LEAGUE OF KS MUNICIPALITIES Total:					200.00
Vendor DBA: 0225 -					
LEE REED ENGRAVING, INC	COMMISSION NAME PLATE	12/17/2024	12/20/2024		21.31
Vendor DBA 0225 - LEE REED ENGRAVING, INC Total:					21.31
Vendor DBA: 2710 -					
MARIA SCHROCK	CONFERENCE	12/23/2024	12/27/2024		203.88
MARIA SCHROCK	CONFERENCE	12/16/2024	12/20/2024		454.49
Vendor DBA 2710 - MARIA SCHROCK Total:					658.37
Vendor DBA: 0264 -					
MARTY A HESS	YOGA INSTRUCTOR	12/19/2024	12/20/2024		120.00
Vendor DBA 0264 - MARTY A HESS Total:					120.00
Vendor DBA: 2720 -					
MUNICIPAL SUPPLY INC	SUPPLIES	12/12/2024	12/20/2024		1,133.80
Vendor DBA 2720 - MUNICIPAL SUPPLY INC Total:					1,133.80
Vendor DBA: 1966 -					
NATHAN W BRAINARD	YOUTH SPORTS OFFICIAL	12/19/2024	12/20/2024		165.00
Vendor DBA 1966 - NATHAN W BRAINARD Total:					165.00
Vendor DBA: 2153 - NATIONAL CENTER FOR SAFETY					
NATIONAL CENTER FOR SAFETY	YOUTH SPORTS OFFICIAL BAC...	12/05/2024	12/13/2024		297.50
Vendor DBA 2153 - NATIONAL CENTER FOR SAFETY Total:					297.50
Vendor DBA: 1967 -					
OFFICE PLUS OF KANSAS-DAN...	OFFICE FURNITURE	12/10/2024	12/13/2024		315.90
Vendor DBA 1967 - OFFICE PLUS OF KANSAS-DANIKSCO BUSINESS SOLUTIONS Total:					315.90
Vendor DBA: 2101 -					
OPTIV SECURITY INC	KEY FOBS	12/16/2024	12/20/2024		311.25
Vendor DBA 2101 - OPTIV SECURITY INC Total:					311.25
Vendor DBA: 0125 - O'REILLY AUTO PARTS					
O'REILLY AUTO PARTS	VEHICLE MAINT	12/10/2024	12/13/2024		27.96
Vendor DBA 0125 - O'REILLY AUTO PARTS Total:					27.96
Vendor DBA: 2712 -					
PACE ANALYTICAL SERVICES L...	SW:SUSPENDED SOLIDS TESTI...	12/10/2024	12/13/2024		397.50
PACE ANALYTICAL SERVICES L...	SW:SUSPENDED SOLIDS TESTI...	12/10/2024	12/13/2024		461.20
PACE ANALYTICAL SERVICES L...	SW:SUSPENDED SOLIDS TESTI...	12/11/2024	12/20/2024		397.50
PACE ANALYTICAL SERVICES L...	SW:SUSPENDED SOLIDS TESTI...	12/16/2024	12/20/2024		397.50
Vendor DBA 2712 - PACE ANALYTICAL SERVICES LLC Total:					1,653.70
Vendor DBA: 1938 - PAVEMENT MAINTENANCE PRODUCTS					
PAVEMENT MAINTENANCE P...	SUPPLIES	12/09/2024	12/20/2024		41.96
Vendor DBA 1938 - PAVEMENT MAINTENANCE PRODUCTS Total:					41.96
Vendor DBA: 2369 -					
PAYLOCITY CORPORATION	FSA EMPLOYEE EXPENSE	12/12/2024	12/13/2024		87.51

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PAYLOCITY CORPORATION	FSA EMPLOYEE EXPENSE	12/19/2024	12/18/2024		1,535.40
PAYLOCITY CORPORATION	FSA EMPLOYEE EXPENSE	12/17/2024	12/20/2024		32.30
Vendor DBA 2369 - PAYLOCITY CORPORATION Total:					1,655.21
Vendor DBA: 0263 -					
PITNEY BOWES GLOBAL FINA...	POSTAGE REFILL/INK	12/27/2024	12/20/2024		300.00
PITNEY BOWES GLOBAL FINA...	MONTHLY LEASE	12/28/2024	12/28/2024		261.45
Vendor DBA 0263 - PITNEY BOWES GLOBAL FINANCIAL Total:					561.45
Vendor DBA: 0829 -					
PORTER LEE CORPORATION	ANNUAL SOFTWARE SUPPORT	12/12/2024	12/20/2024		2,290.00
Vendor DBA 0829 - PORTER LEE CORPORATION Total:					2,290.00
Vendor DBA: 2324 -					
PROFESSIONAL ENGINEERING...	MONTHLY SERVICES	12/16/2024	12/20/2024	001-8891	14,148.47
PROFESSIONAL ENGINEERING...	MONTHLY SERVICES	12/23/2024	12/27/2024		2,622.16
PROFESSIONAL ENGINEERING...	MONTHLY SERVICES	12/23/2024	12/27/2024	020-8832	26,850.00
PROFESSIONAL ENGINEERING...	MONTHLY SERVICES	12/23/2024	12/27/2024		350.00
PROFESSIONAL ENGINEERING...	MONTHLY SERVICES	12/23/2024	12/27/2024		350.00
PROFESSIONAL ENGINEERING...	MONTHLY SERVICES	12/23/2024	12/27/2024	005-8860	525.00
PROFESSIONAL ENGINEERING...	MONTHLY SERVICES	12/23/2024	12/27/2024	005-8861	525.00
Vendor DBA 2324 - PROFESSIONAL ENGINEERING CONSU Total:					45,370.63
Vendor DBA: 2891 -					
REDDI OVERHEAD DOOR/OVE...	DOOR REPAIR / MAINT	12/10/2024	12/13/2024		152.00
REDDI OVERHEAD DOOR/OVE...	DOOR REPAIR / MAINT	12/10/2024	12/13/2024		152.00
Vendor DBA 2891 - REDDI OVERHEAD DOOR/OVERHEAD DOOR GROUP, LLC. Total:					304.00
Vendor DBA: 1899 - SCKACS					
SCKACS	LEGAL SERVICES	12/10/2024	12/13/2024		400.00
SCKACS	LEGAL SERVICES	12/10/2024	12/13/2024		400.00
Vendor DBA 1899 - SCKACS Total:					800.00
Vendor DBA: 0216 -					
SEDGWICK CO DEPT OF FINA...	11/24 PRISONER HOUSING FE...	12/04/2024	12/13/2024		142.19
Vendor DBA 0216 - SEDGWICK CO DEPT OF FINANCE Total:					142.19
Vendor DBA: 0276 -					
SEDGWICK COUNTY TREASUR...	2024 CITY SPECIALS	12/05/2024	12/13/2024		78,431.20
SEDGWICK COUNTY TREASUR...	2024 CITY SPECIALS	12/05/2024	12/13/2024		719.69
Vendor DBA 0276 - SEDGWICK COUNTY TREASURER Total:					79,150.89
Vendor DBA: 0911 - SIMPLE CLEAN					
SIMPLE CLEAN	11/24 JANITORIAL SVC: REC	12/10/2024	12/13/2024		682.50
SIMPLE CLEAN	11/24 JANITORIAL SVC: PW	12/10/2024	12/13/2024		103.20
SIMPLE CLEAN	11/24 JANITORIAL SVC: PW	12/10/2024	12/13/2024		103.20
SIMPLE CLEAN	11/24 JANITORIAL SVC: PW	12/10/2024	12/13/2024		103.20
SIMPLE CLEAN	11/24 JANITORIAL SVC: CH	12/10/2024	12/13/2024		1,832.50
Vendor DBA 0911 - SIMPLE CLEAN Total:					2,824.60
Vendor DBA: 0140 -					
SPECTRUM PROMOTIONAL P...	REC SPORTS SHIRTS/UNIFOR...	12/09/2024	12/20/2024		569.28
SPECTRUM PROMOTIONAL P...	REC SPORT SHIRTS/UNIFORMS	12/23/2024	12/27/2024		312.90
Vendor DBA 0140 - SPECTRUM PROMOTIONAL PRODUCTS Total:					882.18
Vendor DBA: 1953 -					
SUMNERONE - SUMNER GRO...	SUMNER ONE PRINTING CHA...	12/16/2024	12/20/2024		16.18
SUMNERONE - SUMNER GRO...	SUMNER ONE PRINTING CHA...	12/16/2024	12/20/2024		16.18
SUMNERONE - SUMNER GRO...	SUMNER ONE PRINTING CHA...	12/16/2024	12/20/2024		16.19
SUMNERONE - SUMNER GRO...	SUMNER ONE PRINTING CHA...	12/16/2024	12/20/2024		16.18
SUMNERONE - SUMNER GRO...	SUMNER ONE PRINTING CHA...	12/23/2024	12/27/2024		45.61
SUMNERONE - SUMNER GRO...	SUMNER ONE PRINTING CHA...	12/23/2024	12/27/2024		45.61
SUMNERONE - SUMNER GRO...	SUMNER ONE PRINTING CHA...	12/23/2024	12/27/2024		45.61
SUMNERONE - SUMNER GRO...	SUMNER ONE PRINTING CHA...	12/23/2024	12/27/2024		45.62
Vendor DBA 1953 - SUMNERONE - SUMNER GROUP INC Total:					247.18
Vendor DBA: 0297 -					
SUN LIFE & HEALTH INS CO	SUN LIFE VOLUNTARY AD&D/...	12/19/2024	12/19/2024		20.43

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SUN LIFE & HEALTH INS CO	SUN LIFE VOLUNTARY AD&D/...	12/19/2024	12/19/2024		554.23
SUN LIFE & HEALTH INS CO	SUN LIFE VOLUNTARY AD&D/...	12/19/2024	12/19/2024		0.90
SUN LIFE & HEALTH INS CO	SUN LIFE VOLUNTARY AD&D/...	12/19/2024	12/19/2024		111.60
SUN LIFE & HEALTH INS CO	SUN LIFE VOLUNTARY AD&D/...	12/19/2024	12/19/2024		0.50
SUN LIFE & HEALTH INS CO	SUN LIFE VOLUNTARY AD&D/...	12/19/2024	12/19/2024		7.00
SUN LIFE & HEALTH INS CO	SUN LIFE VOLUNTARY AD&D/...	12/19/2024	12/19/2024		3.23
SUN LIFE & HEALTH INS CO	SUN LIFE VOLUNTARY AD&D/...	12/19/2024	12/19/2024		39.83
Vendor DBA 0297 - SUN LIFE & HEALTH INS CO Total:					737.72
Vendor DBA: 0369 -					
TERESA WADE	TAEKWONDO INSTRUCTOR	12/19/2024	12/20/2024		160.00
Vendor DBA 0369 - TERESA WADE Total:					160.00
Vendor DBA: 2328 - TOTAL SYSTEMS SERVICES					
TOTAL SYSTEMS SERVICES	CC PROCESSING FEE	12/09/2024	12/15/2024		8,161.25
Vendor DBA 2328 - TOTAL SYSTEMS SERVICES Total:					8,161.25
Vendor DBA: 1421 -					
TRANSYSTEMS CORPORATION	53RD RECON-WOODLAWN-OL...	12/23/2024	12/27/2024	002-8862	5,626.84
Vendor DBA 1421 - TRANSYSTEMS CORPORATION Total:					5,626.84
Vendor DBA: 0479 -					
TREE TOP NURSERY & LANDS...	CONTRACT MOWING	12/05/2024	12/13/2024		192.59
TREE TOP NURSERY & LANDS...	CONTRACT MOWING	12/05/2024	12/13/2024		182.12
Vendor DBA 0479 - TREE TOP NURSERY & LANDSCAPE Total:					374.71
Vendor DBA: 0903 -					
TRIPLETT,WOOLF, GARRETSON..	LEGAL SERVICES	12/11/2024	12/13/2024		238.00
TRIPLETT,WOOLF, GARRETSON..	LEGAL SERVICES	12/11/2024	12/13/2024		19,678.50
Vendor DBA 0903 - TRIPLETT,WOOLF, GARRETSON, LLC Total:					19,916.50
Vendor DBA: 2788 -					
TYLER TECHNOLOGIES INC	ERP PRO 10	11/20/2024	12/13/2024		1,160.00
TYLER TECHNOLOGIES INC	ERP PRO 10	12/02/2024	12/13/2024		580.00
TYLER TECHNOLOGIES INC	ERP PRO 10	12/02/2024	12/13/2024		2,615.00
TYLER TECHNOLOGIES INC	ERP PRO 10	12/16/2024	12/20/2024		13,805.00
TYLER TECHNOLOGIES INC	ERP PRO 10	12/17/2024	12/20/2024		16,022.50
TYLER TECHNOLOGIES INC	ERP PRO 10	12/16/2024	12/20/2024		1,160.00
TYLER TECHNOLOGIES INC	ERP PRO 10	12/09/2024	12/20/2024		1,740.00
Vendor DBA 2788 - TYLER TECHNOLOGIES INC Total:					37,082.50
Vendor DBA: 2839 -					
UMB - PCARD	VEHICLE REPAIR/MAINT	12/30/2024	12/30/2024		10.00
UMB - PCARD	Office Supplies	12/30/2024	12/30/2024		216.56
UMB - PCARD	Training/Conferences	12/30/2024	12/30/2024		358.28
UMB - PCARD	Community Relations Event	12/30/2024	12/30/2024		83.40
UMB - PCARD	Community Relations Event	12/30/2024	12/30/2024		572.72
UMB - PCARD	Community Relations Event	12/30/2024	12/30/2024		90.00
UMB - PCARD	Community Relations Event	12/30/2024	12/30/2024		156.60
UMB - PCARD	Community Relations Event	12/30/2024	12/30/2024		90.00
UMB - PCARD	Office Supplies	12/30/2024	12/30/2024		18.18
UMB - PCARD	Office Supplies	12/30/2024	12/30/2024		19.98
UMB - PCARD	Community Relations Event	12/30/2024	12/30/2024		13.41
UMB - PCARD	Community Relations Event	12/30/2024	12/30/2024		19.98
UMB - PCARD	Community Relations Event	12/30/2024	12/30/2024		1,315.47
UMB - PCARD	Community Relations/ Events	12/30/2024	12/30/2024		231.59
UMB - PCARD	Community Relations Event	12/30/2024	12/30/2024		132.63
UMB - PCARD	Advertising & Marketing	12/30/2024	12/30/2024		167.96
UMB - PCARD	MERCHANDISE TSF OR DIST	12/30/2024	12/30/2024		11.16
UMB - PCARD	Office Supplies	12/30/2024	12/30/2024		53.46
UMB - PCARD	Office Supplies	12/30/2024	12/30/2024		10.93
UMB - PCARD	Office Supplies	12/30/2024	12/30/2024		64.99
UMB - PCARD	Office Supplies	12/30/2024	12/30/2024		67.97
UMB - PCARD	Office Supplies	12/30/2024	12/30/2024		19.99
UMB - PCARD	Office Supplies	12/30/2024	12/30/2024		-199.99

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UMB - PCARD	Training/Conferences	12/30/2024	12/30/2024		17.00
UMB - PCARD	Training/Conferences	12/30/2024	12/30/2024		11.45
UMB - PCARD	Office Supplies	12/30/2024	12/30/2024		277.78
UMB - PCARD	Safety Equip/Supplies	12/30/2024	12/30/2024		185.20
UMB - PCARD	Safety Equip/Supplies	12/30/2024	12/30/2024		83.33
UMB - PCARD	Safety Supplies/Equipment	12/30/2024	12/30/2024		138.38
UMB - PCARD	Safety Supplies/Equipment	12/30/2024	12/30/2024		207.68
UMB - PCARD	MERCHANDISE TSF OR DIST	12/30/2024	12/30/2024		15.96
UMB - PCARD	MERCHANDISE TSF OR DIST	12/30/2024	12/30/2024		352.11
UMB - PCARD	Uniforms/Clothing	12/30/2024	12/30/2024		99.97
UMB - PCARD	Uniforms/Clothing	12/30/2024	12/30/2024		101.60
UMB - PCARD	Uniforms/Clothing	12/30/2024	12/30/2024		103.99
UMB - PCARD	Uniforms/Clothing	12/30/2024	12/30/2024		209.79
UMB - PCARD	Uniforms/Clothing	12/30/2024	12/30/2024		145.00
UMB - PCARD	Uniforms/Clothing	12/30/2024	12/30/2024		35.98
UMB - PCARD	Training/Conferences	12/30/2024	12/30/2024		95.00
UMB - PCARD	TRAINING/CONFERENCES HO...	12/30/2024	12/30/2024		10.18
UMB - PCARD	Conference Hotel	12/30/2024	12/30/2024		196.00
UMB - PCARD	Police Supplies	12/30/2024	12/30/2024		28.49
UMB - PCARD	VEHICLE REPAIR/MAINT	12/30/2024	12/30/2024		10.00
UMB - PCARD	VEHICLE REPAIR/MAINT	12/30/2024	12/30/2024		10.00
UMB - PCARD	VEHICLE REPAIR/MAINT	12/30/2024	12/30/2024		10.00
UMB - PCARD	VEHICLE REPAIR/MAINT	12/30/2024	12/30/2024		10.00
UMB - PCARD	VEHICLE REPAIR/MAINT	12/30/2024	12/30/2024		10.00
UMB - PCARD	VEHICLE REPAIR/MAINT	12/30/2024	12/30/2024		10.00
UMB - PCARD	VEHICLE REPAIR/MAINT	12/30/2024	12/30/2024		10.00
UMB - PCARD	VEHICLE REPAIR/MAINT	12/30/2024	12/30/2024		10.00
UMB - PCARD	VEHICLE REPAIR/MAINT	12/30/2024	12/30/2024		10.00
UMB - PCARD	Office Supplies	12/30/2024	12/30/2024		30.44
UMB - PCARD	Rec Concessions	12/30/2024	12/30/2024		7.96
UMB - PCARD	Rec Concessions	12/30/2024	12/30/2024		131.39
UMB - PCARD	Training	12/30/2024	12/30/2024		15.99
UMB - PCARD	Rec Supplies/Equip	12/30/2024	12/30/2024		78.20
UMB - PCARD	Canva Software for Staff	12/30/2024	12/30/2024		409.99
UMB - PCARD	Community Relations Event	12/30/2024	12/30/2024		165.00
UMB - PCARD	Marketing	12/30/2024	12/30/2024		64.99
UMB - PCARD	Prof Dues/Memberships	12/30/2024	12/30/2024		50.00
UMB - PCARD	Minor Equip/Tools	12/30/2024	12/30/2024		93.96
UMB - PCARD	Minor Equip/Tools	12/30/2024	12/30/2024		38.43
UMB - PCARD	Office Supplies	12/30/2024	12/30/2024		53.68
UMB - PCARD	VEHICLE REPAIR/MAINT	12/30/2024	12/30/2024		10.00
UMB - PCARD	MERCHANDISE TSF OR DIST	12/30/2024	12/30/2024		49.74
UMB - PCARD	MERCHANDISE TSF OR DIST	12/30/2024	12/30/2024		-32.31
UMB - PCARD	Office Supplies	12/30/2024	12/30/2024		28.26
UMB - PCARD	Office Supplies	12/30/2024	12/30/2024		19.82
UMB - PCARD	Office Supplies	12/30/2024	12/30/2024		141.84
UMB - PCARD	MERCHANDISE TSF OR DIST	12/30/2024	12/30/2024		103.19
UMB - PCARD	Professional Dues/Membership	12/30/2024	12/30/2024		45.00
UMB - PCARD	Minor Equip/Tools	12/30/2024	12/30/2024		969.98
UMB - PCARD	Minor Equip/Tools	12/30/2024	12/30/2024		37.21
UMB - PCARD	Minor Equip/Tools	12/30/2024	12/30/2024		35.08
UMB - PCARD	Professional Dues & Members...	12/30/2024	12/30/2024		112.38
UMB - PCARD	Professional Dues & Members...	12/30/2024	12/30/2024		149.50
UMB - PCARD	Office Supplies	12/30/2024	12/30/2024		4.94
UMB - PCARD	TRAINING/CONFERENCES	12/30/2024	12/30/2024		4.94
UMB - PCARD	TRAINING/CONFERENCES	12/30/2024	12/30/2024		18.19
UMB - PCARD	Water Tower Maint	12/30/2024	12/30/2024		53.09
UMB - PCARD	Professional Dues & Members...	12/30/2024	12/30/2024		149.50

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UMB - PCARD	Professional Dues & Members...	12/30/2024	12/30/2024		112.37
UMB - PCARD	TRAINING/CONFERENCES	12/30/2024	12/30/2024		18.20
UMB - PCARD	TRAINING/CONFERENCES	12/30/2024	12/30/2024		4.95
Vendor DBA 2839 - UMB - PCARD Total:					9,126.06
Vendor DBA: 2286 -					
UTILITY MAINTENANCE CONT...	WATER SERVICE INSTALL	12/11/2024	12/20/2024		8,880.00
Vendor DBA 2286 - UTILITY MAINTENANCE CONTRACTOR Total:					8,880.00
Vendor DBA: 2713 -					
VERSASPORT LLC	PLAYGROUND EQUIPMENT	12/12/2024	12/13/2024		63,153.91
Vendor DBA 2713 - VERSASPORT LLC Total:					63,153.91
Vendor DBA: 2862 -					
VIANEY PENA	YOUTH SPORTS OFFICIAL	12/19/2024	12/20/2024		11.00
Vendor DBA 2862 - VIANEY PENA Total:					11.00
Vendor DBA: 1205 -					
WASTE CONNECTIONS OF KA...	11/24 TRASH SERVICE	12/09/2024	12/13/2024		17,540.97
WASTE CONNECTIONS OF KA...	11/24 TRASH SERVICE	12/09/2024	12/13/2024		17,540.98
WASTE CONNECTIONS OF KA...	11/24 RECYCLE SERVICE	12/09/2024	12/13/2024		6,435.72
WASTE CONNECTIONS OF KA...	11/24 RECYCLE SERVICE	12/09/2024	12/13/2024		6,435.72
Vendor DBA 1205 - WASTE CONNECTIONS OF KANSAS Total:					47,953.39
Vendor DBA: 0102 - WHITE STAR MACHINERY & SPL					
WHITE STAR MACHINERY & SPL EQUIPMENT		12/09/2024	12/13/2024		975.00
WHITE STAR MACHINERY & SPL EQUIPMENT		12/09/2024	12/13/2024		975.00
WHITE STAR MACHINERY & SPL EQUIPMENT		12/09/2024	12/13/2024		975.00
WHITE STAR MACHINERY & SPL EQUIPMENT		12/09/2024	12/13/2024		975.00
Vendor DBA 0102 - WHITE STAR MACHINERY & SPL Total:					3,900.00
Vendor DBA: 1076 -					
WICHITA STATE UNIVERSITY	WAM INV. IMPACT STUDY	12/16/2024	12/20/2024		990.00
WICHITA STATE UNIVERSITY	2025 CCMFOA MEMBERSHIP	12/16/2024	12/20/2024		75.00
Vendor DBA 1076 - WICHITA STATE UNIVERSITY Total:					1,065.00
Vendor DBA: 0003 - WILLIAMS JANITORIAL SUPPLY					
WILLIAMS JANITORIAL SUPPLY	JANITORIAL SUPPLIES	12/05/2024	12/13/2024		210.05
Vendor DBA 0003 - WILLIAMS JANITORIAL SUPPLY Total:					210.05
Grand Total:					1,092,020.09

Report Summary

Fund Summary

Fund	Payment Amount
100 - General Fund	313,708.39
200 - Special Street & Highway	30,518.09
320 - Capital Projects Fund 2	383,978.44
355 - Capital Improvement Reserve	37,082.50
400 - Land Bank Fund	719.69
410 - Bond & Interest	3,877.06
520 - Water Utility	156,861.68
530 - Sewer Utility	152,402.80
540 - Solid Waste Utility	12,871.44
Grand Total:	1,092,020.09

Account Summary

Account Number	Account Name	Payment Amount
100-000-000-2014	FEDERAL TAX PAYABLE	7,230.81
100-000-000-2016	SOCIAL SECURITY PAYAB...	11,558.40
100-000-000-2018	MEDICARE PAYABLE	2,703.20
100-000-000-2020	STATE TAX PAYABLE	4,229.74
100-000-000-2022	KPERS 1 PAYABLE	827.32
100-000-000-2024	KPERS 2 PAYABLE	1,878.32
100-000-000-2026	KPERS 3 PAYABLE	6,585.01
100-000-000-2028	KP&F PAYABLE	10,552.47
100-000-000-2034	457 DEFERRED COMP P...	1,047.00
100-000-000-2048	MEDICAL INS PREMIUMS...	48,468.57
100-000-000-2058	VOLUNTARY AD&D PAY...	20.43
100-000-000-2060	VOLUNTARY LIFE PAYAB...	554.23
100-000-000-2062	FSA HEALTH PAYABLE	1,655.21
100-000-000-2076	COURT REINST FIXED FEE...	285.00
100-000-000-2078	COURT REINST FEE PAY...	1,752.96
100-000-000-2080	COURT JUDICIAL DOCKET..	506.00
100-000-000-2082	COURT JUDICIAL EDUCAT..	55.00
100-000-000-2084	COURT KLETC FEE PAYAB...	1,262.50
100-000-000-2088	COURT SEAT BELT SAFET...	17.50
100-000-000-2090	COURT RESTITUTION PA...	20.00
100-000-000-2092	COURT STATE DUI FEE P...	16.56
100-000-000-4306	BUSINESS LICENSES	50.00
100-100-110-6008	PROFESSIONAL DUES/M...	315.00
100-100-110-6028	PUBLICATIONS/PRINTING	46.82
100-100-110-6046	TRAINING/CONFERENCES	75.00
100-100-110-6604	VEHICLE REPAIR/MAINT	10.00
100-100-110-7024	CONTRACTUAL SERVICES	990.00
100-100-110-7046	COMMUNICATION SERV...	71.33
100-100-140-5034	UNEMPLOYMENT EXPEN...	90.05
100-100-140-6014	OFFICE SUPPLIES	216.56
100-100-140-6028	PUBLICATIONS/PRINTING	108.61
100-100-140-6048	TRAINING/CONFERENCE...	358.28
100-100-150-6010	COMMUNITY RELATION...	992.72
100-100-150-6014	OFFICE SUPPLIES	38.16
100-100-150-7046	COMMUNICATION SERV...	26.75
100-100-150-7804	LEGAL SERVICES	24,153.23
100-100-160-5034	UNEMPLOYMENT EXPEN...	264.77
100-100-160-6010	COMMUNITY RELATION...	1,713.08
100-100-160-6028	PUBLICATIONS/PRINTING	546.82
100-100-160-6030	ADVERTISING & MARKET...	167.96
100-100-160-6038	MERCHANDISE TSF OR D...	11.16
100-100-160-7024	CONTRACTUAL SVCS	833.00
100-100-160-7046	COMMUNICATION SERV...	26.75
100-100-170-6014	OFFICE SUPPLIES	17.35

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Account Number	Account Name	Payment Amount
100-100-170-6046	TRAINING/CONFERENCES	682.94
100-100-170-6048	TRAINING/CONFERENCE...	203.88
100-120-240-5034	UNEMPLOYMENT EXPEN...	44.79
100-120-240-6016	OFFICE FURNITURE	315.90
100-120-240-7046	COMMUNICATION SERV...	53.50
100-120-240-7064	INMATE HOUSING FEES	142.19
100-120-240-7804	LEGAL SERVICES	87.60
100-120-250-5034	UNEMPLOYMENT EXPEN...	183.15
100-120-250-6008	PROFESSIONAL DUES/M...	90.00
100-120-250-6014	OFFICE SUPPLIES	277.78
100-120-250-6020	IT - COMPUTERS AND E...	50.93
100-120-250-6036	SAFETY EQUIP & SUPPLI...	614.59
100-120-250-6038	MERCHANDISE TSF OR D...	368.07
100-120-250-6040	UNIFORMS/CLOTHING	709.67
100-120-250-6046	TRAINING/CONFERENCES	630.80
100-120-250-6048	TRAINING/CONFERENCE...	206.18
100-120-250-6300	POLICE SUPPLIES	634.41
100-120-250-6602	VEH/EQUIP REPAIRS & ...	27.96
100-120-250-6604	VEHICLE REPAIR/MAINT	110.00
100-120-250-7012	COMPUTER SUPPORT SE...	2,290.00
100-120-250-7024	CONTRACTUAL SERVICES	830.37
100-120-250-7046	COMMUNICATION SERV...	356.67
100-130-330-5034	UNEMPLOYMENT EXPEN...	153.70
100-130-330-6006	IRRIGATION MAINT/REP...	1,205.00
100-130-340-5034	UNEMPLOYMENT EXPEN...	75.12
100-130-350-5034	UNEMPLOYMENT EXPEN...	113.83
100-130-350-6000	AGRICULT/HORTICULT S...	1,797.16
100-130-350-6014	OFFICE SUPPLIES	30.44
100-130-350-6022	REC CONCESSIONS	139.35
100-130-350-6034	CLEANING SUPPLIES	210.05
100-130-350-6046	TRAINING/CONFERENCES	15.99
100-130-350-6056	PETROLEUM PRODUCTS	49.25
100-130-350-6400	RECREATIONAL EQUIP/S...	960.38
100-130-350-7012	COMPUTER SUPPORT SE...	409.99
100-130-350-7024	CONTRACTUAL SERVICES	381.26
100-130-350-7036	INSTRUCTORS	665.00
100-130-350-7038	JANITORIAL SERVICES	682.50
100-130-350-7046	COMMUNICATION SERV...	193.69
100-130-360-6010	COMMUNITY RELATION...	165.00
100-130-360-6030	ADVERTISING & MARKET...	64.99
100-130-360-7046	COMMUNICATION SERV...	89.16
100-140-440-6700	SPECIAL ASSESSMENTS	78,431.20
100-140-440-7022	MOWING SERVICES	192.59
100-140-440-8010	PUBLIC GROUNDS IMPR...	6,000.00
100-150-510-6008	PROFESSIONAL DUES/M...	50.00
100-150-510-6040	UNIFORMS/CLOTHING	376.22
100-150-510-6054	MINOR EQUIP: TOOLS,E...	132.39
100-150-510-6056	PETROLEUM PRODUCTS	211.21
100-150-510-7024	CONTRACTUAL SERVICES	175.21
100-150-510-7046	COMMUNICATION SERV...	63.63
100-150-510-8000	VEH/EQUIP LEASE/PURC...	975.00
100-150-510-8006	PARK EQUIPMENT	63,153.91
100-160-610-5034	UNEMPLOYMENT EXPEN...	173.28
100-160-610-6014	OFFICE SUPPLIES	53.68
100-160-610-6028	PUBLICATIONS/PRINTING	248.94
100-160-610-6604	VEHICLE REPAIR/MAINT	10.00
100-160-610-7024	CONTRACTUAL SERVICES	1,186.74
100-160-610-7046	COMMUNICATION SERV...	89.16

Account Summary

Account Number	Account Name	Payment Amount
100-190-910-6010	COMMUNITY RELATION...	17.43
100-190-910-6014	OFFICE SUPPLIES	48.08
100-190-910-6018	OFFICE EQUIPMENT	141.84
100-190-910-6026	POSTAGE	300.00
100-190-910-6038	MERCHANDISE TSF OR D...	103.19
100-190-910-7022	MOWING SERVICES	182.12
100-190-910-7024	CONTRACTUAL SVCS	2,735.95
100-190-910-7038	JANITORIAL SVCS	1,832.50
100-190-910-7048	UTILITIES	8,161.25
200-000-000-2014	FEDERAL TAX PAYABLE	121.96
200-000-000-2016	SOCIAL SECURITY PAYAB...	259.40
200-000-000-2018	MEDICARE PAYABLE	60.66
200-000-000-2020	STATE TAX PAYABLE	73.98
200-000-000-2022	KPERS 1 PAYABLE	364.61
200-000-000-2048	MEDICAL INS PREMIUMS...	3,063.02
200-000-000-2058	VOLUNTARY AD&D PAY...	0.90
200-000-000-2060	VOLUNTARY LIFE PAYAB...	111.60
200-210-200-6008	PROFESSIONAL DUES/M...	45.00
200-210-200-6040	UNIFORMS/CLOTHING	211.86
200-210-200-6054	MINOR EQUIP: TOOLS,E...	1,042.27
200-210-200-6056	PETROLEUM PRODUCTS	357.84
200-210-200-6200	SNOW & ICE REMOVAL	11,778.75
200-210-200-6500	PAVED STREET REPAIR ...	41.96
200-210-200-6800	GRAVEL STREET REPAIR...	538.01
200-210-200-7024	CONTRACTUAL SERVICES	72.03
200-210-200-7040	STREET LIGHTING	8,622.78
200-210-200-7046	COMMUNICATION SERV...	63.63
200-210-200-7048	UTILITIES	90.67
200-210-200-7800	ENGINEERING SERVICES	2,622.16
200-210-200-8000	VEH/EQUIP LEASE/PURC...	975.00
320-320-320-6028	PUBLICATIONS/PRINTING	769.92
320-320-320-8832	DESIGN - PAVING	26,850.00
320-320-320-8860	INSPECTION - WATER	525.00
320-320-320-8861	INSPECTION - SEWER	525.00
320-320-320-8862	INSPECTION - PAVING	5,626.84
320-320-320-8880	CONSTRUCTION - WATER	216,603.00
320-320-320-8881	CONSTRUCTION - SEWER	11,849.11
320-320-320-8882	CONSTRUCTION - PAVING	107,081.10
320-320-320-8891	OWNER'S REP	14,148.47
355-355-355-7024	CONTRACTUAL SERVICES	37,082.50
400-400-400-6700	LAND BANK SPECIAL ASS...	719.69
410-410-410-8700	DEBT SERVICE PRINCIPAL	3,819.39
410-410-410-8702	DEBT SERVICE INTEREST	57.67
520-000-000-2014	FEDERAL TAX PAYABLE	400.86
520-000-000-2016	SOCIAL SECURITY PAYAB...	920.46
520-000-000-2018	MEDICARE PAYABLE	215.30
520-000-000-2020	STATE TAX PAYABLE	328.31
520-000-000-2024	KPERS 2 PAYABLE	295.49
520-000-000-2026	KPERS 3 PAYABLE	943.63
520-000-000-2048	MEDICAL INS PREMIUMS...	4,180.25
520-000-000-2058	VOLUNTARY AD&D PAY...	0.50
520-000-000-2060	VOLUNTARY LIFE PAYAB...	7.00
520-210-520-2006	STATE SALES TAX COLLE...	2,952.64
520-210-520-5034	UNEMPLOYMENT EXPEN...	59.04
520-210-520-6008	PROFESSIONAL DUES/M...	261.88
520-210-520-6014	OFFICE SUPPLIES	4.94
520-210-520-6028	PUBLICATIONS/PRINTING	268.64
520-210-520-6040	UNIFORMS/CLOTHING	701.54

Account Summary

Account Number	Account Name	Payment Amount
520-210-520-6046	TRAINING/CONFERENCES	23.13
520-210-520-6056	PETROLEUM PRODUCTS	190.24
520-210-520-6500	WATER SYSTEM SUPPLIES	2,731.50
520-210-520-6800	WATER TOWER MAINT	53.09
520-210-520-6802	WATER SYSTEM MAINT/...	10,013.80
520-210-520-7024	CONTRACTUAL SERVICES	1,527.22
520-210-520-7030	ENGINEERING SERVICES	350.00
520-210-520-7046	COMMUNICATION SERV...	307.74
520-210-520-7048	UTILITIES	17,540.97
520-210-520-7060	WATER TREATMENT OP...	63,570.34
520-210-520-7062	WATER DEBT SERVICE - ...	48,038.17
520-210-520-8000	VEH/EQUIP LEASE/PURC...	975.00
530-000-000-2014	FEDERAL TAX PAYABLE	902.51
530-000-000-2016	SOCIAL SECURITY PAYAB...	1,389.80
530-000-000-2018	MEDICARE PAYABLE	325.00
530-000-000-2020	STATE TAX PAYABLE	523.42
530-000-000-2022	KPERS 1 PAYABLE	364.61
530-000-000-2026	KPERS 3 PAYABLE	1,517.06
530-000-000-2048	MEDICAL INS PREMIUMS...	5,627.28
530-000-000-2058	VOLUNTARY AD&D PAY...	3.23
530-000-000-2060	VOLUNTARY LIFE PAYAB...	39.83
530-210-530-5034	UNEMPLOYMENT EXPEN...	56.49
530-210-530-6008	PROFESSIONAL DUES/M...	261.87
530-210-530-6028	PUBLICATIONS	268.64
530-210-530-6040	UNIFORMS/CLOTHING	381.33
530-210-530-6046	TRAINING/CONFERENCES	23.15
530-210-530-6056	PETROLEUM PRODUCTS	131.38
530-210-530-6806	LIFT STATION OPERATIO...	695.82
530-210-530-7024	CONTRACTUAL SERVICES	1,527.22
530-210-530-7026	WASTEWATER SAMPLIN...	1,653.70
530-210-530-7030	ENGINEERING SERVICES	350.00
530-210-530-7046	COMMUNICATION SERV...	152.79
530-210-530-7048	UTILITIES	17,540.98
530-210-530-7052	SEWER TREATMENT OP...	51,365.21
530-210-530-7054	SEWER DEBT SERVICE - ...	61,889.48
530-210-530-7800	ENGINEERING SERVICES	4,437.00
530-210-530-8000	VEH/EQUIP LEASE/PURC...	975.00
540-540-540-7042	SOLID WASTE SERVICES ...	6,435.72
540-540-540-7044	RECYCLING SERVICES	6,435.72
Grand Total:		1,092,020.09

Project Account Summary

Project Account Key	Payment Amount
None	708,041.65
001-8891	14,148.47
002-8862	5,626.84
005-8860	525.00
005-8861	525.00
007-8880	216,603.00
007-8881	11,849.11
010-8882	107,081.10
020-8832	26,850.00
022-6028	264.96
024-6028	504.96
Grand Total:	1,092,020.09



City of Bel Aire, KS

Section VIII, Item A.

Payroll Check Register Report Summary

Pay Period: 11/30/2024-12/13/2024

Packet: PYPKT00079 - PP11/30/24-12/13/24:PAID 12/19/24
Payroll Set: Payroll Set 01 - 01

Type	Count	Amount
Regular Checks	0	0.00
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	66	83,482.45
Total	66	83,482.45



CITY OF BEL AIRE

BEL AIRE CHAMBER FUNDING POLICY

Organization:


- The City of Bel Aire may be able to provide office space for the Chamber Director at City Hall if requested.
- A City of Bel Aire representative shall be appointed annually to the Chamber Board as an Officer, if so elected, or as a regular appointee while the grant is in effect.
- The Chamber shall create a job description, hire, fire, evaluate, supervise and accept all other responsibilities for a Chamber Executive Director.
- The Chamber shall supply the Director a computer or laptop, printer / copier, cell phone or stipend and all other materials and office supplies required for this position.
- The Chamber shall pay the salary and all other expenses for the Director position.
- The Chamber Board, or Director, shall create a monthly report for the City detailing marketing, membership and all other activities for that month.
- The Chamber will create its own website and social media outlets which will be the responsibility of the Chamber Director. The City will provide links in its website and assist in social media sharing.
- The Chamber Board, or Director, shall assist the Rec Center with three community events as outlined below:
 - Three Community events shall be Spring Egg Hunt, Fall Festival and Christmas Event.
 - Chamber Director shall pledge a minimum of 40 hours of assistance to the Recreation Department for each event.
 - The Chamber will provide at least 4 volunteers for each event.
 - The Chamber will raise funds to cover expenses for each event. (Budget for each event shall be agreed upon by the Rec Department and Chamber).
 - Chamber may plan other events for fundraising but will receive no assistance from the Recreation Department.

Finances:


- The City will provide a \$15,000 grant for 2024. Payment will be made in the first quarter of 2024.
- The City will reevaluate this grant for the 2025 budget and determine its success.

- The Chamber will provide the City with an annual financial report detailing incomes and expenses.
- The City will also be responsible for its annual membership fee.

Adopted this 16th day of January, 2024 by the Bel Aire City Council.


Jim Benage, Mayor

Attest:


Melissa Krehbiel, City Clerk


Bel Aire Chamber President

STAFF REPORT

DATE: 12/30/25

TO: City Council

FROM: Ted Henry, City Manager

SUB: Authorizing Resolution for Public Works Facility

SUMMARY

The City of Bel Aire operates under Kansas's Cash Basis Laws, which require that no debts exceed available cash or budgeted funds. An authorizing resolution under these laws enables municipalities to take specific financial actions, such as issuing bonds, entering lease-purchase agreements, utilizing temporary notes, or securing grants, while ensuring compliance with financial regulations.

Typically, we issue an authorizing resolution in conjunction with bonds issued to fund large projects. However, this is not the case for our new public works facility. As you know, in April 2023, the City of Bel Aire was awarded a BASE Grant to support improvements at Sunflower Commerce Park. Shortly after the grant application was submitted, Integra Technologies announced its planned expansion in Bel Aire. This project is contingent on Integra receiving a federal "CHIPS Act" grant aimed at reshoring the semiconductor supply chain to the United States. The status of the CHIPS Act grant and Integra's expansion remains uncertain.

Given this uncertainty and the timeline for utilizing BASE Grant funds, city staff determined that the use of our grant funding should be revised. The Kansas Department of Commerce approved the building of a new utilities and public works facility as the revised project. This facility will enhance the reliability and service capabilities of critical infrastructure, supporting the area and economic development within Sunflower Commerce Park. Key improvements include an equipment storage facility, additional administrative space, and upgraded cybersecurity measures.

With grant deadlines approaching, the city has taken key steps to ensure the project's progress. These steps include hiring an owner's representative and architect, completing architectural and engineering designs, and conducting a bidding process to secure contractors.

The authorizing resolution before you tonight establishes a maximum amount the city is authorized to spend on the project. Current estimates are based on the bids for construction and other expenses. These Staff will continue to refine the budget as the project advances.

DISCUSSION

Current estimates are based on the following:

	Construction	\$	6,438,300	
	A&E (6.5%)	\$	418,490	
	OR (4%)	\$	257,532	
	Equipment	\$	500,000	
	Other	\$	150,000	
	Total	\$	7,764,322	

The City of Bel Aire was awarded \$4,716,225 in grant proceeds, requiring a \$1,572,075 match from the City. This leaves an additional \$1,476,022 to be funded, bringing the total City contribution to \$3,048,097. These are preliminary estimates, and we should discuss potential sources of funding for our portion of the project.

This project supports both our public utilities and economic development efforts. We have three primary address these areas: the Water, Sewer, and Land Funds. The largest reserve account to consider is the Land Fund, which has accumulated over \$6,000,000 from land sales and interest in recent years. The Water Reserve account is projected to end FY25 with \$1,873,153, and the Sewer Reserve account is projected to end FY25 with \$3,055,307.

Looking ahead, the City's water and sewer needs are expected to grow significantly over the next five years. On the sewer side, we are currently expanding our sewer treatment plant. On the water side, two significant risks are anticipated: the need for a future water tower and potential short-term impacts from water restrictions.

Timing is another critical factor. The grant funds of \$4,716,225 and the City's match of \$1,572,075 must be expended by July 1, 2025. While I am working with the Department of Commerce to request an extension, even with additional time, the timeline will remain tight. The remaining \$1,476,022 serves as a helpful buffer to complete the project without being tied to a strict deadline.

I understand this is a substantial amount of information, but staff and I will be available to answer questions and provide further insight at the council meeting. This decision does not impact the authorizing resolution being considered tonight but serves as an opportunity to present relevant information.

RECOMMENDATION:

Staff recommends approving the authorizing resolution as presented.

GILMORE & BELL, P.C.
12/30/2024

**EXCERPT OF MINUTES OF A MEETING
OF THE GOVERNING BODY OF
THE CITY OF BEL AIRE, KANSAS
HELD ON JANUARY 7, 2025**

The Governing Body of the City met in regular session at the usual meeting place in the City, at 7:00 P.M., the following members being present and participating, to-wit:

Absent:

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

* * * * *

(Other Proceedings)

Thereupon, there was presented a Resolution entitled:

**A RESOLUTION AUTHORIZING AND PROVIDING FOR THE
CONSTRUCTION AND EQUIPPING OF A NEW PUBLIC WORKS FACILITY
BUILDING IN THE CITY OF BEL AIRE, KANSAS; AND PROVIDING FOR THE
PAYMENT OF THE COSTS THEREOF.**

The Resolution was considered and discussed; and thereupon on motion of Councilmember _____, seconded by Councilmember _____, the Resolution was adopted by the following vote:

Yes: _____

No: _____

Thereupon, the Resolution having been adopted by majority vote of the Governing Body, it was given No. R-25-__; was directed to be signed by the Mayor and attested by the City Clerk.

* * * * *

(Other Proceedings)

(Seal)

City Clerk

GILMORE & BELL, P.C.
12/30/2024

RESOLUTION NO. R-25-__

A RESOLUTION AUTHORIZING AND PROVIDING FOR THE CONSTRUCTION AND EQUIPPING OF A NEW PUBLIC WORKS FACILITY BUILDING IN THE CITY OF BEL AIRE, KANSAS; AND PROVIDING FOR THE PAYMENT OF THE COSTS THEREOF.

WHEREAS, K.S.A. 14-570 and K.S.A. 14-571, as amended by Charter Ordinance No. 19 of the City of Bel Aire, Kansas (the “City”) (enacted pursuant to the provisions of Section 5(c) of Article 12 of the Constitution of the State of Kansas) and K.S.A. 12-101 *et seq.* (collectively the “Act”), provides that whenever the Governing Body of the City has approved a master capital improvements plan (the “Plan”) for the physical development of the City within the boundaries of the City, including the acquisition of land necessary therefore, the acquisition of equipment, vehicles or other personal property to be used in relation thereto, and may provide for assumption and payment of benefit district indebtedness heretofore created for public improvements, and which Plan may require a number of years to execute, and such Plan is approved by the Governing Body, the City is hereby authorized to issue its general obligation bonds (the “Bonds”) in an amount sufficient to carry out such Plan and associated costs; and

WHEREAS, the Plan includes or does hereby include the construction and equipping of a new utilities and public works facility building to serve the City (the “Project”); and

WHEREAS, the Governing Body of the City determines it advisable to provide for the payment of costs of the Project, as provided by the Act.

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

SECTION 1. Project Authorization. The Project is hereby authorized, ordered and directed, at an estimated cost of \$7,765,000.

SECTION 2. Bond Authorization. Costs of the Project are authorized to be paid, in whole or in part, by the issuance of general obligation bonds of the City (the “Bonds”) under the provisions of the Act.

SECTION 3. Effective Date. This Resolution shall take effect and be in force from and after its adoption. This Resolution shall not be subject to any publication, petition in opposition or election under the Act.

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ADOPTED by the Governing Body of the City of Bel Aire, Kansas on January 7, 2025.

Mayor

(SEAL)

ATTEST:

Clerk

City of Bel Aire, Kansas

STAFF REPORT

DATE: December 30, 2024

TO: Ted Henry, City Manager

FROM: Anne Stephens, PE, City Engineer

RE: Public Works Facility Bids



BACKGROUND:

The City has been working with Schaeffer Architects and PEC (Owner’s Representative) for the past several months to design and bid a new Public Works Facility to be located in Sunflower Commerce Park.

DISCUSSION:

The City held a bid opening on Friday, December 20th at 10:00 am. Four contractors responded to the solicitation.

	Commerce	Crossland	Eby	Icon
Base Bid	\$4,977,500	\$4,853,000	\$5,180,000	\$5,055,000
Calendar Days from Notice to Proceed	330	220	290	365
Alternate #1 (Vehicle Storage Building)	\$543,000	\$435,000	\$416,400	\$460,000
Alternate #2 (Material Storage Structure)	\$398,000	\$360,000	\$329,400	\$348,000
Alternate #3 (Interlocking Concrete Blocks)*	(\$18,500)	(\$48,000)	(\$40,000)	(\$39,000)
Alternate #4 (Metal Panel 2)**	\$190,000	\$178,000	\$97,300	\$180,000
Alternate #5 (Metal Panel 1)**	\$217,000	\$205,000	\$125,700	\$207,000

* The interlocking concrete blocks was presented as a deduct alternative to a poured concrete wall in the Material Storage Building.

** Either Metal Panel 1 or 2 should be chosen.

POLICY DECISION: A minimum of three bids were received.

RECOMENDATION: Staff recommends that the City Council accept the base bid, Alternate #1 and Alternate #2 from Crossland Construction, LLC in the amount of \$5,648,000.

BID TABULATION FORM

City of Bel Aire
Public Works Building
Bel Aire, Kansas

Bid Date: December 20, 2024
Bid Opening Time: 10:00:00 AM
Opening Location: Bel Aire City Hall - Community Room

Plan Holders Company Name: (Opened as received)	Commerce Construction Services, Inc.	Crossland Construction	Martin K. Eby Construction Co., Inc.	Icon Structures
Contact Name:	Travis DeForeest	DJ McClenny	Lynn Anderson	Jason Suther
Address:	2225 Southwest Boulevard	3017 N. Cypress Ct., Ste. A	2525 East 36th Circle North	114 N. Wabash Ave.
City, State, Zip:	Wichita, KS 67213	Wichita, KS 67226	Wichita, KS 67219	Wichita, KS 67214
Phone:	(316) 262-6654	(316) 942-9090	(316) 268-3500	(316) 687-9960
Fax:		(316) 944-0147	(316) 268-3649	
Email:	travis@ccswichita.com	djmccleddy@crossland.com	landerson@ebycorp.com	js@icon-structures.com
Base Bid (Words) (Completed Properly? Yes/No)		Yes	Yes	Yes
Base Bid Amount:	\$4,977,500.00	\$4,853,000.00	\$5,180,000.00	\$5,055,000.00
Bid Guarantee: 5% of Base Bid (Included: Yes/No)	Yes	Yes	Yes	Yes
Time of Completion: (List # of Consecutive Calendar Days)	330	220	290	365
Alternates:				
Alternate 1: Vehicle Storage Bldg. (Add)	\$543,000.00	\$435,000.00	\$416,400.00	\$460,000.00
Alternate 2: Material Storage Struct. (Add)	\$398,000.00	\$360,000.00	\$329,400.00	\$348,000.00
Alternate 3: Interlocking Conc. Blocks (Deduct - enter as a neg. #)	(\$18,500.00)	(\$48,000.00)	(\$40,000.00)	(\$39,000.00)
Alternate 4: Metal Panel 2 (MP2) (Add)	\$190,000.00	\$178,000.00	\$97,300.00	\$180,000.00
Alternate 5: Metal Panel 1 (MP1) (Add)	\$217,000.00	\$205,000.00	\$125,700.00	\$207,000.00
Unit Prices:				
Unit Price 1: Additional soil material (Per Cu.Yd.)	\$55.00	\$51.00	\$52.00	\$75.00
Unit Price 2: Additional lean concrete (Per Cu.Yd.)	\$275.00	\$250.00	\$325.00	\$330.00
Changes to the Work:				
Percentage: GC	12%	12%	12%	12%
Percentage: Subcontractor	12%	12%	12%	12%
Received Addenda: Two (2) Issued (List Total # Addenda Rec'd.)	2	2	2	2
Subcontractors: (List Co. Names)				
Mechanical:	Cook's	CM3	Don Vaughn	CM3 / Cook's
Plumbing:	CK Contracting	Central Kansas	Don Vaughn	Beavers Plumbing
Fire Protection:	Mid-West Fire Protection	Central Consolidated	Central Consolidated	Platimun
Electrical:	Loper C-I	Loper C-I	Loper C-I	Loper C-I / M&J
Pre-Engineered Buildings:	Butler	Red Dot	Red Dot	Red Dot
Precast Concrete:	Prestressed	Prestressed	McPherson Concrete	Mcpherson Concrete Companies
Cast in Place Concrete:	Roberts Voegeli	Crossland Const.	Roberts	Voegeli / Roberts
Masonry:	Perfection Masonry	Perfection Masonry	Wheatland	Perfection Masonry
Bid Form Signature: (Yes/No)	Yes	Yes	Yes	Yes

City of Bel Aire, Kansas



STAFF REPORT

DATE: December 19, 2024
TO: Ted Henry, City Manager
FROM: Anne Stephens, City Engineer
RE: 2025 Street Preservation Projects Engineering Services

Proposal Focus:

Our Mission

- Attractive growth and safe living – Encourage attractive neighborhoods and new developments.

Our Values

- Working Together – Departments working together as one team. Staff working with residents, HOA’s and neighborhoods. Citizens working with each other.

Current Situation:

The City is ready to initiate design on the 2025 Street Preservation Program Projects.

Goals:

- To grow the City in an attractive, safe manner that is consistent with City standards.

Discussion:

The Street Maintenance Plan was presented at the November 12th City Council Workshop. This agreement includes fees to develop bidding documents and assist with the procurement of a contractor to perform this work and construction observation and administration services.

Financials:

The cost of the improvements for these projects will be paid for from the CIP.

Recommendation:

Staff recommends that the City Council accept Work Order 24-11 from PEC in the amount of \$125,000.00 for the design, bidding and construction observation and administration services for the 2025 Street Preservation Program Projects.

A copy of the work order was submitted to the City Attorney for review on December 16, 2024.

WORK ORDER NO. 24-11

This Work Order No. 24-11 is made as of this _____ day of January, 2025, under the terms and conditions established in the Master Agreement between Client and Professional Consultant dated February 08, 2024 (the “Master Services Agreement” between City of Bel Aire, Kansas (Client) and Professional Engineering Consultants, P.A. (PEC). Per the Master Services Agreement, this Work Order shall be incorporated into the Master Services Agreement by reference. Except to the extent modified herein for this specific project, all terms and conditions of the Master Services Agreement shall continue in full force and effect.

SECTION A – SERVICES

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

See attached Exhibit A, Section D.

A.3 Exclusions:

See attached Exhibit A, Section F.

SECTION B – SCHEDULE

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

See attached Exhibit A, Section B.

SECTION C – COMPENSATION

In return for the proper performance by Consultant of its Services, Client shall pay to PEC an amount not to exceed One Hundred Twenty-five Thousand Dollars (\$125,000.00), payable according to the following terms:

See attached Exhibit A, Section G.

SECTION D – OTHER PROVISIONS

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

See attached Exhibit A, Section E.

[Remainder of this page intentionally left blank]

PROFESSIONAL ENGINEERING
CONSULTANTS, P.A.

CITY OF BEL AIRE, KANSAS

By: _____
Printed Name: _____
Title: _____
Date: _____

By: _____
Printed Name: _____
Title: _____
Date: _____

Approved as to Form Only

Maria A. Schrock, City Attorney

EXHIBIT A

A. Project Description:

1. Provide Pavement Maintenance Plan, Bidding, Construction Administration and Construction Inspection Services for the following areas in Bel Aire, Kansas:
 - Pearson Housing Addition (Asphalt Patching, Curb Repairs, and Mill & Overlay)
 - Lawn Terrace Housing Addition (Asphalt Patching, Curb Repairs, and Mill & Overlay)
 - Bel Aire Heights Housing Addition (Asphalt Patching and Curb Repairs)
2. The Project delivery method is design-bid-build.

B. Anticipated Project Schedule:

1. The fully executed copy of the contract will serve as PEC's notice to proceed with the services.
2. PEC shall commence its services on the Project within fourteen (14) days after receiving CLIENT's notice to proceed.
3. PEC and CLIENT anticipate design duration for the roadway repairs will be approximately 30 days. Respectively, after receiving the Notice to Proceed.
4. Construction duration is anticipated to be 75 Calendar Days to Substantial Completion (SC) and 90 Calendar Days to Final Completion (FC). PEC anticipates the notice to proceed for construction to be issued approximately March 17, 2025 and for the PROJECT to be complete by June 14, 2025. The inspection services fee will be based on 90 calendar days.
5. CLIENT acknowledges that directed changes, unforeseen conditions, and other delays may affect the completion of PEC's services. PEC will not have control over or responsibility for any contractor or vendor's performance schedule.

C. Project Deliverables:

1. Preliminary Plans (and supplemental specifications if necessary) and associated engineer's opinion of probable cost in portable document format (PDF).
2. Final Plans and Bid Documentation (and supplemental specifications if necessary) and associated engineer's opinion of probable cost in PDF format.

D. Scope of Services:

1. Civil Engineering Design Services:
 - a) Provide project correspondence and consultation with CLIENT.
 - b) Provide quality control review prior to submission of project deliverables.
 - c) Attend and assist in facilitating a pre-design kickoff meeting with CLIENT to formalize the design criteria and PROJECT boundaries, lines of communication and overall project procedures.
 - d) Attend and assist in facilitating a design review meeting with the CLIENT to review plans.

- e) Prepare preliminary plans and supplemental specifications, if necessary, in accordance with the current design criteria of the CLIENT along with an engineer's opinion of probable cost.
- f) Prepare final plans and supplemental specifications, if necessary, in accordance with the current design criteria of the CLIENT along with an engineer's opinion of probable cost.

2. Construction Administration Services:

During the construction phase PEC shall provide construction administration services for the PROJECT, when requested by the CLIENT. The scope of services will be as follows:

- a) Attend and assist in facilitating the preconstruction conference.
- b) Issue contract documents and review bonds and insurance submitted by the PROJECT awarded contractor.
- c) Review Contractor's shop drawings and material test certifications for compliance with plans and specifications.
- d) Make a maximum of five (5) visits to the PROJECT site to determine Contractor's progress and general character of the work, upon written request of CLIENT.
- e) Consult with the inspector regarding interpretations or clarifications of the plans and specifications.
- f) Provide decisions in accordance with the contract documents on questions regarding the PROJECT.
- g) Review materials test reports as submitted by the City Inspector.
- h) Prepare Change Orders covering modifications or revisions necessitated by field conditions.
- i) Conduct a final on-site PROJECT review.
- j) Issue Certificate of Substantial Completion when each separate part of the PROJECT has been completed.

3. Construction Inspection Services:

- a) PEC will provide construction inspection services as noted in this agreement and shall apply to all services provided throughout the construction of the PROJECT unless a separate agreement for additional services is signed.
- b) Provide a resident project representative (RPR) to perform construction inspection, documentation; witness field testing of construction materials as required by the approved plans and specifications; check the construction activities to determine compliance with the project documents (plans, specifications); and maintain project records to document the work.
- c) Provide electronic pdf copy of 'Red-Line' markup images of bid set of plans for the preparation of record drawings of the PROJECT.

E. Additional Services:

The following services can be provided by PEC at an additional cost by Supplemental Agreement:

1. Field Survey Services.
2. Written legal descriptions and associated map exhibits for acquisition of easement and right-of-way.
3. Production of record drawings, as-builts, or release of electronic files.
4. Additional services associated with an expansion of the PROJECT or increase in PROJECT size and construction cost.
5. Geotechnical investigations.
6. Additional manual or machine traffic counts of any driveway(s) or adjacent roadway(s).
7. Attendance at public meetings beyond those specifically identified in the above scope of services.
8. Railroad/Railway Coordination.
9. Analysis of existing utility systems, vacuum excavation of existing utilities and utility coordination efforts.
10. Additional Construction Phase Services: Includes Construction Materials testing and Construction Staking related to the project.
11. Utility Relocation/Extension Design: Includes any public utility design not included within the scope of services above.
12. Landscape Architecture Services: Includes landscape design and tree planting.
13. Plan revisions, as necessary, to reduce the cost of construction after issue of CD's. (Typically referred to "Value Engineering" or "VE".)
14. Alternate designs not specifically listed in the Scope of Services.

F. Exclusions:

The following shall be specifically excluded from the Scope of Services to be provided by PEC.

1. Additional services not included in the above scope of services.
2. Franchise Utility Design.
3. Railroad/Railway Design.
4. Environmental site assessments.
5. Permit and review fees.
6. Entrance into a permit-required or non-permit required Confined Space.
7. Environmental site assessments.

G. PEC's Fees & Reimbursable Expenses:

1. PEC will invoice CLIENT one time per month for services rendered and Reimbursable Expenses incurred in the previous month. CLIENT agrees to pay each invoice within 30 days after receipt.
2. PEC's Fee for its Scope of Services will be on a standard hourly basis, plus Reimbursable Expenses, at the rates established on the attached Rate Schedule, not-to-exceed **\$125,000.00**.
3. The inspection services fee presented is an estimate.
4. **The basis of the Inspection Fee for this work is based on the anticipated construction duration of ninety calendar days (90 Calendar Days) that will be provided for the contractor to reach final completion for the PROJECT. Inspection time is anticipated on Monday through Friday for eight (8) regular hours per day and two (2) OT hours per day during construction** for attending the preconstruction meeting, project preparation (set-up, project documents printing), post construction closeout documentation (including redline drawings), inspector manager oversight, and project mileage. If more than ninety (90) calendar days elapse from the Construction Notice to Proceed to final completion of the PROJECT a separate supplemental agreement shall be negotiated and executed for the remaining work, and PEC will be reimbursed at the current PEC Standard Hourly Rates for any additional inspection hours.
5. Labor more than 8 hours per day Monday through Friday, shall be reimbursed at 1.5 times the Standard Rate for the RPR (Construction Inspector).
6. Taxes are not included in PEC's Fees. CLIENT shall reimburse PEC for any sales, use, and value added taxes which apply to these services.

2024 RATE SCHEDULE A**

Section XII, Item C.

<u>TITLE</u>	<u>HOURLY RATE *</u>
Principal Engineer.....	\$230
Senior Project Manager.....	\$210
Project Manager.....	\$190
Senior Engineer.....	\$185
Project Engineer.....	\$160
Senior Landscape Architect.....	\$175
Landscape Architect.....	\$125
Senior Planner.....	\$170
Planner.....	\$150
Design Engineer.....	\$130
Senior Technician.....	\$145
Design Technician.....	\$110
Senior Commissioning Agent.....	\$150
Commissioning Agent.....	\$125
GIS Specialist.....	\$145
GIS Analyst.....	\$115
Project Coordinator.....	\$100
Project Assistant.....	\$90
Senior Field Project Manager.....	\$190
Field Project Manager.....	\$150
Senior Inspector.....	\$155
Inspector.....	\$120
Senior Field Technician.....	\$100
Field Technician.....	\$80
Driller.....	\$105
Land Surveyor.....	\$135
Party Chief.....	\$115
Survey Technician.....	\$95
*Premium time for all non-salaried personnel or as noted in the contract	1.5 multiplier

REIMBURSABLES:

Infrared Camera.....	\$50/Hour
Structural Testing Equipment.....	\$50/Hour
Outside Consultants.....	Cost plus 10%
Reproduction & Photography.....	Cost plus 10%
Equipment Rental.....	Cost plus 10%
Material.....	Cost plus 10%
Vehicle Mileage.....	IRS Rate/Mile
Truck Mileage.....	\$0.70/Mile
ATV.....	\$20/Hour
GPS.....	\$50/Hour
3D Laser Scanner.....	\$150/Hour
Robotic Total Station.....	\$50/Hour
UAS.....	\$150/Hour
Mobile Lidar Unit.....	\$150/Hour
Drill Rig Use.....	\$75/Hour
Car Rental and Fuel.....	Cost plus 10%
Per Diem, Meals.....	Cost plus 10%
Per Diem, Lodging.....	Cost plus 10%
Deliveries and Overnight Mail.....	Cost plus 10%
Travel, Hotel, Meals, and Subsistence.....	Cost plus 10%
Filing Fees.....	Cost plus 10%
Concrete Testing Equipment.....	\$10/Each
Nuclear Gauge Equipment.....	\$20/Each
Compression Tests of Cylinders.....	\$12/Each
Ultra Sonic Testing Equipment.....	\$50/Each
Semi-Trailer Mileage.....	\$3/Mile

**The rates shown above are effective for services through December 31, 2024 and are subject to revision thereafter.

City of Bel Aire, Kansas

STAFF REPORT

DATE: December 30, 2024

TO: Ted Henry, City Manager

FROM: Anne Stephens, PE, City Engineer

RE: Aurora Park Waterline Replacement



BACKGROUND:

Dondlinger was installing storm sewer in Aurora Park and encountered the 8" waterline that runs along Harding. The water line was in conflict with the storm sewer that they were installing and it needed to be lowered.

DISCUSSION:

The storm sewer crossing at 39th and Harding held quite a few challenges. During the design of the project, no utility potholing (uncovering a specific utility at the point of crossing to determine the exact depth of the existing utility) was performed in order to try to keep costs as low as possible for the residents. A standard utility locate (811) was performed and data collected. Utilities were contacted and sent plans to try to get ahead of potential conflicts. This only worked to some extent as several conflicts were discovered in this intersection that required an adjustment of the storm sewer pipes. Since the storm sewer pipes are gravity flow and elevation dependent, there was a limited amount of adjustment available in the pipes.

Unfortunately, we were unable to adjust the storm sewer pipes enough to avoid a conflict with the water line pipe, which ended up needing to be lowered. During discussions on-site between the City, Dondlinger and Garver, the City had a choice between having Dondlinger fix the broken water line, or have them lower the line at an additional cost. After discussing the situation with Garver, there was no option for the storm sewer to be installed that didn't require the waterline to be lowered. It was decided to go ahead and have Dondlinger lower the waterline so the project could continue to move forward. The cost for the work of lowering the waterline could be billed directly to the City and not run through the paving project to save on the sub-contractor mark-up.

FINANCIAL CONSIDERATIONS: The lowering of the water main will be paid for out of the storm sewer portion of the project, which is being financed through a temporary note.

POLICY DECISION: Dondlinger was the contractor on-site and since this was an emergency, no additional quotes were obtained.

RECOMENDATION: Staff recommends that the City Council approve Dondlinger's request for \$15,442.00.



Dondlinger

2656 S. Sheridan, Wichita, Kansas 67217
P.O. Box 398, Wichita, Kansas 67201-0398
Phone: 316.945.0555 Fax: 316.945.9009

**To : CITY OF BEL AIRE
7651 E. CENTRAL PARK AVENUE
BEL AIRE, KS 67226**

Invoice #: 224026-01

Date: 12/18/24

Application #: 1

Invoice Due Date: 01/17/25

Payment Terms: NET 30 DAYS

Contract : 224026- Parkwood Water Line Repair

[illegible]

City of Bel Aire

STAFF REPORT

DATE: 12/20/2024

TO: Bel Aire City Council
FROM: Paula Downs
RE: Agenda

STAFF COMMUNICATION	
FOR MEETING OF	1/07/25
CITY COUNCIL	
INFORMATION ONLY	

SUMMARY:

Review proposed updates to the 2024 Bel Aire Zoning Map

History & Discussion Information is provided in the December 12, 2024, Planning Commission Staff Report which is included in the agenda item back-up documents.

Recommendation of permanent staff

Approve 2024 Bel Aire Zoning Map that accurately reflects updates to zoning districts in 2024.

(Published at www.belaireks.gov on January, _____, 2025.)

ORDINANCE NO. _____

AN ORDINANCE CONCERNING THE BEL AIRE ZONING DISTRICT MAP, INCORPORATING BY REFERENCE AN AMENDED ZONING DISTRICT MAP; REPEALING ORDINANCES 552, 647, and 715; REPEALING ALL OTHER CONFLICTING ORDINANCES; AND AMENDING CHAPTER 12, ARTICLE 6, SECTION 1. OF THE CODE OF THE CITY OF BEL AIRE, KANSAS.

WHEREAS, notice of a public hearing regarding adoption of updates and modifications to the Bel Aire Zoning District Map was published in The Ark Valley News on October 22, 2024; and

WHEREAS, a public hearing was held by the Bel Aire Planning Commission on December 12, 2024, regarding adoption of updates and modifications to the Bel Aire Zoning District Map at which all interested parties were invited to speak; and

WHEREAS, after hearing all evidence regarding adoptions of updates and modifications to the Bel Aire Zoning District Map, the Bel Aire Planning Commission recommends approval of the amended Zoning District Map.

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

SECTION 1. The Governing Body of the City of Bel Aire, Kansas, hereby adopts the amended Zoning District Map recommended by the Bel Aire Planning Commission on December 12, 2024, depicted in Exhibit A, and incorporated herein. Accordingly, Chapter 12, Article 6, Section 1, of the Code of the City of Bel Aire, Kansas, is hereby amended to read, as follows:

“18.6.1. Official Zoning Map Incorporated.

The location and boundaries of the districts established by this Zoning Code are hereby established to be as shown on a map, officially designated as the Zoning District Map. The map and all the notations, references and information shown thereon are hereby incorporated by reference and made a part of this Zoning Code. Pursuant to K.S.A. 12-753, a copy of the Bel Aire Zoning District Map shall be marked “official copy of zoning district map incorporated into zoning regulations by adoption of ordinance _____ by the governing body of the city on the 7th day of January, 2025.” It shall be the duty of the city clerk, to keep the official copy, in

her office. All changes, amendments or additions thereto, and duplicate copies thereof, shall be kept in the office of the Zoning Administrator and/or building inspector.”

SECTION 3. Repealer. Ordinances No. 552, 647, and 715 are repealed. All other ordinances or parts of other ordinances in conflict herewith are repealed. However, any section of an existing ordinance not in conflict herewith is not repealed and remains in full force and effect.

SECTION 4. Effective Date. This ordinance shall take effect and be in full force from and after its adoption by the governing body of the City, approval by the Mayor and publication once in the official city newspaper.

[Remainder of this Page Intentionally Left Blank]

71 Passed by the Governing Body of the City of Bel Aire, Kansas on this 7th day of January,
72 2025.

73
74 Approved by the Mayor on this _____ day of January, 2025.

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77 CITY OF BEL AIRE, KANSAS

78
79
80 _____
81 Jim Benage, Mayor

82
83 ATTEST:

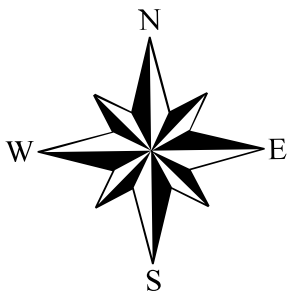
84
85
86 _____
87 Melissa Krehbiel, City Clerk

88
89
90 Approved as to Form Only:

91
92
93 _____
94 Maria A. Schrock, City Attorney

Zoning Districts

Bel Aire, Kansas



- Bel Aire City Limits
- Property Boundaries
- Parks
- Government Properties

Zoning Types

- AG -Agricultural
- C-1 -Commercial 1
- C-2 -Commercial 2
- M-1 -Manufacturing
- R-1 -Residential 1
- R-2 -Residential 2
- R-3 -Residential 3
- R-4 -Residential 4
- R-5 -Residential 5
- R-5B-Residential 5B
- R-6 -Residential 6
- RR -Rural Residential
- MHP - Manufactured Home Park

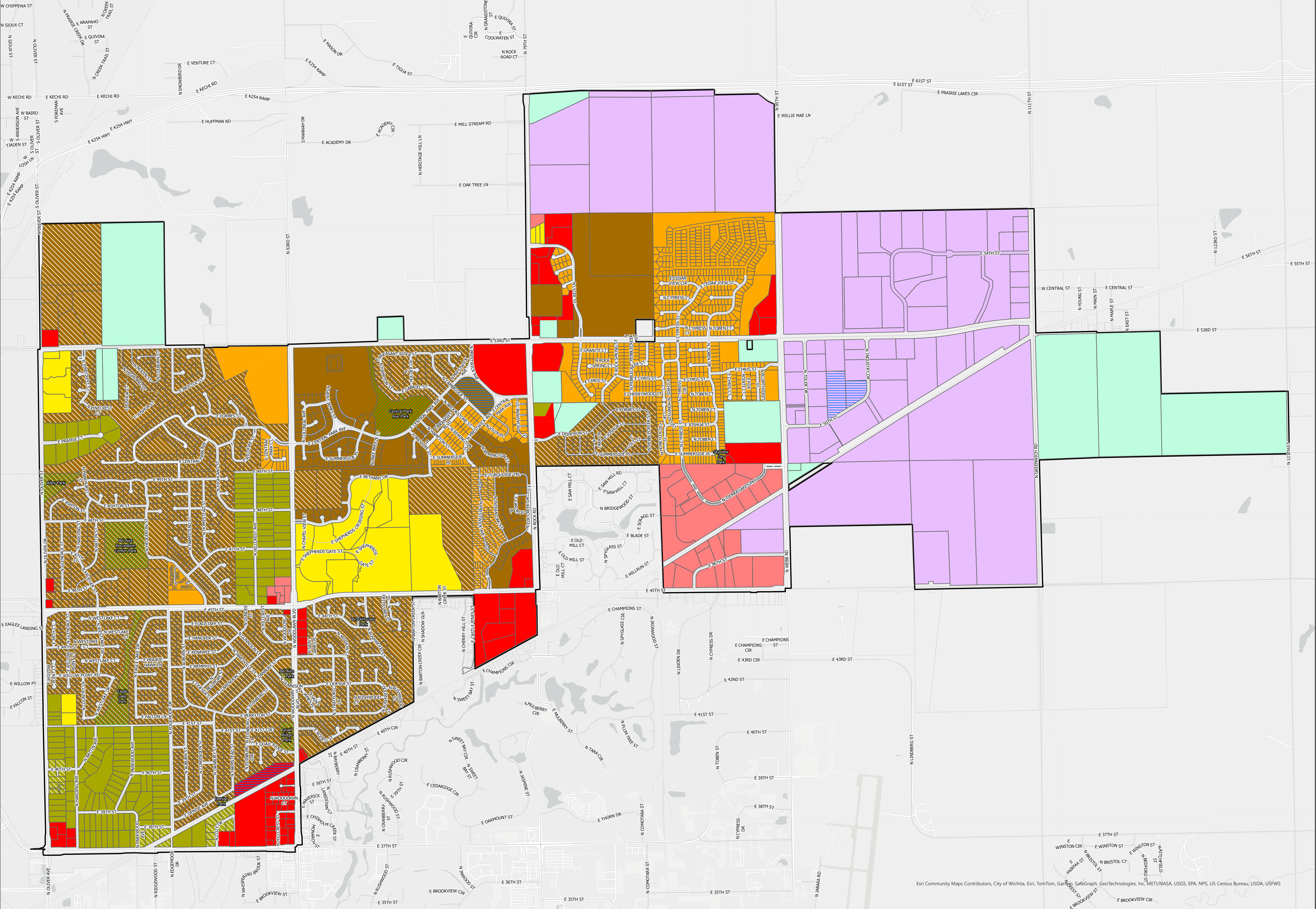
Map Production:
October 17th, 2024
Current as of:
August, 2024
ZON-24-01

Planning Commission:
November 14th, 2024

City Council:
November 19th, 2024



LIFE'S *better* ON THE EDGE!



City of Bel Aire

STAFF REPORT

DATE: 12/06/2024
TO: Bel Aire Planning Commission
FROM: Paula Downs
RE: Agenda

STAFF COMMUNICATION	
FOR MEETING OF	12/12/24
CITY COUNCIL	
INFORMATION ONLY	

SUMMARY:

Review proposed updates to the 2024 Bel Aire Zoning Map (supermajority (5) required for approval).

History

The city advertised the hearing in the Ark Valley newspaper as required.

City staff worked with Professional Engineering Consultants (PEC) to update the City of Bel Aire Zoning Map to reflect current information as of August 2024. The Zoning Map is updated each year to include changes in zoning districts and zoning types. The current Zoning Map was created December 2023.

Staff updates the official zoning map annually to match zoning district changes approved throughout the year. The City of Bel Aire zoning code section 18.6.1 provides information on the Official Zoning Map.

Full descriptions of each zoning type can be found in the Bel Aire City Code Chapter 18, Article 7. Zoning Districts. The City Code is available on the City of Bel Aire website- Government tab, City Clerk page.

Discussion

Summary of changes made to the Zoning Map:

- 1. Lot 1, Blk A, Homestead Senior Landing changed to R-6
- 2. Unplatted Parcel 00520983 updated to AG
- 3. Lycee Addition Lot 4, Blk B updated to C-2, and lots 1,2,3, Blk B updated to R-6

4. Rock Spring Addition, Reserve B has been determined to have already been updated to R-5 with previous updates
5. Sunflower Commerce Park lots 6, 7, Blk B updated to have government facility overlay
6. Skyview at Block 49 2nd, lots 14, 15, 16, block D updated to have park overlay
7. Sliver of land to the west of N Jasmine St updated to R-5.
8. Added legend symbology to reflect all districts including unused ones (Rural Residential and Manufactured Home Parks).
9. Modified zoning district colors and styles to easily distinguish zoning types.

Recommendation of permanent staff

Approve 2024 Bel Aire Zoning Map that accurately reflects updates to zoning districts in 2024.

(Published once in Ark Valley News on October 22, 2024.)

OFFICIAL NOTICE OF A ZONING CODE HEARING

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

Notice is Hereby Given that on November 14, 2024; the City of Bel Aire Planning Commission will review code sections to consider an update to the Zoning Code related to adopting an update to the City 2024 Zoning Map, shortly after 6:30 p.m. in the Council Chamber at City Hall in order of the agenda items, in Bel Aire, Kansas:

Location: 7651 E. Central Park Ave, Bel Aire Ks. 67226

Information: The 2024 map can be viewed at city hall during business hours.

You may appear at this time either in person or by agent or attorney, if you so desire, and be heard on the matter. After hearing the views and wishes of all the persons interested in the case, the Planning Commission may close the hearing and consider a recommendation to the Governing Body, which, if approved under the City Zoning regulations, would be effectuated by ordinance. The public hearing may be recessed and continued from time to time without notice.

DATED this 22 day of October 2024

/s/ Paula Downs
Bel Aire Planning Commission Secretary

Affidavit of Publication

STATE OF KANSAS,
SEDGWICK COUNTY, ss.

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.

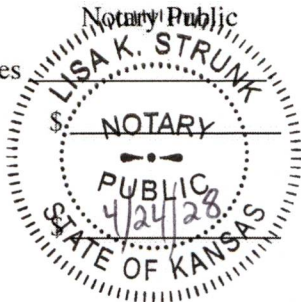
That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for 1 consecutive weeks, the first publication thereof being made as aforesaid on the 24th day of October, 2024. with subsequent publications being made on the following dates:

_____, 2024 _____, 2024
_____, 2024 _____, 2024
_____, 2024 _____, 2024

Ce LK
Subscribed and sworn to before me this 24th day of October, 2024.

hbs

My commission expires
Additional copies
Printer's fee



Bel Aire public notice

(Published in The Ark Valley News Oct. 24, 2024.)

OFFICIAL NOTICE OF A ZONING CODE HEARING

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

Notice is Hereby Given that on November 14, 2024; the City of Bel Aire Planning Commission will review code sections to consider an update to the Zoning Code related to adopting an update to the City 2024 Zoning Map, shortly after 6:30 p.m. in the Council Chamber at City Hall in order of the agenda items, in Bel Aire, Kansas:

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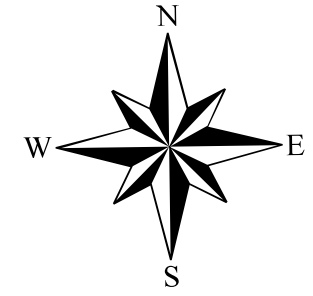
You may appear at this time either in person or by agent or attorney, if you so desire, and be heard on the matter. After hearing the views and wishes of all the persons interested in the case, the Planning Commission may close the hearing and consider a recommendation to the Governing Body, which, if approved under the City Zoning regulations, would be effectuated by ordinance. The public hearing may be recessed and continued from time to time without notice.

DATED this 22 day of October 2024

/s/ Paula Downs
Bel Aire Planning Commission Secretary

Zoning Districts

Bel Aire, Kansas

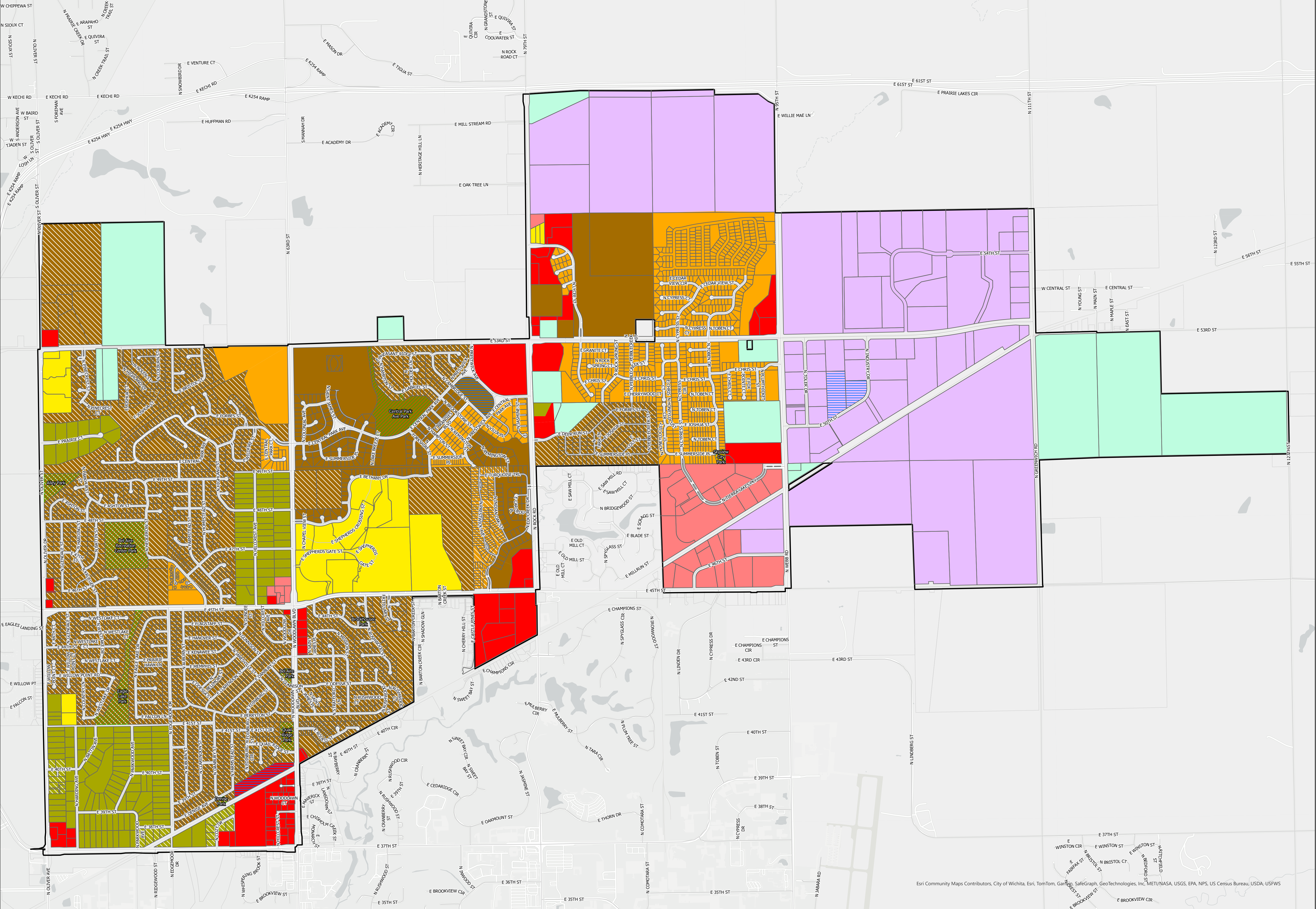


- Bel Aire City Limits
- Property Boundaries
- Parks
- Government Properties

Zoning Types

- AG -Agricultural
- C-1 -Commercial 1
- C-2 -Commercial 2
- M-1 -Manufacturing
- R-1 -Residential 1
- R-2 -Residential 2
- R-3 -Residential 3
- R-4 -Residential 4
- R-5 -Residential 5
- R-5B-Residential 5B
- R-6 -Residential 6
- RR -Rural Residential
- MHP - Manufactured Home Park

Map Production:
October 17th, 2024
Current as of:
August, 2024
ZON-24-01
Planning Commission:
November 14th, 2024
City Council:
November 19th, 2024



Esri Community Maps Contributors, City of Wichita, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

City of Bel Aire

STAFF REPORT

DATE: 12/20/2024

TO: Bel Aire Planning Commission
FROM: Paula Downs
RE: Agenda

STAFF COMMUNICATION	
FOR MEETING OF	01/07/25
CITY COUNCIL	
INFORMATION ONLY	

SUMMARY:

PUD-24-02 Proposed rezoning PUD from R-4 to R-5 and R-6 single and multi-family uses and to include C-1 commercial as zoned (Spring Pines, previously Homestead at Spring).

This case was previously presented to Planning Commission jointly with SD-24-03. PUD-24-02 was approved and did not need to be re-approved by Planning Commission at the December meeting.

SD-24-03 was a preliminary plat in November and the final plat was approved by Planning Commission at their December 12 meeting.

Both cases appear on the Council agenda for approval.

History, Discussion and Review information are included in the November 14, 2024 Planning Commission Staff Report which are part of the agenda packet.

Recommendations of permanent staff is to approve the PUD.

(Published at www.belaireks.gov on January, _____, 2025.)

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE RECOMMENDATION OF THE BEL AIRE PLANNING COMMISSION RECOMMENDING CHANGING THE ZONING DISTRICT OF CERTAIN LANDS LOCATED IN THE CITY OF BEL AIRE, KANSAS, UNDER THE AUTHORITY GRANTED BY THE ZONING REGULATIONS OF THE CITY.

WHEREAS, the Governing Body of the City of Bel Aire, Kansas (the “City”) has received a recommendation from the Bel Aire Planning Commission for Case No. PUD-24-02; and

WHEREAS, the Governing Body finds proper notice was given and a public hearing was held for Case No. PUD-24-02 on November 14, 2024, all as provided by law and under the authority and subject to the provisions of the Zoning Regulations of the City.

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

SECTION 1. The Governing Body adopts the recommendation of the Bel Aire Planning Commission and approves the zone change request in the City, from the R-4 Single-Family Residential District to the R-5 Garden and Patio Homes, Townhouses and Condominiums District and R-6 Multi-Family District, under The Spring Pines Planned Unit Development (formerly called “Homestead at Spring PUD”.) The Spring Pines Planned Unit Development (formerly called “Homestead at Spring PUD”) is created as depicted in Exhibit A incorporated herein.

- a. Parcel A shall remain zoned as C-1 Neighborhood Commercial, Office and Retail District;
- b. Parcel B shall remain zoned as R-4 Single-Family Residential District, with the condition that no manufactured homes are allowed;
- c. Parcel C shall change zoning from R-4 Single-Family Residential District to R-5 Garden and Patio Homes, Townhouses and Condominiums District;

- d. Parcel D shall change zoning from R-4 Single-Family Residential District to R-6 Multi-Family District, with the condition that requires the applicant to submit a detailed site plan for Parcel D to the Planning Commission prior to the issuance of building permits.
- i. The Spring Pines PUD is subject to the above restrictions, conditions or limitations, and such restrictions, conditions or limitations shall supersede any portion of the application in conflict therewith.

Legal Description

General Description

North and east of East 53rd Street North and North Oliver, Bel Aire, Sedgwick County, Kansas

SECTION 2. This Ordinance shall take effect and be in force from and after its adoption by the Governing Body of the City, approval by the Mayor, and publication once in the official city newspaper.

SECTION 3. The City Clerk will file this Ordinance with the Sedgwick County Register of Deeds.

[Remainder of this page intentionally left blank]

Passed by the Governing Body of the City of Bel Aire, Kansas, on the 7th day of January, 2025.

81 Approved by the Mayor on the _____ day of January, 2025.

84 CITY OF BEL AIRE, KANSAS

89 Jim Benage, Mayor

92 ATTEST:

96 Melissa Krehbiel, City Clerk

99 APPROVED AS TO FORM:

103 Maria A. Schrock, City Attorney

Land Surveyor: Will Clevenger
Ph. (316) 221-3027
WKClevenger@GarverUSA.com

Gross Acreage - 60.45 Acres
Total Number of Lots - 140
Total Number of Dwelling Units - 442
Unit Density - 7.31 Dwelling Units per acre
Minimum Lot Width - 60'
Minimum Lot Area - 7,200 SF
Sedgwick County Control Numbers - 520984, 557498,
30005870, 30005871

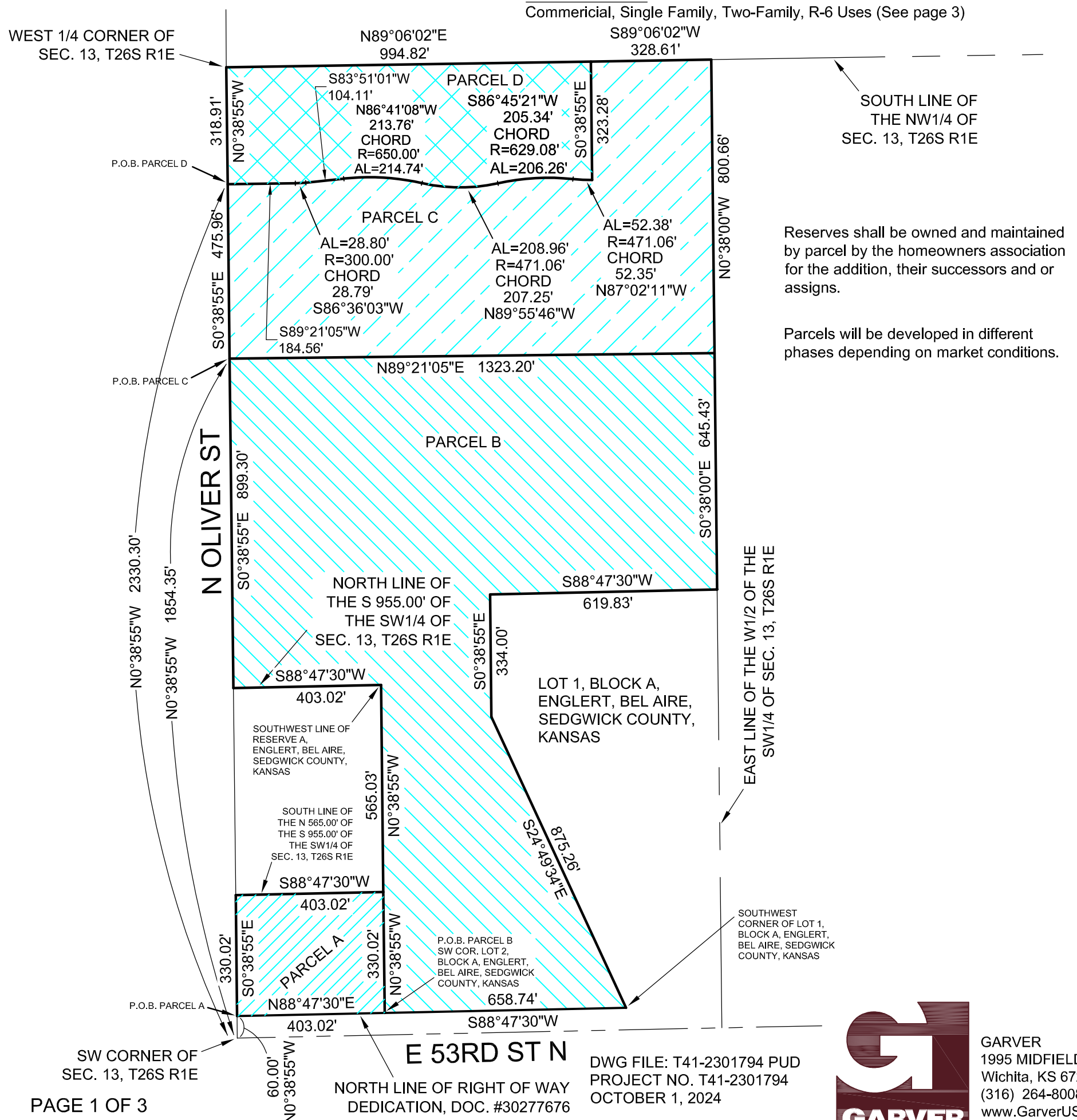
New roads will be paved with curb and gutter

Unless otherwise noted on the final plat:
Front Easements - 15' Utility Easements
Rear Easements - 20' Drainage & Utility Easements

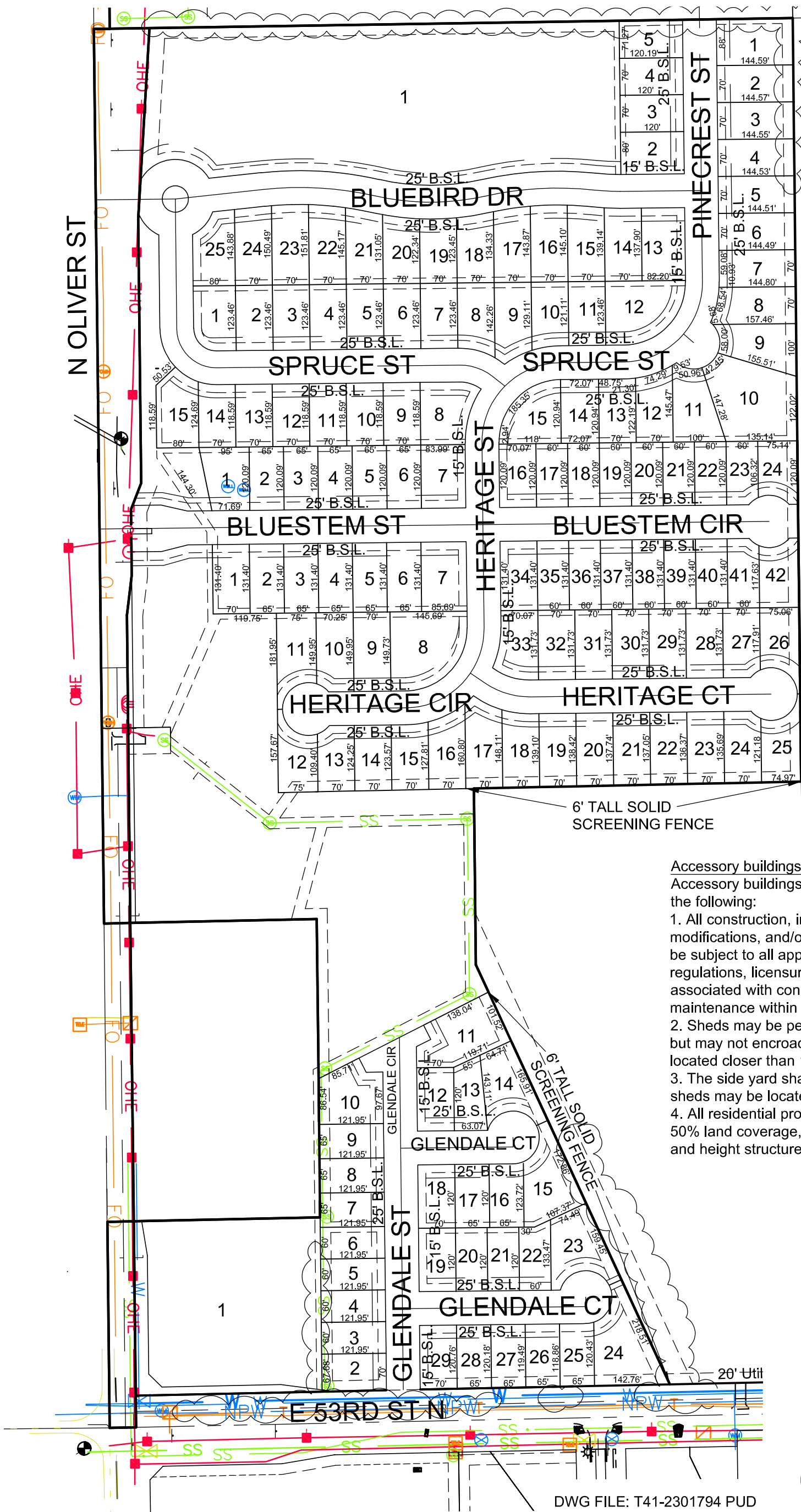
Unless otherwise noted, all building setbacks are as follows:

Front Setbacks are 25 feet
Street Side Setbacks are 15 feet
Interior Side Setbacks are 6 feet
Rear Setbacks are 20 feet

Commercial, Single Family, Two-Family, R-6 Uses (See page 3)



HOMESTEAD AT SPRING PUD BEL AIRE, SEDGWICK COUNTY, KANSAS



Accessory buildings
Accessory buildings are allowed on all lots, subject to the following:

1. All construction, including additions, alterations, modifications, and/or use of any detached shed, shall be subject to all applicable governmental laws, codes, regulations, licensure, permitting and inspection associated with construction and property maintenance within the City of Bel Aire, Kansas.
2. Sheds may be permitted upon a rear set back line but may not encroach upon any easement, or be located closer than 10' to a rear property line.
3. The side yard shall be maintained at 6 feet, and no sheds may be located within a side yard setback.
4. All residential properties shall have no more than 50% land coverage, as well as conform to the type and height structure restrictions.



HOMESTEAD AT SPRING PUD

BEL AIRE, SEDGWICK COUNTY, KANSAS

PARCEL DESCRIPTIONS

Parcel A - Commercial

Allowed uses : All uses permitted in the C-1 zoning district.

Landscaping requirements per the C-1 zoning district.

Description:

That part of the SW1/4 of Section 13, T26S, R1E of the 6th P.M., Sedgwick County, Kansas, written by William K. Clevenger, PS-1437 on June 26, 2024, described as commencing at the southwest corner of said SW1/4; thence N00°38'55"W along the west line of said SW1/4, 60.00 feet to the place of beginning; thence N88°47'30"E, parallel with the south line of said SW1/4, 403.02 feet to the southwest corner of Lot 2, Block A, Englert, Bel Aire, Sedgwick County, Kansas; thence N00°38'55"W along the west line of said Lot 2, 330.02 feet to the south line of the north 565.00 feet of the south 955.00 feet of said SW1/4; thence S88°47'30"W along the south line of the north 565.00 feet of the south 955.00 feet of said SW1/4, 403.02 feet to said west line; thence S00°38'55"E along said west line, 330.02 feet to the place of beginning.

Parcel B - Single Family

Allowed uses : All single family uses permitted in the R-4 zoning district (NO Manufactured Homes allowed).

Landscaping requirements per the R-4 zoning district.

Number of Dwelling Units - 66

Description:

That part of the SW1/4 of Section 13, T26S, R1E of the 6th P.M., Sedgwick County, Kansas, written by William K. Clevenger, PS-1437 on June 26, 2024, described as commencing at the southwest corner of said SW1/4; thence N00°38'55"W along the west line of said SW1/4, 60.00 feet; thence N88°47'30"E, parallel with the south line of said SW1/4, 403.02 feet to the southwest corner of Lot 2, Block A, Englert, Bel Aire, Sedgwick County, Kansas, for a place of beginning; thence N00°38'55"W along the west line of said Lot 2 and extended, 895.05 feet to a point of intersection on the west line of Reserve A in said Englert, also being the north line of the south 955.00 feet of said SW1/4; thence S88°47'30"W along said north line, 403.02 feet to the west line of said SW1/4; thence N00°38'55"W along said west line, 899.30 feet; thence N89°21'05"E, 1323.20 feet to the east line of the W1/2 of said SW1/4; thence S00°38'00"E along said east line, 645.43 feet to the northeast corner of Lot 1, Block A in said Englert; thence S88°47'30"W along the north line of said Lot 1, 619.83 feet to the northwest corner of said Lot 1; thence S00°38'55"E along the west line of said Lot 1, 334.00 feet to a point of intersection on the west line of said Lot 1; thence S24°49'34"E along the west line of said Lot 1, 875.26 feet to the southwest corner of said Lot 1; thence S88°47'30"W, parallel with the south line of said SW1/4, 658.74 feet to the place of beginning.

Parcel C - Two-Family

Allowed uses : All uses permitted in the R-5 zoning district.

Landscaping requirements per the R-5 zoning district.

Number of Dwelling Units - 104

Description:

That part of the W1/2 of Section 13, T26S, R1E of the 6th P.M., Sedgwick County, Kansas, written by William K. Clevenger, PS-1437 on June 26, 2024, described as commencing at the southwest corner of the SW1/4 of said Section 13; thence N00°38'55"W along the west line of said SW1/4, 1854.35 feet to the place of beginning; thence N89°21'05"E, 1323.20 feet to the east line of the W1/2 of said SW1/4; thence N00°38'00"W along said east line, 800.66 feet to the south line of the NW1/4 of said Section 13; thence S89°06'02"W along said south line, 328.61 feet; thence S00°38'55"E, 323.28 feet to a non-tangent curve to the right, said curve having a radius of 471.06 feet; an arc length of 52.38 feet, chord bearing N87°02'11"W, 52.35 feet; thence westerly along said curve, 52.38 feet to a point of reverse curve of a curve to the left, said curve having a radius of 629.08 feet, an arc length of 206.26 feet, chord bearing S86°45'21"W, 205.34 feet; thence westerly along said curve, 206.26 feet to a point of reverse curve of a curve to the right, said curve having a radius of 471.06 feet, an arc length of 208.96 feet, chord bearing N89°55'46"W, 207.25 feet; thence westerly along said curve, 208.96 feet to a point of reverse curve of a curve to the left, said curve having a radius of 650.00 feet, an arc length of 214.74 feet, chord bearing N86°41'08"W, 213.76 feet; thence westerly along said curve, 214.74 feet to a point of tangency; thence S83°51'01"W, 104.11 feet to a point of curvature of a curve to the right, said curve having a radius of 300.00 feet, an arc length of 28.80 feet, chord bearing S86°36'03"W, 28.79 feet; thence westerly along said curve, 28.80 feet to a point of tangency; thence S89°21'05"W, 184.56 feet to a point on the west line of said SW1/4; thence S00°38'55"E along said west line, 475.96 feet to the place of beginning.

Parcel D - Multi-Family

Allowed uses : All uses permitted in the R-6 zoning district.

Landscaping requirements per the R-6 zoning district.

Number of Dwelling Units - 272

Description:

That part of the W1/2 of Section 13, T26S, R1E of the 6th P.M., Sedgwick County, Kansas, written by William K. Clevenger, PS-1437 on June 26, 2024, described as commencing at the southwest corner of the SW1/4 of said Section 13; thence N00°38'55"W along the west line of said SW1/4, 2330.30 feet to the place of beginning; thence continuing N00°38'55"W along said west line, 318.91 feet to the northwest corner of said SW1/4; thence N89°06'02"E along the north line of said SW1/4, 994.82 feet to a point 328.61 feet West of the northeast corner of the W1/2 of said SW1/4 as measured along the north line thereof; thence S00°38'55"E, 323.28 feet to a non-tangent curve to the right, said curve having a radius of 471.06 feet; an arc length of 52.38 feet, chord bearing N87°02'11"W, 52.35 feet; thence westerly along said curve, 52.38 feet to a point of reverse curve of a curve to the left, said curve having a radius of 629.08 feet, an arc length of 206.26 feet, chord bearing S86°45'21"W, 205.34 feet; thence westerly along said curve, 206.26 feet to a point of reverse curve of a curve to the right, said curve having a radius of 471.06 feet, an arc length of 208.96 feet, chord bearing N89°55'46"W, 207.25 feet; thence westerly along said curve, 208.96 feet to a point of reverse curve of a curve to the left, said curve having a radius of 650.00 feet, an arc length of 214.74 feet, chord bearing N86°41'08"W, 213.76 feet; thence westerly along said curve, 214.74 feet to a point of tangency; thence S83°51'01"W, 104.11 feet to a point of curvature of a curve to the right, said curve having a radius of 300.00 feet, an arc length of 28.80 feet, chord bearing S86°36'03"W, 28.79 feet; thence westerly along said curve, 28.80 feet to a point of tangency; thence S89°21'05"W, 184.56 feet to the place of beginning.



APPLICATION

This form **MUST** be completed and filed at City Hall, Bel Aire, Kansas, 6751 E Central Park, Bel Aire, Kansas 67226. **AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.** Check the appropriate box below for type of application being submitted. A separate application and filing fee is required for each application. A preapplication conference with City Staff is recommended before filing this application.

-
- ☐ Change Zoning Districts: From: _____ to _____
 - ☐ Amendments to Change Zoning Districts _____
 - ☐ Preliminary PUD _____ ☒ Preliminary PUD with plat/ zoning
 - ☐ Final PUD _____ ☐ Final PUD with plat/ zoning

200 feet of the exterior boundary of the area described in the application both within the city limits and extending outside the city limits when necessary.

If such area is located adjacent to but within the city limits, the ownership list, in addition to the 200 feet inside the city limits, shall provide similar information extending to 1,000 feet into the unincorporated area.

The names of the owners of all property included in this application MUST be listed as applicants. Contract purchasers, lessees or other directly associated with the property may also be listed if they desire to be advised of the proceedings.

1. Applicant ENVISION MANAGEMENT LLC *ATTN: ALAN HSU* *ALANHSU@GMAIL.COM* Phone 316-992-3866
Address 14726 E 9TH ST N, WICHITA, KS Zip Code 67230
Agent GARVER *ATTN: KEN LEE* *KWLEE@GARVERUSA.COM* Phone 316-221-3029
Address 1995 MIDFIELD RD, WICHITA, KS Zip Code 67209

2. Applicant _____ Phone _____
Address _____ Zip Code _____

Agent _____ Phone _____
Address _____ Zip Code _____

The applicant certifies that the foregoing information is true and correct to the best of their knowledge and acknowledges that the Governing Body shall have authority to impose such conditions as it deems necessary in order to serve the public interest and welfare.

Alan Hsu
Applicant's Signature BY _____ Authorized Agent (If Any)

The Petition must bear the signature(s) of the property owner(s). If an authorized agent signs on the owner's behalf, the agent shall sign his own name and attach the owner's written notarized authorization to this application.

City of Bel Aire

STAFF REPORT

DATE: 11/07/2024

TO: Bel Aire Planning Commission
FROM: Paula Downs
RE: Agenda

STAFF COMMUNICATION	
FOR MEETING OF	11/14/24
CITY COUNCIL	
INFORMATION ONLY	

SUMMARY:

PUD-24-02 & SD-24-03 Proposed a Platting and rezoning PUD from R-4, to R-5 and R-6 single and multi-family uses and to include C-1 commercial as zoned (Homestead at Spring).

The city placed an ad in the Ark Valley Newspaper as required by the city code. The affidavit of publication is in the packet. The PUD process required notification of surrounding property owners.

The city review of the plat is in your packet. Housing elevations and floor plans documents are included as presented at the September 12, 2024, Planning Commission Meeting. The following documents have been updated to incorporate the preliminary drainage concept requiring a reduction in the number of lots:

- Preliminary drainage concept (updated)
- Preliminary Sidewalk plan (new document-not previously provided)
- Utilities plan (new document- not previously provided)
- Homestead at Spring PUD documents (sheets 1-3)
- Preliminary plat documents (sheets 1–3)
- Site phase plan (new document- not previously provided)

PUD-24-02 & SD-24-03 appeared on the October 10, 2024, Planning Commission agenda. Meeting was not held due to failing to have a quorum.

History

The property has been zoned R-4 and C-1 by 2008 with different processes. The property west, Englert Addition Plat and special use permit was filed in 2016, Ordinance 590 allows animals on lot one, block A as a non-business use. The property south, Ordinance 654

changed the property from C-1 to R-6 in 2019 and was replatted in 2020 as Homestead Senior Landing. The city of Kechi is west of the property, that land is unplatted, however, 00520984, the north parcel, has a farm between Oliver the MOPAC railroad. There is also a property, 00520982, surrounded by this proposal that has been used for many types of rural residential uses, but now is used as single-family household.

Discussion

The 2018 Master Growth Plan the land is shown as Residential Medium Density Figure 3:4 preferred growth with a park service area. Figure 3.5 indicates that the residential use preferred would be a level 2 intensity; this request is a level 3. Based on this table the use is within the adjacent acceptable use category.

PUD includes the following parcel descriptions:

- Parcel A- will remain zoned as C-1 Commercial;
- Parcel B- will remain zoned R-4 Residential- Single Family with 66 dwelling units, with the condition that no manufactured homes are allowed;
- Parcel C- shall change zoning from R-4 to R-5- Two-Family with 104 dwelling units;
- Parcel D- shall change zoning from R-4 to R-6: with the condition that requires the applicant to submit a detailed site plan for Parcel D to the Planning Commission prior to issuing building permits. Parcel is anticipating 272 dwelling units.

1. Character of the neighborhood

The Kechi and county are rural residential, Bel Aire has housing that is built and utilized for the current zoning R-4 residential. The senior housing south is a low impact residential multi-family use.

2. Zoning and uses of nearby properties

- North- Rural residential, Agriculture;
- East-R-4 with a Special Use permit approved;
- South-R-6 single family, Senior housing; southwest (Wichita) Commercial, SF-5; and
- West-R-4 Ranch, Farm, Agriculture.

3. Suitability of the subject property for the uses to which it has been restricted

The city 2018 Master Growth Plan is in line with the existing and proposed uses.

4. Extent to which removal of the restrictions will detrimentally affect nearby property

No adverse changes based on the approved 2018 Master Growth Plan.

5. Length of time the property has been vacant as zoned

2006 to 2024, 18 years.

6. Relative gain to the public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the applicant

The land contained in the application has been included in future modeling, design and construction for water and sewer design sizing to provide city services to the area. Water and sewer services are readily available to develop the area.

7. Conformance of the requested change to the adopted or recognized master plan being utilized by the city

The city 2018 Master Growth Plan is in line with the existing and proposed uses.

8. Impact of the proposed development on community facilities

City has installed a new lift station and water, and sewer has been modeled for that area. City has purchased water rights from the rural water district. City planned for the development of this area.

9. Opposition or support of neighborhood residents (one factor to be considered and by itself is not sufficient reason to approve or deny a request)

City staff met with an adjacent property owner explaining the zone change for the PUD. Property owners had not objection.

During September 12, 2024, Planning Commission meeting, Jeff Englert, spoke to the Planning Commission. Mr. Englert’s concerns are reflected in the meeting minutes provided.

10. Recommendations of permanent staff

The proposed preliminary plat and preliminary PUD are recommended, with the expectation that the minimum living space for each parcel area is determined. Landscape concepts are shown with the house elevations, expectations are the landscaping would meet the zoning code requirements of each zoning district within the PUD. Sidewalk routes are acceptable as presented. On street parking and onsite parking, be reviewed for the final PUD. The drainage design is acceptable for the density of the developed areas.

Applicant will submit site plans for Planning Commission approval for Parcel D prior to building permits being issued.

If the Planning Commission fails to approve or disapprove the preliminary plat within 60 days after the date such plat is filed or from the date the subdivider has filed the last item of required data, whichever date is later, then such preliminary plat shall be deemed to have been approved, unless the subdivider shall have consented in writing to extend or waive such time limitation.

(Published once in Ark Valley News on October 24, 2024.)

OFFICIAL NOTICE OF ZONING HEARINGS

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

Notice is Hereby Given that on November 14, 2024, the City of Bel Aire Planning Commission will consider the following PUD and platting hearings in the order placed on the agenda after 6:30 p.m. in the City Council Chamber at City Hall in Bel Aire, Kansas:

PUD-24-02.SD-24-03 Proposed a Platting and rezoning PUD to R-5 and R-6, single and multifamily uses from R-4, and to include C-1 commercial as zoned.

Legal Description: (A complete legal description is available for public inspection which is on file with the Zoning Administrator at City Hall.)

General Location: North and east of E 53rd St N and N Oliver.

You may appear at this time either in person or by agent or attorney, if you so desire, and be heard on the matter. After hearing the views and wishes of all the persons interested in the case, the Planning Commission may close the hearing and consider a recommendation to the Governing Body, which, if approved under the City Zoning and Sub- Division regulations, would be effectuated by city code. The public hearing may be recessed and continued from time to time without notice.

DATED this 22 day of October, 2024.

/s/ Paula Downs
Bel Aire Planning Commission Secretary

Affidavit of Publication

STATE OF KANSAS,
SEDGWICK COUNTY, ss.

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 24th day of October, 2024, with subsequent publications being made on the following dates:

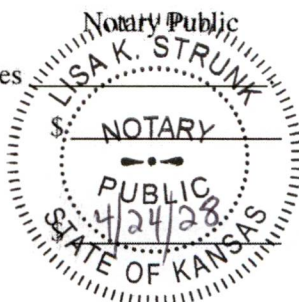
_____ , 2024	_____ , 2024
_____ , 2024	_____ , 2024
_____ , 2024	_____ , 2024

[Signature]

Subscribed and sworn to before me this 24th day of October, 2024.

[Signature]

My commission expires _____
Additional copies _____
Printer's fee _____



Bel Aire public notice

(Published in The Ark Valley News Oct. 24, 2024.)

OFFICIAL NOTICE OF ZONING HEARING

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

Notice is Hereby Given that on November 14, 2024, the City of Bel Aire Planning Commission will consider the following PUD and platting hearings in the order placed on the agenda after 6:30 p.m. in the City Council Chamber at City Hall in Bel Aire, Kansas:

PUD-24-02.SD-24-03 Proposed a Platting and rezoning PUD to R-5 and R-6, single and multifamily uses from R-4, and to include C-1 commercial as zoned.

Legal Description: (A complete legal description is available for public inspection which is on file with the Zoning Administrator at City Hall.)

General Location: North and east of E 53rd St N and N Oliver.

You may appear at this time either in person or by agent or attorney, if you so desire, and be heard on the matter. After hearing the views and wishes of all the persons interested in the case, the Planning Commission may close the hearing and consider a recommendation to the Governing Body, which, if approved under the City Zoning and Sub-Division regulations, would be effectuated by city code. The public hearing may be recessed and continued from time to time without notice.

DATED this 22 day of October, 2024.

/s/ Paula Downs
Bel Aire Planning Commission Secretary

Affidavit of Publication

STATE OF KANSAS,
SEDGWICK COUNTY, ss.

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 22nd day of August, 2024, with subsequent publications being made on the following dates:

_____, 2024 _____, 2024
_____, 2024 _____, 2024
_____, 2024 _____, 2024

Chris Strunk

Subscribed and sworn to before me this 22nd day of August, 2024.

Lisa K. Strunk

My commission expires _____
Additional copies _____
Printer's fee _____

Notary Public
LISA K. STRUNK
NOTARY
PUBLIC
4/24/28
STATE OF KANSAS

Bel Aire public notice
(Published in The Ark Valley News Aug. 22, 2024.)
OFFICIAL NOTICE OF ZONING HEARING
TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:
Notice is Hereby Given that on September 12, 2024, the City of Bel Aire Planning Commission will consider the following PUD and platting hearings in the order placed on the agenda after 6:30 p.m. in the City Council Chamber at City Hall in Bel Aire, Kansas:
PUD-24-02.SD-24-03 Proposed a Platting and rezoning PUD to R-5 and R-6, single and multifamily uses from R-4, and to include C-1 commercial as zoned.
Legal Description: (A complete legal description is available for public inspection which is on file with the Zoning Administrator at City Hall.)
General Location: North and east of E 53rd St N and N Oliver.
You may appear at this time either in person or by agent or attorney, if you so desire, and be heard on the matter. After hearing the views and wishes of all the persons interested in the case, the Planning Commission may close the hearing and consider a recommendation to the Governing Body, which, if approved under the City Zoning and Sub- Division regulations, would be effectuated by city code. The public hearing may be recessed and continued from time to time without notice.
DATED this 19 day of August, 2024.
/s/ Anne Stephens
Bel Aire Planning Commission Secretary



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



PRELIMINARY PLAT/ PUD REVIEW

Address of proposed project: Homestead at Spring housing development

This report is to document that on 8.30.24 the Zoning Administrator from the City of Bel Aire evaluated the above property plan for compliance of zoning and building requirements:

- | | |
|--|--|
| <input type="checkbox"/> SETBACKS | <input type="checkbox"/> ELEVATIONS |
| <input type="checkbox"/> EFFECTIVE CODE COMPLIANCE | <input checked="" type="checkbox"/> REQUIRED PLAN SUBMITTALS |
| <input type="checkbox"/> EROSION CONTROL | <input type="checkbox"/> EASEMENTS |
| <input type="checkbox"/> LANDSCAPE | <input type="checkbox"/> SCREENING |
| <input type="checkbox"/> STORM DRAINAGE | <input checked="" type="checkbox"/> NEIGHBORHOOD IMPACT |
| <input type="checkbox"/> ADA ACCESSIBLE | <input type="checkbox"/> UTILITIES TO BUILDING |

The review of the above property plan has been:

- ☒ APPROVED, as noted
- ☐ DELAYED, as noted
- ☐ DENIED, as noted

DATE 8/30/24

Keith Price
REVIEWED BY 

Comments:

The application was modified to reflect total 141 lots and additional information was provided by the deadline. One draft received appears to show 111 and another shows 145, all parcels listed in the application are in Bel Aire.

Final draft review below:

-
- Everygy and Onegas were contacted, Everygy responded with street light placement information, Onegas had no requests.
 - Bel Aire's City Engineer can be reached for drainage and utility comments, this review doesn't contain any requirements that may result.
 - The property is currently zoned C-1 commercial and R-4 residential. The PUD is requested based on the two versions of the plat received to reduce lot size in width and depth from the R-4 residential. Is the request to increase lot coverage over 30% or have a reduced size yard less than 10? Is there any changes to the C-1 Commercial zoned district? Does the metes and bounds zoned C-1 district match the proposed platted lot?
 - Preliminary plat doesn't list the zoning of surrounding parcels. Homestead Senior development should be shown as R-6 (some maps may show an error); Englert Addition is R-4, west is R-4, and Chapel Landing is R-4.

- It appears that the townhouse examples exceed the lot width of some of the lots proposed. Townhouse 1.1 appears to be over 1,300 square foot per unit main floor. Is there a plan to split lots or have a zero-lot line development? Is the single family proposed in phase 1 townhouses that meet building code standards of 2-hour firewall?
 - What is the minimum house square footage requested? R-4 requires 1,600 s.f. single family, duplex can be 1,200 s.f. per unit. Some of the examples indicate basements will be provided.
 - Provide the revisions and information in paper form and digital form by September 4th.
-
- <http://www.belaires.ky.citycode.net/> is the link to find the requirements for platting and zoning.

HOMESTEAD AT SPRING PUD

BEL AIRE, SEDGWICK COUNTY, KANSAS

OWNER, APPLICANT AND AGENT

Owner:
Envision Management LLC, a Kansas limited liability company

Applicant:
AH Property Management LLC, a Kansas limited liability company
Sole Member: Alan Hsu
Ph. (316) 992-8866
alanchsu@gmail.com

Agent:
Garver, LLC
Engineer: Ken Lee
Ph. (316) 221-3029
KWLee@GarverUSA.com

Land Surveyor: Will Clevenger
Ph. (316) 221-3027
WKClevenger@GarverUSA.com

PARCEL INFORMATION

Gross Acreage - 60.45 Acres
Total Number of Lots - 140
Total Number of Dwelling Units - 442
Unit Density - 7.31 Dwelling Units per acre
Minimum Lot Width - 60'
Minimum Lot Area - 7,200 SF
Sedgwick County Control Numbers - 520984, 557498, 30005870, 30005871

PROPOSED IMPROVEMENTS

New roads will be paved with curb and gutter

EASEMENTS

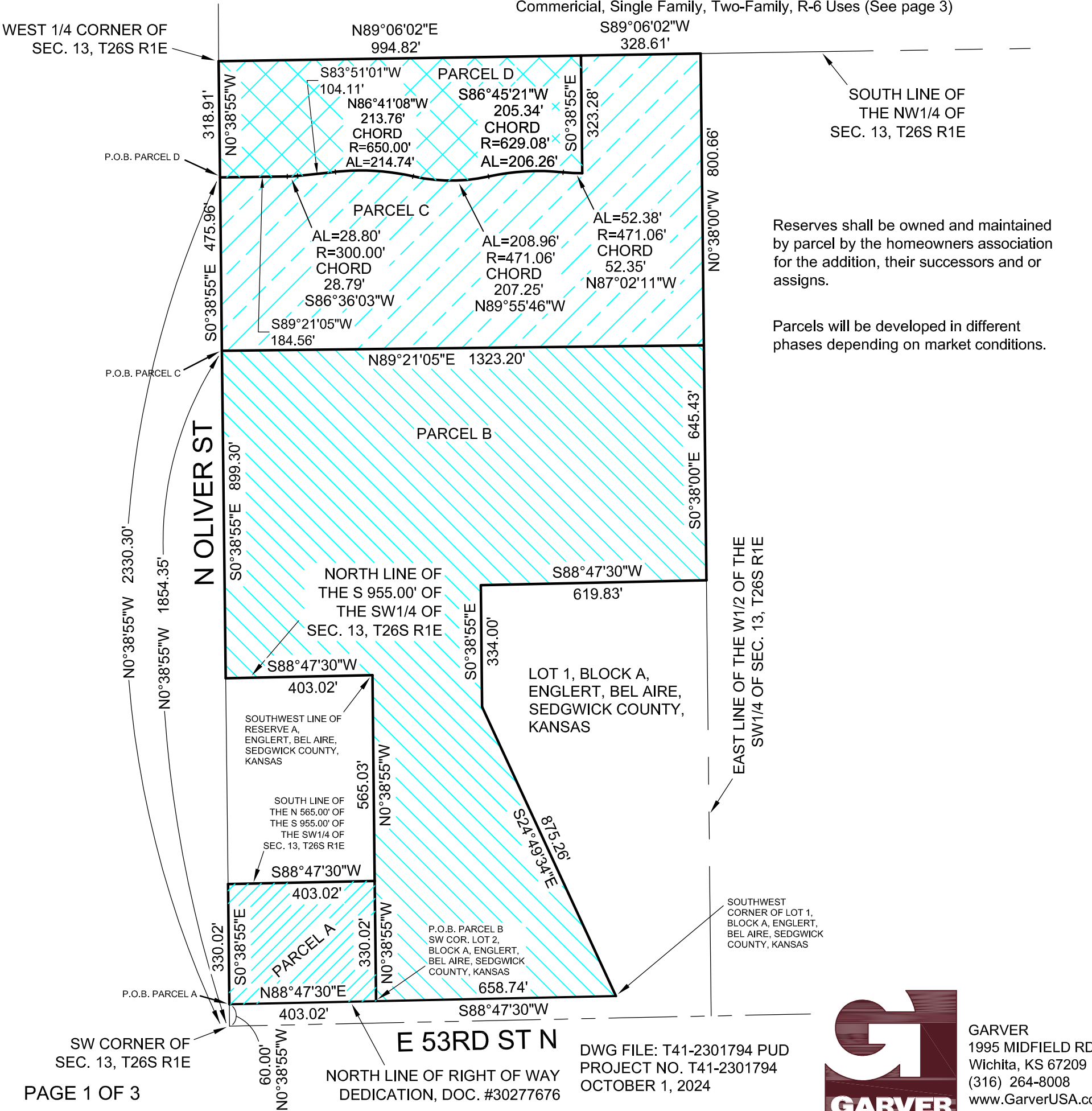
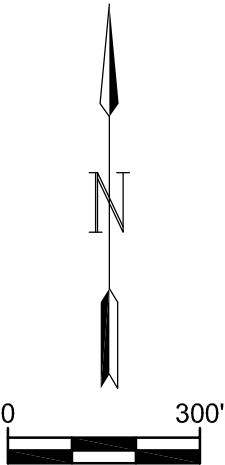
Unless otherwise noted on the final plat:
Front Easements - 15' Utility Easements
Rear Easements - 20' Drainage & Utility Easements

BUILDING SETBACK LINES

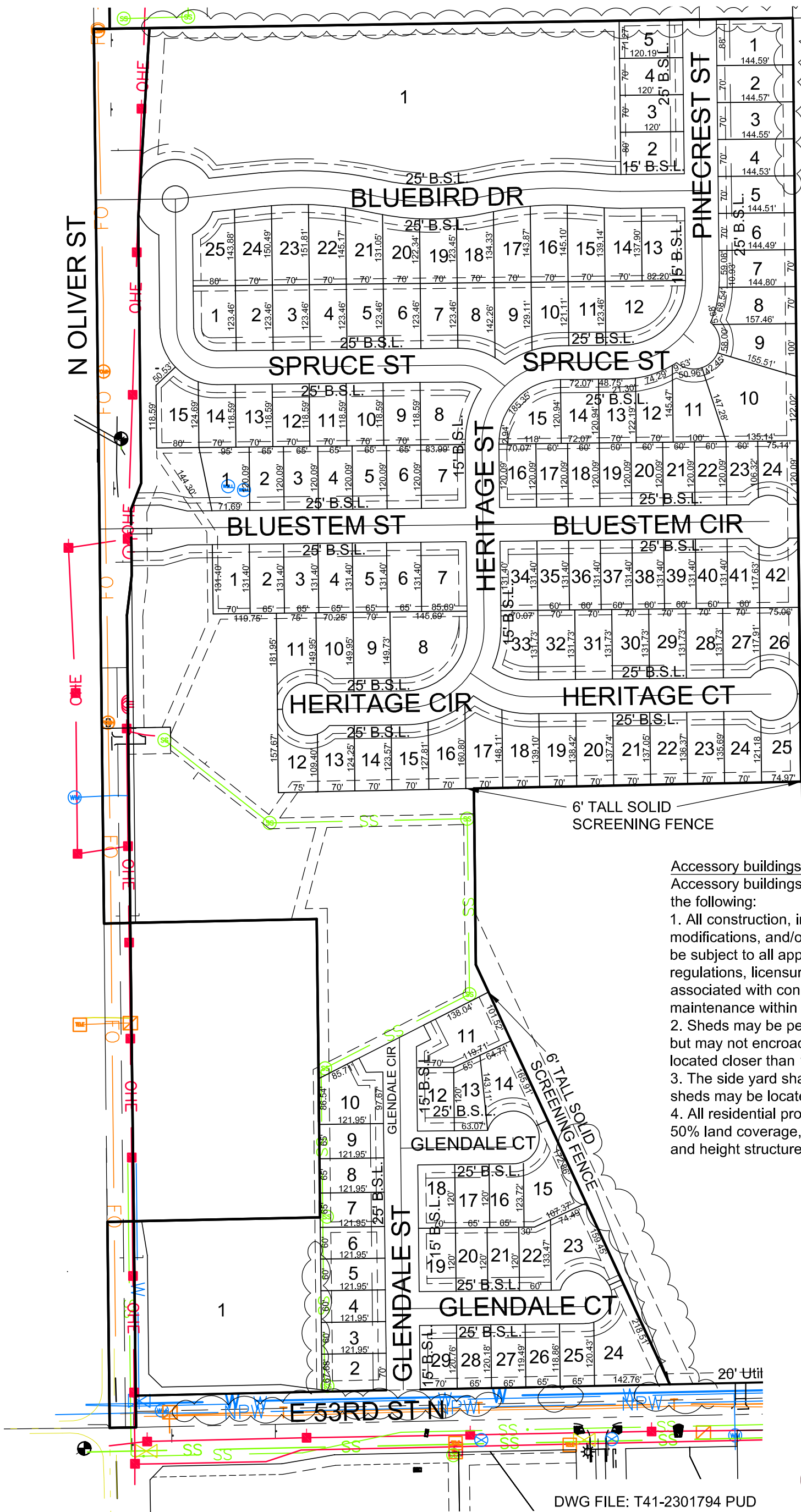
Unless otherwise noted, all building setbacks are as follows:
Front Setbacks are 25 feet
Street Side Setbacks are 15 feet
Interior Side Setbacks are 6 feet
Rear Setbacks are 20 feet

ALLOWED USES

Commercial, Single Family, Two-Family, R-6 Uses (See page 3)



HOMESTEAD AT SPRING PUD BEL AIRE, SEDGWICK COUNTY, KANSAS



Accessory buildings
Accessory buildings are allowed on all lots, subject to the following:

1. All construction, including additions, alterations, modifications, and/or use of any detached shed, shall be subject to all applicable governmental laws, codes, regulations, licensure, permitting and inspection associated with construction and property maintenance within the City of Bel Aire, Kansas.
2. Sheds may be permitted upon a rear set back line but may not encroach upon any easement, or be located closer than 10' to a rear property line.
3. The side yard shall be maintained at 6 feet, and no sheds may be located within a side yard setback.
4. All residential properties shall have no more than 50% land coverage, as well as conform to the type and height structure restrictions.



HOMESTEAD AT SPRING PUD

BEL AIRE, SEDGWICK COUNTY, KANSAS

PARCEL DESCRIPTIONS

Parcel A - Commercial

Allowed uses : All uses permitted in the C-1 zoning district.

Landscaping requirements per the C-1 zoning district.

Description:

That part of the SW1/4 of Section 13, T26S, R1E of the 6th P.M., Sedgwick County, Kansas, written by William K. Clevenger, PS-1437 on June 26, 2024, described as commencing at the southwest corner of said SW1/4; thence N00°38'55"W along the west line of said SW1/4, 60.00 feet to the place of beginning; thence N88°47'30"E, parallel with the south line of said SW1/4, 403.02 feet to the southwest corner of Lot 2, Block A, Englert, Bel Aire, Sedgwick County, Kansas; thence N00°38'55"W along the west line of said Lot 2, 330.02 feet to the south line of the north 565.00 feet of the south 955.00 feet of said SW1/4; thence S88°47'30"W along the south line of the north 565.00 feet of the south 955.00 feet of said SW1/4, 403.02 feet to said west line; thence S00°38'55"E along said west line, 330.02 feet to the place of beginning.

Parcel B - Single Family

Allowed uses : All single family uses permitted in the R-4 zoning district (NO Manufactured Homes allowed).

Landscaping requirements per the R-4 zoning district.

Number of Dwelling Units - 66

Description:

That part of the SW1/4 of Section 13, T26S, R1E of the 6th P.M., Sedgwick County, Kansas, written by William K. Clevenger, PS-1437 on June 26, 2024, described as commencing at the southwest corner of said SW1/4; thence N00°38'55"W along the west line of said SW1/4, 60.00 feet; thence N88°47'30"E, parallel with the south line of said SW1/4, 403.02 feet to the southwest corner of Lot 2, Block A, Englert, Bel Aire, Sedgwick County, Kansas, for a place of beginning; thence N00°38'55"W along the west line of said Lot 2 and extended, 895.05 feet to a point of intersection on the west line of Reserve A in said Englert, also being the north line of the south 955.00 feet of said SW1/4; thence S88°47'30"W along said north line, 403.02 feet to the west line of said SW1/4; thence N00°38'55"W along said west line, 899.30 feet; thence N89°21'05"E, 1323.20 feet to the east line of the W1/2 of said SW1/4; thence S00°38'00"E along said east line, 645.43 feet to the northeast corner of Lot 1, Block A in said Englert; thence S88°47'30"W along the north line of said Lot 1, 619.83 feet to the northwest corner of said Lot 1; thence S00°38'55"E along the west line of said Lot 1, 334.00 feet to a point of intersection on the west line of said Lot 1; thence S24°49'34"E along the west line of said Lot 1, 875.26 feet to the southwest corner of said Lot 1; thence S88°47'30"W, parallel with the south line of said SW1/4, 658.74 feet to the place of beginning.

Parcel C - Two-Family

Allowed uses : All uses permitted in the R-5 zoning district.

Landscaping requirements per the R-5 zoning district.

Number of Dwelling Units - 104

Description:

That part of the W1/2 of Section 13, T26S, R1E of the 6th P.M., Sedgwick County, Kansas, written by William K. Clevenger, PS-1437 on June 26, 2024, described as commencing at the southwest corner of the SW1/4 of said Section 13; thence N00°38'55"W along the west line of said SW1/4, 1854.35 feet to the place of beginning; thence N89°21'05"E, 1323.20 feet to the east line of the W1/2 of said SW1/4; thence N00°38'00"W along said east line, 800.66 feet to the south line of the NW1/4 of said Section 13; thence S89°06'02"W along said south line, 328.61 feet; thence S00°38'55"E, 323.28 feet to a non-tangent curve to the right, said curve having a radius of 471.06 feet; an arc length of 52.38 feet, chord bearing N87°02'11"W, 52.35 feet; thence westerly along said curve, 52.38 feet to a point of reverse curve of a curve to the left, said curve having a radius of 629.08 feet, an arc length of 206.26 feet, chord bearing S86°45'21"W, 205.34 feet; thence westerly along said curve, 206.26 feet to a point of reverse curve of a curve to the right, said curve having a radius of 471.06 feet, an arc length of 208.96 feet, chord bearing N89°55'46"W, 207.25 feet; thence westerly along said curve, 208.96 feet to a point of reverse curve of a curve to the left, said curve having a radius of 650.00 feet, an arc length of 214.74 feet, chord bearing N86°41'08"W, 213.76 feet; thence westerly along said curve, 214.74 feet to a point of tangency; thence S83°51'01"W, 104.11 feet to a point of curvature of a curve to the right, said curve having a radius of 300.00 feet, an arc length of 28.80 feet, chord bearing S86°36'03"W, 28.79 feet; thence westerly along said curve, 28.80 feet to a point of tangency; thence S89°21'05"W, 184.56 feet to a point on the west line of said SW1/4; thence S00°38'55"E along said west line, 475.96 feet to the place of beginning.

Parcel D - Multi-Family

Allowed uses : All uses permitted in the R-6 zoning district.

Landscaping requirements per the R-6 zoning district.

Number of Dwelling Units - 272

Description:

That part of the W1/2 of Section 13, T26S, R1E of the 6th P.M., Sedgwick County, Kansas, written by William K. Clevenger, PS-1437 on June 26, 2024, described as commencing at the southwest corner of the SW1/4 of said Section 13; thence N00°38'55"W along the west line of said SW1/4, 2330.30 feet to the place of beginning; thence continuing N00°38'55"W along said west line, 318.91 feet to the northwest corner of said SW1/4; thence N89°06'02"E along the north line of said SW1/4, 994.82 feet to a point 328.61 feet West of the northeast corner of the W1/2 of said SW1/4 as measured along the north line thereof; thence S00°38'55"E, 323.28 feet to a non-tangent curve to the right, said curve having a radius of 471.06 feet; an arc length of 52.38 feet, chord bearing N87°02'11"W, 52.35 feet; thence westerly along said curve, 52.38 feet to a point of reverse curve of a curve to the left, said curve having a radius of 629.08 feet, an arc length of 206.26 feet, chord bearing S86°45'21"W, 205.34 feet; thence westerly along said curve, 206.26 feet to a point of reverse curve of a curve to the right, said curve having a radius of 471.06 feet, an arc length of 208.96 feet, chord bearing N89°55'46"W, 207.25 feet; thence westerly along said curve, 208.96 feet to a point of reverse curve of a curve to the left, said curve having a radius of 650.00 feet, an arc length of 214.74 feet, chord bearing N86°41'08"W, 213.76 feet; thence westerly along said curve, 214.74 feet to a point of tangency; thence S83°51'01"W, 104.11 feet to a point of curvature of a curve to the right, said curve having a radius of 300.00 feet, an arc length of 28.80 feet, chord bearing S86°36'03"W, 28.79 feet; thence westerly along said curve, 28.80 feet to a point of tangency; thence S89°21'05"W, 184.56 feet to the place of beginning.



STAFF REPORT

DATE: 12/20/2024

TO: Bel Aire City Council

FROM: Paula Downs

RE: Agenda

STAFF COMMUNICATION

FOR MEETING OF	1/07/25
CITY COUNCIL	
INFORMATION ONLY	

SUMMARY:

SD-24-03- Proposed Final Plat from R-4, to R-5 and R-6 single and multi-family uses and to include C-1 commercial as zoned (Spring Pines previously Homestead at Spring).

Discussion/Review information is provided in the December 12, 2024, Planning Commission Staff Report which is included in the agenda item back-up documents.

Staff Recommendation: Staff recommends approval of the final plat.

STAFF REPORT**DATE: 12/06/2024****TO: Bel Aire Planning Commission****FROM: Paula Downs****RE: Agenda****STAFF COMMUNICATION**

FOR MEETING OF	12/12/24
CITY COUNCIL	
INFORMATION ONLY	

SUMMARY:

SD-24-03- Proposed Final Plat from R-4, to R-5 and R-6 single and multi-family uses and to include C-1 commercial as zoned (Spring Pines previously Homestead at Spring).

The city placed an ad in the Ark Valley Newspaper as required by the city code for the preliminary plat process.

The city reviewed the following documents the final plat application and the two-page final plat which are in the meeting agenda.

Discussion/Review

The applicant submitted an application to rezone the property PUD-24-02 when the preliminary plat application was submitted. PUD-24-02, related to zoning was approved by Planning Commission on November 14. This item will go to City Council for final approval.

The preliminary plat was approved by the Planning Commission at the November 14 meeting.

The property is currently unplatted. The proposed subdivision would create a total of 135 single-family, duplex, multiple-family and commercial lots.

Water and sewer will be provided by the City of Bel Aire.

The final plat has been reviewed and it conforms with the approved preliminary plat and subdivision regulations.

The final plat was distributed to city staff, utilities and fire department for review and comments. All comments to date have been revised by the applicant and are reflected on the final plat documents.

Staff Recommendation: Staff recommends approval of the final plat with the condition to place zoning uses on the plat for each parcel.

SPRING PINES SUBDIVISION

Bel Aire, Sedgwick County, Kansas
Part of the W1/2 of Sec. 13, T26S, R1E

LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

State of Kansas)
SS
Sedgwick County)

I, the undersigned, licensed land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on _____, 202__ and the accompanying final plat prepared and that all the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief:

The N1/2 of the W1/2 of the SW1/4 of Section 13, T26S, R1E of the 6th P.M., Sedgwick County, Kansas, TOGETHER WITH the S1/2 of the W1/2 of said SW1/4, EXCEPT the north 565.00 feet of the south 955.00 feet of the west 403.00 feet thereof, AND EXCEPT that part platted as Englert, Bel Aire, Sedgwick County, Kansas, AND EXCEPT that part dedicated to the City of Bel Aire for road right-of-way purposes on Doc#/Flm-Pg: 30277676.
AND
Lot 2, Block A, and Reserve A, Englert, Bel Aire, Sedgwick County, Kansas.

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

Garver, LLC

Land Surveyor

William K. Clevenger, PS #1437

OWNER'S CERTIFICATE AND DEDICATION

State of Kansas)
SS
Sedgwick County)

Know all men by these presents that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into Lots, Blocks, Reserves and Streets, to be known as "Spring Pines Subdivision", Bel Aire, Sedgwick County, Kansas. The utility easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities. The drainage easements are hereby granted to the public as indicated for drainage purposes. The drainage & utility easements are hereby granted to the public as indicated for drainage purposes and for the construction and maintenance of all public utilities. The sewer easements are hereby granted to the public as indicated for the construction and maintenance of all sewer facilities. No sign, light poles, private drainage systems, berms, walls masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the City of Bel Aire Department of Engineering and that they do not inhibit the conveyance of surface drainage. Access Controls as indicated are hereby granted to the appropriate governing body. Reserve "A" is hereby reserved for irrigation, walls, signage, walks, lighting, landscaping, berms, park improvements, lakes, a club house, swimming pool, playground & park improvements, drainage, drainage structures, and utilities confined to easements. Reserves "B" and "C" are hereby reserved for entry features, landscaping, irrigation, signage, lighting, street improvements, drainage, drainage improvements and utilities confined to easements. Reserve "D" shall allow the following uses: a private drive, landscaping, irrigation, fences, a vehicle gate, drainage, drainage structures, and utilities confined to easements. The Reserves are to be owned and maintained by the Home Owners Association for the addition, their successors and/or assigns. Minimum Pad Elevations for lowest openings are as shown on the accompanying table. All drainage easements, rights of way and reserves shall remain at established grades (unless modified with the approval of the City Engineer and shall be unobstructed to allow for the conveyance of stormwater. The maintenance of all drainageways and drainage facilities in backyard easements and reserves shall be the responsibility of the property owner.

AH Property Management, LLC, a
Kansas limited liability company

Sole Member

Alan Hsu

Envision Management, LLC, a
Kansas limited liability company

Representative

Quan P. Ma

Ollie E. Thomison

Stephanie R. Thomison

Oscar W. Thomison

NOTARY CERTIFICATE

State of Kansas)
SS
Sedgwick County)

The foregoing instrument acknowledged before me, this _____ day of _____, 202__, by Alan Hsu, Sole Member, on behalf of AH Property Management, LLC, a Kansas limited liability company.

Notary Public

My appointment expires _____.

State of Kansas)
SS
Sedgwick County)

The foregoing instrument acknowledged before me, this _____ day of _____, 202__, by Quan P. Ma, Representative, on behalf of Envision Management, LLC, a Kansas limited liability company.

Notary Public

My appointment expires _____.

State of Kansas)
SS
Sedgwick County)

The foregoing instrument acknowledged before me, this _____ day of _____, 202__, by Ollie E. Thomison.

Notary Public

My appointment expires _____.

State of Kansas)
SS
Sedgwick County)

The foregoing instrument acknowledged before me, this _____ day of _____, 202__, by Stephanie R. Thomison.

Notary Public

My appointment expires _____.

State of Kansas)
SS
Sedgwick County)

The foregoing instrument acknowledged before me, this _____ day of _____, 202__, by Oscar W. Thomison.

Notary Public

My appointment expires _____.

PLANNING COMMISSION CERTIFICATE

State of Kansas)
SS
County of Sedgwick)

This plat of "Spring Pines Subdivision", Bel Aire, Sedgwick County, Kansas, has been submitted to and approved by the Bel Aire Planning Commission, Bel Aire, Kansas, and is hereby transmitted to the City Council of the City of Bel Aire, Kansas, with the recommendation that such plat be approved as proposed.

Dated this _____ day of _____, 202__.

Chairperson

Phillip Jordan

Attest:

Secretary

Paula Downs

GOVERNING BODY CERTIFICATE

State of Kansas)
SS
County of Sedgwick)

The dedications shown on this plat, if any, are hereby accepted by the Governing Body of the City of Bel Aire, Kansas on _____, 202__.

Mayor

Jim Benage

Attest:

City Clerk

Melissa Krehbiel

COUNTY SURVEYOR CERTIFICATE

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 202__.

Deputy County Surveyor
Sedgwick County Kansas

Tricia L. Robello, PS #1246

TRANSFER RECORD

Entered on transfer record this _____ day of _____, 202__.

County Clerk

Kelly B. Arnold

REGISTER OF DEED'S CERTIFICATE

State of Kansas)
SS
Sedgwick County)

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

Deeds, this _____ day of _____, 202__, at _____ o'clock __ M, and is duly recorded.

Register of Deeds

Tonya Buckingham

Deputy

Kenly Zehring

PUD PARCEL DESCRIPTIONS

Parcel A

Description:

That part of the SW1/4 of Section 13, T26S, R1E of the 6th P.M., Sedgwick County, Kansas, written by William K. Clevenger, PS-1437 on June 26, 2024, described as commencing at the southwest corner of said SW1/4; thence N00°38'55"W along the west line of said SW1/4, 60.00 feet to the place of beginning; thence N88°47'30"E, parallel with the south line of said SW1/4, 403.02 feet to the southwest corner of Lot 2, Block A, Englert, Bel Aire, Sedgwick County, Kansas; thence N00°38'55"W along the west line of said Lot 2, 330.02 feet to the south line of the north 565.00 feet of the south 955.00 feet of said SW1/4; thence S88°47'30"W along the south line of the north 565.00 feet of the south 955.00 feet of said SW1/4, 403.02 feet to said west line; thence S00°38'55"E along said west line, 330.02 feet to the place of beginning.

Parcel B

Description:

That part of the SW1/4 of Section 13, T26S, R1E of the 6th P.M., Sedgwick County, Kansas, written by William K. Clevenger, PS-1437 on June 26, 2024, described as commencing at the southwest corner of said SW1/4; thence N00°38'55"W along the west line of said SW1/4, 60.00 feet; thence N88°47'30"E, parallel with the south line of said SW1/4, 403.02 feet to the southwest corner of Lot 2, Block A, Englert, Bel Aire, Sedgwick County, Kansas, for a place of beginning; thence N00°38'55"W along the west line of said Lot 2 and extended, 895.05 feet to a point of intersection on the west line of Reserve A in said Englert, also being the north line of the south 955.00 feet of said SW1/4; thence S88°47'30"W along said north line, 403.02 feet to the west line of said SW1/4; thence N00°38'55"W along said west line, 899.30 feet; thence N89°21'05"E, 1323.20 feet to the east line of the W1/2 of said SW1/4; thence S00°38'00"E along said east line, 645.43 feet to the northeast corner of Lot 1, Block A in said Englert; thence S88°47'30"W along the north line of said Lot 1, 619.83 feet to the northwest corner of said Lot 1; thence S00°38'55"E along the west line of said Lot 1, 334.00 feet to a point of intersection on the west line of said Lot 1; thence S24°49'34"E along the west line of said Lot 1, 875.26 feet to the southwest corner of said Lot 1; thence S88°47'30"W, parallel with the south line of said SW1/4, 658.74 feet to the place of beginning.

Parcel C

Description:

That part of the W1/2 of Section 13, T26S, R1E of the 6th P.M., Sedgwick County, Kansas, written by William K. Clevenger, PS-1437 on June 26, 2024, described as commencing at the southwest corner of the SW1/4 of said Section 13; thence N00°38'55"W along the west line of said SW1/4, 1854.35 feet to the place of beginning; thence N89°21'05"E, 1323.20 feet to the east line of the W1/2 of said SW1/4; thence N00°38'00"W along said east line, 800.66 feet to the south line of the NW1/4 of said Section 13; thence S89°06'02"W along said south line, 328.61 feet; thence S00°38'55"E, 323.28 feet to a non-tangent curve to the right, said curve having a radius of 471.06 feet; an arc length of 52.38 feet, chord bearing N87°02'11"W, 52.35 feet; thence westerly along said curve, 52.38 feet to a point of reverse curve of a curve to the left, said curve having a radius of 629.08 feet, an arc length of 206.26 feet, chord bearing S86°45'21"W, 205.34 feet; thence westerly along said curve, 206.26 feet to a point of reverse curve of a curve to the right, said curve having a radius of 471.06 feet, an arc length of 208.96 feet, chord bearing N89°55'46"W, 207.25 feet; thence westerly along said curve, 208.96 feet to a point of reverse curve of a curve to the left, said curve having a radius of 650.00 feet, an arc length of 214.74 feet, chord bearing N86°41'08"W, 213.76 feet; thence westerly along said curve, 214.74 feet to a point of tangency; thence S83°51'01"W, 104.11 feet to a point of curvature of a curve to the right, said curve having a radius of 300.00 feet, an arc length of 28.80 feet, chord bearing S86°36'03"W, 28.79 feet; thence westerly along said curve, 28.80 feet to a point of tangency; thence S89°21'05"W, 184.56 feet to a point on the west line of said SW1/4; thence S00°38'55"E along said west line, 475.96 feet to the place of beginning.

Parcel D

Description:

That part of the W1/2 of Section 13, T26S, R1E of the 6th P.M., Sedgwick County, Kansas, written by William K. Clevenger, PS-1437 on June 26, 2024, described as commencing at the southwest corner of the SW1/4 of said Section 13; thence N00°38'55"W along the west line of said SW1/4, 2330.30 feet to the place of beginning; thence continuing N00°38'55"W along said west line, 318.91 feet to the northwest corner of said SW1/4; thence N89°06'02"E along the north line of said SW1/4, 994.82 feet to a point 328.61 feet West of the northeast corner of the W1/2 of said SW1/4 as measured along the north line thereof; thence S00°38'55"E, 323.28 feet to a non-tangent curve to the right, said curve having a radius of 471.06 feet; an arc length of 52.38 feet, chord bearing N87°02'11"W, 52.35 feet; thence westerly along said curve, 52.38 feet to a point of reverse curve of a curve to the left, said curve having a radius of 629.08 feet, an arc length of 206.26 feet, chord bearing S86°45'21"W, 205.34 feet; thence westerly along said curve, 206.26 feet to a point of reverse curve of a curve to the right, said curve having a radius of 471.06 feet, an arc length of 208.96 feet, chord bearing N89°55'46"W, 207.25 feet; thence westerly along said curve, 208.96 feet to a point of reverse curve of a curve to the left, said curve having a radius of 650.00 feet, an arc length of 214.74 feet, chord bearing N86°41'08"W, 213.76 feet; thence westerly along said curve, 214.74 feet to a point of tangency; thence S83°51'01"W, 104.11 feet to a point of curvature of a curve to the right, said curve having a radius of 300.00 feet, an arc length of 28.80 feet, chord bearing S86°36'03"W, 28.79 feet; thence westerly along said curve, 28.80 feet to a point of tangency; thence S89°21'05"W, 184.56 feet to the place of beginning.

I



GARVER
1995 MIDFIELD RD.
Wichita, KS 67209
(316) 264-8008
www.GarverUSA.com

DWG FILE: T41-2301794 SURVEY BASE
PROJECT NO. T41-2301794
DECEMBER 2, 2024

Bel Aire, Sedgwick County, Kansas
Part of the W1/2 of Sec. 13, T26S, R1E

CENTER CORNER OF
SEC. 13, T26S, R1E —

WEST QUARTER
CORNER OF
SEC. 13, T26S, R1E

-N89°06'02"E 2646.87' M.

A horizontal graphic scale bar. It is divided into four segments by three vertical tick marks. The segments are labeled from left to right as '100'', '0', '50'', and '100''. The first and last segments are white, while the middle two segments are black.

BENCH MARK #1: RAILROAD SPIKE IN NORTH
FACE OF POWER POLE, 48' W. & 39' S. OF THE
CENTERLINES OF OLIVER AND 53RD ST. N.
ELEVATION = 1399.58 (NAVD88, G18)









BENCH MARK #2: CHISELED SQUARE ON
NORTHEAST CORNER OF REINFORCED
CONCRETE BOX, 43' E. & 1,872' N. OF THE
CENTERLINES OF OLIVER AND 53RD ST. N.
ELEVATION = 1368.27 (NAVD88, G18)

BENCH MARK #3: CHISELED SQUARE ON END
OF WING WALLS BETWEEN 2 - 12'
REINFORCED CONCRETE BOXES, 71' E. &
3,042' N. OF THE CENTERLINES OF OLIVER
AND 53RD ST. N.
ELEVATION = 1362.78 (NAVD88, G18)

(BASIS) = Basis of Bearings = Kansas Coordinate System of 1983 South Zone Grid Bearing

P = Platted
M = Measured
C = Calculated
D = Described
B.S.L. = Building Setback Line
C.A.C. = Complete Access Control

SURVEY MARKER LEGEND

	STONE (GOVERNMENT CORNER)
	1/2" REBAR (FOUND - ORIGIN UNKNOWN)
	5/8" REBAR (FOUND - ORIGIN UNKNOWN)
	3/4" REBAR (FOUND - ORIGIN UNKNOWN)
	1" IRON PIPE (FOUND - ORIGIN UNKNOWN)
	1/2" REBAR W/GARVER CAP (SET)
	BENCHMARK
	MONUMENT TO BE SET WITH STREET CONSTRUCTION PROJECT BY THE STREET DESIGNER

Parcel Line Table		
Line #	Length	Direction
L15	193.35	S0° 38' 55.41"E
L12	183.45	S89° 21' 04.59"W
L27	148.49	N89° 21' 04.59"E
L24	245.70	N0° 38' 55.41"W
L1	213.76	S0° 38' 55.41"E
L4	304.00	S0° 38' 55.41"E
L17	542.17	N89° 21' 04.59"E
L14	455.57	N89° 21' 04.59"E
L18	155.04	S0° 38' 55.41"E
L19	120.82	S89° 21' 04.59"W
L21	173.01	S0° 38' 55.41"E
L28	323.93	N0° 38' 55.41"W
L10	31.83	S89° 21' 04.59"W
L11	30.00	N26° 59' 03.99"E
L9	30.00	S26° 59' 03.99"E
L8	30.38	S63° 00' 56.01"W
L26	167.11	S83° 51' 00.77"W
L16	725.99	N89° 21' 04.59"E
L25	150.61	N89° 21' 04.59"E
L22	29.67	N45° 47' 54.36"W
L20	25.00	S49° 55' 29.73"E
L13	33.76	S55° 49' 50.68"E
L7	209.67	S0° 38' 55.41"E
L3	18.00	S0° 38' 55.41"E
L6	18.00	S0° 38' 55.41"E
L2	347.31	S89° 21' 04.59"W
L5	213.07	S89° 21' 04.59"W

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	235.62	150.00	90.00	N44° 21' 05"E	212.13
C3	235.62	150.00	90.00	N44° 21' 05"E	212.13
C9	117.81	75.00	90.00	N45° 38' 55"W	106.07
C2	91.15	150.00	34.82	S73° 14' 23"E	89.76
C4	117.42	150.00	44.85	S21° 46' 35"W	114.44
C5	118.20	150.00	45.15	S66° 46' 35"W	115.17
C8	56.29	71.91	44.85	N68° 13' 24"W	54.86
C6	128.28	150.00	49.00	S64° 51' 07"W	124.40
C7	107.34	150.00	41.00	S19° 51' 07"W	105.07
C13	55.89	471.06	6.80	S87° 15' 00"E	55.85
C12	206.26	629.08	18.79	S86° 45' 21"W	205.34
C11	208.96	471.06	25.92	S89° 55' 46"E	207.25
C10	214.74	650.00	18.43	N86° 41' 08"W	213.76

— SOUTHWEST
CORNER OF THE E1/2
OF THE SW1/4 OF
SEC. 13, T26S, R1E

CORNER OF
SEC. 13, T26S, R1

Accessory buildings
Accessory buildings are allowed on all lots, subject to the following:

1. All construction, including additions, alterations, modifications, and/or use of any detached shed, shall be subject to all applicable governmental laws, codes, regulations, licensure, permitting and inspection associated with construction and property maintenance within the City of Bel Aire, Kansas.
2. Sheds may be permitted upon a rear set back line but may not encroach upon any easement, or be located closer than 10' to a rear property line.
3. The side yard shall be maintained at 6 feet, and no sheds may be located within a side yard setback.
4. All residential properties shall have no more than 50% land coverage, as well as conform to the type and height structure restrictions.

PARCEL INFORMATION

Parcel Information
Gross Acreage - 60.45 Acres
Total Number of Lots - 140
Total Number of Dwelling Units - 442
Unit Density - 7.31 Dwelling Units per acre
Minimum Lot Width - 60'
Minimum Lot Area - 7,200 SF

EASEMENTS

Unless otherwise noted on the final plat:
Front Easements - 15' Utility Easements
Rear Easements - 20' Drainage & Utility Easements

BUILDING SETBACK LINES

Unless otherwise noted, all building setbacks are as follows:

- Front Setbacks are 25 feet
- Street Side Setbacks are 15 feet
- Interior Side Setbacks are 6 feet
- Rear Setbacks are 20 feet

NOTE: UNLESS OTHERWISE NOTED, ALL FRONT YARD
EASEMENTS SHALL BE 15' DRAINAGE & UTILITY
EASEMENTS

SHEET 2 OF 2

DWG FILE: T41-2301794 SURVEY BASE
PROJECT NO. T41-2301794
DECEMBER 2, 2024



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CITY OF BEL AIRE, KANSAS

File No. S/D _____

APPLICATION FOR FINAL PLAT APPROVAL

This is an application for processing a final plat in accordance with the City Subdivision Regulations. The application must be completed and filed with the Subdivision Administrator at least 15 days prior to a regular meeting date of the Planning Commission.

(AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED)

Name of Subdivision SPRING PINES
 General Location NORTHEAST OF OLIVER AND 53RD ST N
 Inside City X To Be Annexed _____
 Name of Landowner ENVISION MANAGEMENT LLC, THOMSON, AH PROPERTY MANAGEMENT LLC
 Address _____ Phone _____
 Name of Subdivider/Agent ALAN HSU alanchsu@gmail.com
 Address _____ Phone 316-992-8866
 Name of (Engineer) (Land Planner) GARVER, LLC (KEN LEE) KWLee@GarverUSA.com
 Address 1995 MIDFIELD RD, WICHITA, KS 67209 Phone (316) 221-3029
 Name of Registered Land Surveyor GARVER, LLC (WILL CLEVELER) WKCleveler@GarverUSA.com
 Address 1995 MIDFIELD RD, WICHITA, KS 67209 Phone (316) 221-3029

Subdivision Information

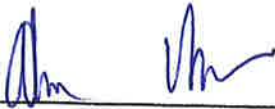
1. (Select one) Final Plat of entire preliminary plat area X
 Final Plat of unit number _____ of _____ unit developments
 Final Plat for small tract _____
 Final Replat of original platted area _____
2. Gross acreage of plat 61.91 Acres
3. Total number of lots 135
4. Proposed land use:
 - a. Residential-Single-Family X Duplex X Multiple-Family X
 Manufactured/Mobile Home _____
 - b. Commercial X
 - c. Industrial _____
 - d. Other _____

5. Predominant minimum lot width 60 Feet
 6. Predominant minimum lot area 7,205 Square Feet
 7. Existing zoning C-1 AND R-4 District
 8. Proposed zoning PUD District
 9. Source of water supply PUBLIC (BEL-AIRE)
 10. Method of sewage disposal PUBLIC (BEL-AIRE)
 11. Total lineal feet of new street 7,102 Feet

	Street Name	R/W Width	Lineal Feet
a.	<u>SEE ATTACHED</u>	_____ Ft.	_____ Ft.
b.	_____	_____ Ft.	_____ Ft.
c.	_____	_____ Ft.	_____ Ft.
d.	_____	_____ Ft.	_____ Ft.
e.	_____	_____ Ft.	_____ Ft.

12. Proposed type of street surfacing CONCRETE
 13. Curb and gutter proposed: Yes X No _____
 14. Sidewalks proposed: Yes X No _____ If yes, where? ON ONE SIDE
OF ALL THROUGH STREETS
 15. Is any portion of the proposed subdivision located in an identified flood plain area? Yes _____ No X

The landowner herein agrees to comply with the City Subdivision Regulations and all other related ordinances, policies and standards of the City and statutes of the State of Kansas. It is further agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds shall be paid by the owner. The undersigned further states that he/she is the owner of the land proposed for platting and, when requested, will permit officials of the City to inspect the land as may be necessary for proper plat review.



Landowner

Date

Agent (If any)

Date

OFFICE USE ONLY

Prints of the Final Plat received _____ (Number)

Final drainage plan, if required, received _____

Copy of a title report for the land received _____

Copy of proposed restrictive covenants, if any, received _____

Methods for financing and guaranteeing improvements _____

For plats for small tract:

a. Vicinity map received _____

b. Topographic drawing, if required, received _____

Original drawing or photographic equivalent of Final Plat received _____

This application was received by the Subdivision Administrator on _____,
_____. It has been checked and found to be accompanied by the required
information and the fee, if any, of \$_____ paid to the City Clerk.

Subdivision Administrator

Spring Pines
New Subdivision Streets

<u>Street Name</u>	<u>R/W Width</u>	<u>Length</u>
Spruce St	64'	1,286'
Bluebird Dr	64'	1,152'
Bluestem St	64'	726'
Pinecrest St	64'	604'
Heritage Ct	64'	580'
Heritage St	64'	560'
Bluestem Cir	64'	542'
Glendale St	64'	518'
Glendale Ct	64'	365'
Heritage Cir	64'	328'
Glendale Ct	64'	231'
Glendale Cir	64'	210'

Total = 7,102'

STAFF REPORT

DATE: 12/30/2024

TO: Bel Aire City Council
FROM: Paula Downs
RE: Agenda

STAFF COMMUNICATION	
FOR MEETING OF	1/07/2024
CITY COUNCIL	
INFORMATION ONLY	

SUMMARY: PUD 24-04 Proposed a Final PUD containing approved duplexes to be converted townhouses with zero interior lot lines on a reduced lot size in an R-4 zoning district as built in a portion of Chapel Landing Phase II.

History:

The city placed an ad in the Ark Valley Newspaper as required by the city code. The affidavit of publication is provided. The PUD process required notification of surrounding property owners.

The subject property is generally located at North Oliver Street and East 53rd Street North and is currently platted as Chapel Landing (recorded March 27, 2008, as Doc#: 28962586). Chapel Landing is currently zoned R-4 Single-Family Residential District. The applicant desires to amend the zoning district classification from R-4 to R-PUD Planned Unit Development Residential District for Lots 1-16, Block E and Lots 1-24, Block F of Chapel Landing.

This case was initiated in August 2024 when lot splits were identified by City staff. Staff reports previously developed and provided to the Planning Commission were prepared by the previous Zoning Administrator and a recommendation to approve the PUD case was made. Due to additional discussions around this case and another similar case an updated staff report was provided by the current Zoning Administrator and included the recommendation to approve the PUD with additional agreements/documents recommended by the City Council during a previous case.

Prior to this City Council meeting, a more detailed analysis of the case was warranted. The previous staff recommendation included the requirement for the applicant to update existing agreements and documents and enter into additional agreements. Although the City can request these documents, it is outside the requirements of the City Code and the review criteria (golden factors) used to evaluate the PUD case.

The current staff report reflects further analysis of the PUD Application and PUD Agreement and provides an updated staff recommendation based on the appropriate review criteria.

Discussion:

The applicant desires to establish the R-PUD zoning district classification in order for the applicable Zoning Regulations to be adapted for their specific development project. As defined by 18.2.3.ET, a Planned Unit Development (PUD) is “a platted parcel, subdivision, or district that contains specific zoning rules as a replacement for the adopted city regulations...”. The applicant has not submitted a Planned Unit Development Plat (18.2.3.EV) but has submitted a PUD Agreement.

In the Permitted Use section of the submitted PUD Agreement, are two permitted residential uses: 1) Single-Family and 2) Two-Family. Definitions per 18.2.3.BK:

1. One-family dwelling – (Single-Family). A detached building used exclusively for residential purposes having suitable accommodations for only one family.
2. Two-family dwelling – (Duplex). A detached building used exclusively for residential purposes and designed for or occupied by two families independently of each other.

Per the R-4 regulations, single-family residences require a minimum 1,600 SF of living space, and two-family residences require a minimum 1,200 SF of living space per unit. Further permitted uses set forth by the applicant include leasing office, playgrounds or community spaces, and accessory structures as approved by the City Manager.

In Section 4 of the submitted PUD Agreement, the applicant desires that all regulations of the R-4 district apply (exclusive of permitted uses) with the following exceptions (not exhaustive, only pertinent requests are listed below):

- a. 0' interior side yard setbacks, provided units share a common wall
- b. R-4 requires a minimum side yard setback of 10' or 20% of lot width, whichever is greater.
 - a. The original plat sets forth a 6' minimum interior side yard setback (applied to primary structures only).
- c. 0 SF minimum lot area, provided lots are further subdivided after original platting
 - a. R-4 requires 8,400 SF per dwelling unit, which would be 16,800 SF for two-family lots.
 - i. Notably, multiple lots less than 16,800 SF were originally platted.
 - ii. The property was originally platted in 2008; research into the adopted Zoning Regulations at that time was not conducted as part of this report.
- d. 0' minimum lot width, provided lots are further subdivided after original platting
 - a. R-4 requires a minimum of 70' lot width
 - i. Notably, multiple lots have frontage widths less than 70' as originally platted.
 - ii. The property was originally platted in 2008; research into the adopted Zoning Regulations at that time was not conducted as part of this report.

Set forth in Section 1 of the submitted PUD Agreement, the applicant desires the ability to further subdivide the originally platted lots without the City's approval of lots splits per the adopted Subdivision Regulations.

The PUD Agreement seeks to define “homes on lots that are split” as “townhouses as defined in the Townhouse Ownership Act outlined in Chapter 58, Article 37 of the Kansas State Statutes. Further, it states that “all applicable sections of the act will apply to all lots that are split within this PUD.” Although K.S.A. 58-3702 does not specifically define “townhouses”, it does define “townhouse unit”. Townhouse unit means one single-family townhouse residential unit which may be joined together with at least one additional single-family townhouse residence by a common wall or walls, and/or roof, and/or foundation: Provided however, that in any event, the term “townhouse unit” shall not mean an apartment as defined in K.S.A. 58-3102...”. The only definition of “townhouse” in the City’s adopted Zoning Regulations is contained within the Use Regulations of the R-5 Garden and Patio Homes, Townhouses, and Condominiums District. “Townhouses” are defined as “one family townhouse dwelling unit, with a private entrance which is part of a structure whose dwelling units are attached horizontally in a linear arrangement and having a totally exposed front and rear wall to be used for access, light and ventilations.”

Multiple two-family units have been constructed on the subject lots. Some constructed two-family units are located on lots that remain as platted in 2008 (two units on one lot), and some have been further subdivided along the common wall line. This further subdivision has created multiple violations of the Zoning Regulations (see Section 18.3.4). Although multiple enforcement actions and remedies are available (see Sections 18.3.8, 18.3.9, and 18.4.7), the City desires to work with the owner(s) to bring the development into compliance.

NOTE: In completing the staff review of the Criteria for Review (18.5.2.E- “Golden Factors”), findings were developed by applying the substitute regulations set forth by the applicant.

1. Character of the neighborhood

Multiple two-family structures have been constructed on the subject property and on adjacent properties. Directly adjacent to the East, are two unplatted properties under the same ownership totaling approximately 11.54 acres currently used for a single-family home with accessory structures. North of East 53rd Street North is predominantly undeveloped large-lot single-family home sites. Approximate 2.0 acre lots are platted to the south of the subject property. Senior living (multiple family) units directly abut the subject property to the West. The character of the neighborhood is in line with the surrounding properties and the current neighborhood.

2. Zoning and uses of nearby properties

- North: R-4 Single-Family Residential District
- East: AG Agricultural District
- South: R-1 Estate Residential District
- West: R-6 Multi-Family District

3. Suitability of the subject property for the uses to which it has been restricted

The property is adequately suited for the permitted uses currently allowed in the R-4 Single-Family Residential District. Notably, the applicant has only requested the following permitted uses: single-family, two-family, leasing office, playgrounds or community spaces, and accessory structures as approved by the City Manager. This is more restrictive than what is allowed in the base R-4 district.

4. Extent to which removal of the restrictions will detrimentally affect nearby property

A minimum lot area should be established as the lack of any minimum lot area makes any meaningful assessment of this Criteria impossible. Minimum lot widths should also be established to ensure adequate access to the public street. With proper identification of all substitute regulations, no detrimental impact to nearby properties is expected.

5. Length of time the property has been vacant as zoned

The property was originally platted in 2008, and building activity on the two-family structures has only recently been commenced. It is not anticipated that the length of time the property was vacant/undeveloped is a factor for this specific request.

6. Relative gain to the public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the applicant

It is recommended that the City and applicant work on revisions/clarifications to the substitute regulations to avoid any negative impact to public health, safety, and welfare. Once completed, no loss in value or hardship upon the applicant is anticipated.

7. Conformance of the requested change to the adopted or recognized master plan being utilized by the city

The 2018 Master Growth Plan sets forth the property as Residential Suburban Density. Further the Plan encourages PUDs to promote alternatives to traditional development models in these designated areas.

8. Impact of the proposed development on community facilities

No impact on community facilities is expected. Potable water and sanitary sewer services are already extended to the site and are adequately sized. The property has access to East 53rd Street North which has been improved to adequate standards.

9. Opposition or support of neighborhood residents (one factor to be considered and by itself is not sufficient reason to approve or deny a request)

Notified residents did appear at a previous Planning Commission meeting when a similar PUD case was on the agenda. Citizens were concerned that the same conditions discussed in the other PUD case would negatively affect ownership of their homes in Chapel Landing. At the time, there were no issues identified. Residents were notified twice with this PUD case. City staff has received no inquiries or feedback from notified residents.

10. Recommendations of permanent staff

Significant work remains for the PUD Agreement to have sufficient definition and clarity established in order for staff to make a recommendation. Staff recommends that the application be returned to the Planning Commission to reconsider a revised application specifically regarding the findings on Criteria of Review 4 and 6. The next meeting of the Planning Commission is February 13, 2025.

Specific revisions requested (to be fully developed in coordination with the applicant) to include but not limited to:

- 1) Add "Townhouse" as fined by the City's current Zoning Regulations as a permitted use with limitation to the amount of units on each lot of record.
- 2) Identify and specify appropriate minimum lot area and minimum lot widths. Additionally, confirm all other height regulations, area regulations, accessory use regulations, development/performance standards, and landscaping/screening regulations are right-sized, appropriate, and clearly indicated within the PUD Agreement.
- 3) Removal of Sections 1, 2, 3, 4, and 5 of the submitted PUD Agreement as these are already controlled by either a previously approved document, lack of public necessity, and/or lack of authority (e.g. Special Assessment Petitions, Kansas State Statute, inability to amend Subdivision Regulations through PUD Agreement, etc.).

Although staff recognizes that it is within the City's power to make replatting a condition of any zoning action, it recognizes the potential hardship this might place on the owner(s). The public gain to replatting would be the inclusion of all PUD Agreement provisions on the face of plat as required by 19.5.5.T. As such, it is further recommended that if the R-PUD classification is ultimately adopted, that all provisions of the R-PUD be recorded against all impacted lots. Further, if the applicant revises any restrictive covenants as a result of any ultimate zoning revisions, submittal to the City is required for City records.

Nothing contained within this application currently or anticipated would appear to violate any condition within the executed Agreement Concerning the Development of Chapel Landing (dated March 18, 2014) or the First Amendment (dated March 15, 2016, and recorded as Doc#: 29601563). As such, no restated, amended, or revised Development Agreement is expected.

Staff does not make recommendation as to the necessity of additional supplementary documentation to facilitate this zoning request (e.g. Party Wall Agreement) that are not in the purview of the City's Zoning and/or Subdivision Regulations.

Nothing in the City's review and actions are intended to violate any provision of the Townhouse Ownership Act outlined in Chapter 58, Article 37 of the Kansas State Statutes.



MINUTES PLANNING COMMISSION 7651 E. Central Park Ave, Bel Aire, KS December 12, 2024 6:30 PM



I. Call to Order: Chairman Phillip Jordan called the meeting to order at 6:30 p.m.

II. Roll Call

Chairman Phillip Jordan and Commissioners Dee Roths, Deryk Faber, Paul Matzek, and Brian Mackey were present. Commissioner Edgar Salazar was absent.

Also present were City Attorney Maria Schrock, Director of Community Development Paula Downs, and City Engineer Anne Stephens.

II. Pledge of Allegiance to the American Flag

Chairman Jordan led the pledge of allegiance.

IV. Consent Agenda

A. Approval of Minutes from Previous Meeting.

Chairman Jordan shared typographical errors in the spelling of his first name and that it was requested for the reference of “Chairperson” be replaced with “Chairman” throughout the minutes. Staff acknowledged the errors and minutes for signature were updated.

MOTION: Chairman Jordan moved to approve the minutes of November 14, 2024. Commissioner Roths seconded the motion. *Motion carried 5-0.*

V. Announcement: Welcome of new Planning Commissioner Brian Mackey. John Charleston has resigned, and Mayor Benage is in the process of identifying a new member to the Commission.

VI. Old Business/New Business

A. PUD-24-04- Proposed Final PUD containing approved duplexes to be converted townhouses with zero interior lot lines on a reduced lot size in an R-4 zoning district as built (Chapel Landing Phase 2).

Chairman Jordan announced the item and reviewed ground rules for public hearings. Before proceeding with the public hearing, he asked the Commission if any member wished to disqualify themselves from participating in the case because they or a relative own property in the area of notification or have conflicts of interest. No one was disqualified.

Chairman Jordan noted that proper notice of this hearing was published at least 20 days before today’s hearing date on the City’s website and in *The Ark Valley News*. Notices were also mailed to

the applicant and all of the real property owners of record listed on the security title, in the area of notification. Chairman Jordan asked if anyone on the Commission had received any ex-parte verbal or written communications prior to this agenda item, which they would like to share. The Commissioners responded that they had not.

City staff gave a brief report on this case and referenced the Commission's information packet for this meeting. City staff noted that this case was heard at the November 14th Planning Commission meeting and was tabled for further consideration and for documentation requests made by motion.

Chairman Jordan called upon the applicant to make his/her presentation and any response to the City staff report. Jay Cook, Baughman Company, spoke on behalf of the applicant and stood for questions from the Commission. Mr. Cook asked that the case be sent to the City Council because the applicant does not intend to provide the documents that Planning Commission requested. He stated the reason is because the documents requested are outside the scope of zoning and are not enforceable by the City. He stated that the applicant may be willing to update the PUD to reflect the Commission's recommendation for number of street trees, and update face of the plat to reflect zoning setbacks. Cook stated that the applicant is willing to comply with regulations listed in the subdivision and zoning codes.

Chairman Jordan opened the public comments section. No others requested to speak and the public comments section was closed. Staff confirmed that they had not received any written communications from the public regarding this case.

The Commission then discussed the case.

MOTION: Chairman Jordan moved that having considered the evidence at the hearing and the factors to evaluate the application, I move we recommend to the City Council, that the proposed final PUD containing approved duplexes be converted townhouses with zero interior lot lines on a reduced lot size in a R-4 zoning district as built (Chapel Landing Phase 2) in PUD-24-04 be approved with modifications: the 4 modifications under Item 10 on the City recommendations, based on the findings from the review section of the staff report, as recorded in the summary of this hearing, and the following conditions be attached to this recommendation. Commissioner Mackey seconded the motion..

Discussion followed. Commissioners cited their reasons for recommending approval, namely: the recommendation of City Staff; Suitability of the subject property for the uses to which it has been restricted; and Relative gain to the public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the applicant. Chairman Jordan called the question. *Motion carried 5-0*

B. Review proposed updates to the 2024 Bel Aire Zoning Map- (supermajority (5) required for approval).

City staff provided a brief report. Chairman Jordan opened the public hearing. No one spoke, and the public comments section was closed.

MOTION: Commissioner Roths moved to recommend the proposed zoning map changes as presented by this Planning Commission. Commissioner Faber seconded the motion. *Motion carried 5-0.*

C. SD-24-03- Proposed final platting R-5 and R-6 single and multi-family uses, and to include C-1 commercial as zoned (Spring Pines Subdivision, previously Homestead at Spring)

Staff stated that contrary to the written staff report, they now recommend unconditional approval of the plat.

The agent for the applicant, Will Clevenger, Garver, stood for questions from the Commission.

Chairman Jordan asked the Commission if any member wished to disqualify themselves from participating in the case because they or a relative own property in the area of notification or have conflicts of interest. No one was disqualified. Chairman Jordan noted that proper notice of this hearing was published at least 20 days before today's hearing date on the City's website and in *The Ark Valley News*. Notices were also mailed to the applicant and all of the real property owners of record listed on the security title, in the area of notification. Chairman Jordan asked if anyone on the Commission had received any ex-parte verbal or written communications prior to this agenda item, which they would like to share. The Commissioners responded that they had not.

Chairman Jordan then opened the public hearing. No one spoke. The public hearing was then closed and Chairman Jordan stated he would entertain a motion.

MOTION: Commissioner Faber moved to recommend approval of the final plat of SD-24-03 as presented. Chairman Jordan seconded the motion. *Motion carried 5-0.*

D. ZON-24-02- Proposed rezoning from C-1 Neighborhood commercial, office and retail, to R-5 garden and patio homes, townhouses and condominiums uses (Skyview at Webb Addition).

Staff recommended one change: the Dedication of right-of-way along Webb Road in conformance with the subdivision regulations relating to arterial roads.

Brian Lindebak, MKEC, represented the applicant and stood for questions from the Commission. Chairman Jordan opened the public hearing. No one spoke, so the public hearing was closed.

Chairman Jordan asked the Commission if any member wished to disqualify themselves from participating in the case because they or a relative own property in the area of notification or have conflicts of interest. No one was disqualified. Chairman Jordan noted that proper notice of this hearing was published at least 20 days before today's hearing date on the City's website and in *The Ark Valley News*. Notices were also mailed to the applicant and all of the real property owners of record listed on the security title, in the area of notification. Chairman Jordan asked if anyone on the Commission had received any ex-parte verbal or written communications prior to this agenda item, which they would like to share. The Commissioners responded that they had not.

The Commission then discussed the application in relation to the Golden Factors and the City's Zoning Code. In support of recommending approval, Commissioners cited the zoning

and uses of nearby properties, the recommendation of permanent staff, Suitability of the subject property for the uses to which it has been restricted, and the length of time the property has been vacant.

MOTION: Chairman Jordan moved that Proposed rezoning from C-1 Neighborhood commercial, office and retail, to R-5 garden and patio homes, townhouses and condominiums uses (Skyview at Webb Addition) be approved as presented with condition of the dedication of right-of-way along Webb Rd in conformance with subdivision regulations related to required arterial right-of-way widths. Commissioner Faber seconded the motion. *Motion carried 5-0.*

E. SD-24-04- Proposed platting R-5 garden and patio homes, townhouse and condominiums uses (Skyview at Webb Addition).

Brian Lindebak, MKEC, represented the applicant and stood for questions from the Commission. Chairman Jordan opened the public hearing. No one spoke, so the public hearing was closed.

MOTION: Commissioner Faber moved to approve the rezoning application as presented and Commissioner Mackey seconded the motion. *Motion carried 5-0.*

VII. Approval of the Next Meeting Date.

MOTION: Chairman Jordan to approve the date of the next meeting: January 9, 2025 at 6:30 p.m. Commissioner Faber seconded the motion. *Motion carried 5-0.*

VIII. Current Events

A. Upcoming Agenda Items: No upcoming items were mentioned.

B. Upcoming Events:

- Saturday, December 7, Christmas in Bel Aire at Bel Aire City Hall, 5:30 – 7:30 p.m.
- City Hall will be closed on December 23 – 24, 2024 and January 1, 2025

IX. Adjournment

MOTION: Chairman Jordan moved to adjourn. Commissioner Matzek seconded the motion. *Motion carried 5-0.*

Approved by the Bel Aire Planning Commission this _____ day of _____, 2025.

Phillip Jordan, Chairman

DRAFT

STAFF REPORT

DATE: 12/06/2024

TO: Bel Aire Planning Commission

FROM: Paula Downs

RE: Agenda

STAFF COMMUNICATION

FOR MEETING OF	12/12/24
CITY COUNCIL	
INFORMATION ONLY	

SUMMARY:

PUD-24-04 Proposed a Final PUD containing approved duplexes to be converted townhouses with zero interior lot lines on a reduced lot size in an R-4 zoning district as built in a portion of Chapel Landing Phase II.

The city placed an ad in the Ark Valley Newspaper as required by the city code. The affidavit of publication is in the packet. The PUD process required notification of surrounding property owners.

The city review of the plat is in your packet. Documents reviewed and included in the agenda packet: affidavit of publication; PUD application; PUD Agreement; and site plan.

History

The property has been zoned R-4 since 2008 and replatted in 2020. The R-4 zoning district has a 10' side yard setback requirement. The old Chapel Land plat would have allowed a 6' side yard with conditions.

The discovery of lot splits outside of the city process changed how a single structure defined in the city building code could be divided into two single structures. The agreements and understand of use were changed. The zoning code and building code issues created within the Bel Aire is not a new problem in the region for other jurisdictions.

Item appeared on the September 12, 2024, Planning Commission agenda, however, applicant requested that the item be tabled. After the September 12, 2024, meeting, the applicant submitted complete information related to ownership signatures that confirmed the applicant as an agent of the property owners for purposes of the PUD application. The item was on the November 14, 2024, meeting agenda and was tabled pending additional information being provided.

Discussion

- A. The city will be reviewing how to move forward with lot splits that occur after the completion of a structure. Processes/procedures, zoning and subdivision codes and building codes will be examined. This review doesn't imply this type of method could be used city wide by dividing lots and selling each as a separate building as this case reflects. The intent is to provide a sustainable neighborhood with conditions in place to maintain property values.
- B. The Planning Commission tabled this item at the November 14 meeting based on the following issues:
 - a. Commission reviewed Agenda Item A- PUD-24-07 and was aware of City Council concerns and the requirements set out by them on another like case.
 - b. There was consensus that the applicant should draft the following documents and present them at the December Planning Commission meeting to include in the meeting agenda packet:
 - i. Updated plat to be attached to the ordinance;
 - ii. Add platter's text to reference additional documents including: Restrictive Covenants, First Amendment to the Original Development Agreement, Wall Agreement and Easement Agreement to address access to power meters. These documents would also be incorporated, by reference, to the ordinance; and
 - iii. Applicant shall file the ordinance all the documents with the Register of Deeds office and provide a copy to the Bel Aire City Clerk.
 - c. The applicant requested Planning Commission send the item to Council in lieu of tabling the item.
 - d. Commission determined that Council would not approve the item without documents in place.
- C. The Commission agreed to reduce the street trees from two trees per lot to one tree per lot due to the small size of the individual lots.
- D. Commission voted to table the item.
- E. City staff provided the applicant with the link to the document templates from PUD-24-07. Prior to the posting the December Planning Commission meeting packet, the City did not receive additional documents as requested from the Commission at their November 14 meeting.

Review Considerations:

1. Character of the neighborhood

The City of Bel Aire has housing that is built and utilized for the current zoning R-4 residential duplex design. The senior housing south is a low impact residential multi-family use. The PUD request does not change the character of the neighborhood.

2. Zoning and uses of nearby properties

North- R-4
East-R-4, Agriculture, R-5.
South-R-4 single family with reduced side yard setbacks,
R-1 West-R-4, R-6 senior housing

3. Suitability of the subject property for the uses to which it has been restricted

The city 2018 Master Growth Plan is in line with the existing and proposed uses.

4. Extent to which removal of the restrictions will detrimentally affect nearby property

No adverse changes based on the approved 2018 Master Growth Plan.

5. Length of time the property has been vacant as zoned

2008 to 2024, 16 years.

6. Relative gain to the public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the applicant

Affordable single-family housing with each family responsible as owners is the gain. This housing potentially increases land value.

7. Conformance of the requested change to the adopted or recognized master plan being utilized by the city

The city 2018 Master Growth Plan is in line with the existing and proposed uses.

8. Impact of the proposed development on community facilities

Switching from a duplex development to single family homes does not create any additional burden on the community facilities. The water and sanitary sewer systems were already separate for each unit and there is no additional traffic anticipated on roadways.

9. Opposition or support of neighborhood residents (one factor to be considered and by itself is not sufficient reason to approve or deny a request)

The City previously had inquiries from notified residents who requested additional information on the notice. Once they understood the situation, they had no feedback positive or negative. Residents from another development spoke at the September Planning Commission meeting, however, their feedback was not directly related to this agenda item.

10. Recommendations of permanent staff

The proposed PUD should be modified as follows:

1. Update the landscaping requirement to reflect one street per lot.
2. Require applicant to submit the following documents as part of their PUD application: Restrict Covenants, Amendment to the Original Development Agreement, Wall Agreement and Easement Agreement.
3. Update the plat's text to reference the documents.
4. File the plat and documents with the Register of Deeds Office and provide a copy to the City of Bel Aire City Clerk.

(Published once in Ark Valley News on October 24, 2024.)

OFFICIAL NOTICE OF ZONING HEARING

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

Notice is Hereby Given that on November 14, 2024, the City of Bel Aire Planning Commission will consider the following PUD hearing in the order placed on the agenda after 6:30 p.m. in the City Council Chamber at City Hall in Bel Aire, Kansas:

PUD-24-04. Proposed a Final PUD containing approved duplexes to be converted townhouses with zero interior lot lines on a reduced lot size in an R-4 zoning district as built in a portion of Chapel Landing.

Legal Description: (A complete legal description is available for public inspection which is on file with the Zoning Administrator at City Hall.)

General Location: E 53rd St N and Pinecrest St.

You may appear at this time either in person or by agent or attorney, if you so desire, and be heard on the matter. After hearing the views and wishes of all the persons interested in the case, the Planning Commission may close the hearing and consider a recommendation to the Governing Body, which, if approved under the City Zoning and Sub- Division regulations, would be effectuated by city code. The public hearing may be recessed and continued from time to time without notice.

DATED this 22 day of October, 2024.

/s/ Paula Downs
Bel Aire Planning Commission Secretary

Affidavit of Publication

STATE OF KANSAS,
SEDGWICK COUNTY, ss.

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 24th day of October, 2024, with subsequent publications being made on the following dates:

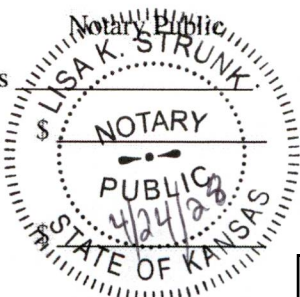
_____, 2024 _____, 2024
_____, 2024 _____, 2024
_____, 2024 _____, 2024

Ce Strunk

Subscribed and sworn to before me this 24th day of October, 2024.

WKS

My commission expires
Additional copies
Printer's fee



Bel Aire public notice
(Published in The Ark Valley News Oct. 24, 2024.)
OFFICIAL NOTICE OF ZONING HEARING
TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:
Notice is Hereby Given that on November 14, 2024, the City of Bel Aire Planning Commission will consider the following PUD hearing in the order placed on the agenda after 6:30 p.m. in the City Council Chamber at City Hall in Bel Aire, Kansas:
PUD-24-04. Proposed a Final PUD containing approved duplexes to be converted townhouses with zero interior lot lines on a reduced lot size in an R-4 zoning district as built in a portion of Chapel Landing.
Legal Description: (A complete legal description is available for public inspection which is on file with the Zoning Administrator at City Hall.)
General Location: E 53rd St N and Pinecrest St.
You may appear at this time either in person or by agent or attorney, if you so desire, and be heard on the matter. After hearing the views and wishes of all the persons interested in the case, the Planning Commission may close the hearing and consider a recommendation to the Governing Body, which, if approved under the City Zoning and Sub- Division regulations, would be effectuated by city code. The public hearing may be recessed and continued from time to time without notice.
DATED this 22 day of October, 2024.
/s/ Paula Downs
Bel Aire Planning Commission Secretary

16. Chapter 5 of the Zoning Code has a more detail regarding Applications and procedures. A final PUD must contain:

- a. Deeds of Dedication
- b. Copy of all covenants part of the preliminary PUD
- c. Evidence of ownership, financial and administrative ability as required by the terms of the preliminary PUD
- d. Evidence of satisfaction of any stipulation of the preliminary PUD
- e. Evidence of platting consistence with the Zoning Ordinance 418 and the PUD

APPLICATION

PUD-24-04
CL Phase 2 area

This form **MUST** be completed and filed at City Hall, Bel Aire, Kansas, 6751 E Central Park, Bel Aire, Kansas 67226. **AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.** Check the appropriate box below for type of application being submitted. A separate application and filing fee is required for each application. A preapplication conference with City Staff is recommended before filing this application.

<input checked="" type="checkbox"/>	Change Zoning Districts: From: <u>R-4</u> to <u>PUD</u>
<input type="checkbox"/>	Amendments to Change Zoning Districts _____
<input type="checkbox"/>	Preliminary PUD _____
<input type="checkbox"/>	Preliminary PUD with plat/ zoning
<input checked="" type="checkbox"/>	Final PUD
<input type="checkbox"/>	Final PUD with plat/ zoning

City of Bel Aire Planning Commission

☐ Approved ☐ Rejected

Comments to City Council

City of Bel Aire Council

☐ Approved ☐ Rejected

Name of owner JCT Holdings, LLC

Address 1815 Southwest Blvd, Wichita, KS 67213 Telephone _____

Agent representing the owner Baughman Company, P.A. (Jay Cook)

Address 315 S Ellis Ave, Wichita, KS 67211 Telephone 316-262-7271

1. The application area is legally described as Lot(s) 1-16 & 1-24 ;Block(s) E & F ,
Chapel Landing Addition, Bel Aire, Kansas. If appropriate, a metes and
bounds description may be attached.

2. The application area contains 17.6± acres.

3. This property is located at (address) _____ which is generally
located at (relation to nearest streets) southwest corner of 53rd St and Oliver St .

4. County control
number: _____

5. NAMES OF OWNERS - For land inside the city limits, an ownership list of the
names, addresses and zip codes of the owners of record of real property located within

200 feet of the exterior boundary of the area described in the application both within the city limits and extending outside the city limits when necessary.

If such area is located adjacent to but within the city limits, the ownership list, in addition to the 200 feet inside the city limits, shall provide similar information extending to 1,000 feet into the unincorporated area.

The names of the owners of all property included in this application MUST be listed as applicants. Contract purchasers, lessees or other directly associated with the property may also be listed if they desire to be advised of the proceedings.

1. Applicant

JCT Holdings, LLC

Address

1815 Southwest Blvd, Wichita, KS

Phone

Zip Code

67213

Agent

Baughman Company, P.A. (Jay Cook)

Address

315 S Ellis Ave, Wichita, KS

Phone

316-262-7271

Zip Code

67211

2. Applicant

Address

Phone

Zip Code

Agent

Address

Phone

Zip Code

The applicant certifies that the foregoing information is true and correct to the best of their knowledge and acknowledges that the Governing Body shall have authority to impose such conditions as it deems necessary in order to serve the public interest and welfare.



Applicant's Signature

BY



Authorized Agent (If Any)

The Petition must bear the signature(s) of the property owner(s). If an authorized agent signs on the owner's behalf, the agent shall sign his own name and attach the owner's written notarized authorization to this application.

**PLANNED UNIT DEVELOPMENT AGREEMENT
CONCERNING THE DEVELOPMENT
OF CHAPEL LANDING ADDITION
TO THE CITY OF BEL AIRE, KANSAS**

THIS AGREEMENT is made and entered into by and between JCT Holdings, LLC, a Kansas Limited Liability Company, hereinafter referred to as the "DEVELOPER" and the CITY OF BEL AIRE, KANSAS, hereinafter referred to as the "CITY."

WHEREAS, the Developer desires zoning by a PUD from the City on a portion of land more fully described below and herein referred to as CHAPEL LANDING ADDITION to the City of Bel Aire, Kansas; and

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the Developer and the City agree as follows:

PURPOSE. This agreement is necessary to address the need to establish a zoning change to a Planned Unit Development in the City. The intent of this PUD is to permit a new approach to providing increased development flexibility in a manner otherwise constrained by the traditional development standards of the Zoning Code and Subdivision Regulations. This PUD is specifically designed for the final plat on a tract of land more fully described below and herein referred to as the CHAPEL LANDING ADDITION PUD project to the City of Bel Aire, Kansas.

CHAPEL LANDING ADDITION PUD PROJECT LEGAL DESCRIPTION. The tract of land herein referred to as CHAPEL LANDING ADDITION PUD project to the City of Bel Aire, Kansas has the following legal description, to-wit:

Legal description:

Lots 1 through 16, Block E, and Lots 1 through 24, Block F, Chapel Landing Addition, Bel Aire, Sedgwick County, Kansas.

PERMITTED USE.

The Chapel Landing Addition to the City of Bel Aire, Kansas shall have the uses permitted in the "R-4" Single Family Residential District, as defined in the 2020 revised Bel Aire codified city code, including the following uses:

"R-4" Single Family:

- Single-Family
- Two-Family

- Leasing office
 - Playgrounds or community spaces
 - Accessory structures as approved by the city manager
1. Lots 1 through 16, Block E, and Lots 1 through 24, Block F shall permit the future division of platted lots without the approval of individual lot splits in order to divide dwelling units into separate ownerships. Surveyed legal descriptions of divided lots shall be recorded with the Sedgwick County Register of Deeds office to establish a new zoning lot.
 2. Once recorded with the Sedgwick County Register of Deeds, a copy of the legal descriptions of divided lots shall be submitted to the Bel Aire Planning Department.
 3. The respread of special assessment taxes shall then be divided 50% of aggregate to each new lot created in boundary survey.
 4. The property development standards of the "R-4" Single-Family Residential Zoning district shall apply to lots 1 through 16, Block E, and lots 1 through 24, Block 4 with the following exceptions:
 - a. There shall be no required interior side yard setbacks, provided units share a common wall.
 - b. Divided lots, as permitted by provision 1, shall not be required to maintain a minimum lot area.
 - c. Divided lots, as permitted by provision 1, shall not be required to maintain a minimum lot width.
 - d. Accessory uses shall be allowed on all lots per Zoning Code.
 - e. All dwellings shall be built to all applicable building standards adopted by the City of Bel Aire.
 5. All construction of dwellings constructed prior to the approval of this Planned Unit Development shall be considered in accordance with said Planned Unit Development and all applicable building standards adopted by the City of Bel Aire.
 6. Homes on lots that are split will be considered "townhouses" as defined in the Townhouse Ownership Act outline in Chapter 58, Article 37 of the Kansas State Statutes. All applicable sections of the act will apply to all lots that are split within this PUD.

OBJECTIVE. A specific objective of this agreement is to assure that necessary improvements are in place to support development of the tract of land herein referred to as the Chapel Landing Addition to the City of Bel Aire, Kansas. Therefore, the Developer's compliance with the terms and conditions of this Agreement shall be a condition precedent to the granting of building and/or occupancy permits for development on said property.

INFRASTRUCTURE INSTALLATION. Installation of all improvements shall be in compliance with requirements of all applicable federal, state and local legislation, including the Americans with Disabilities Act. All electric power, streetlights, cable and telephone service shall be installed underground. The Developer shall be responsible for the costs of engineering design, construction and inspection of all private utility improvements (electricity, communications, telecommunications and gas) necessary for the platting and development of the tract of land herein referred to as the Chapel Landing Addition in accordance with the utility extension requirements of each private utility company. Utility improvements shall be installed on city owned property or within public right of ways or easements. The expense of all such utility and sewer service within the property shall be borne by the Developer.

The Developer shall dedicate necessary public easements for all private and public utility improvements necessary for the platting and development of the tract of land herein referred to as the Chapel Landing Addition to the City of Bel Aire, Kansas. Said improvements include storm water system, water distribution system, sanitary sewer lines, driveways and utilities.

The Developer shall pay one hundred percent (100%) of the cost of the improvements. The Developer shall indemnify and hold harmless the City from any liability from damages that may occur during construction.

DRAINAGE. The ultimate effect of increased drainage from platted property on surrounding property must be addressed as part of the platting process. The Developer shall prepare a storm drainage plan that shall address the effect of increased drainage, meet City specifications and be approved by the City Engineer. As part of the drainage plan, a final grading plan showing all drainage inlets and a storm sewer plan including placement of inlets, pipes and manholes, shall be submitted and approved by the City prior to any issuance of permits. Street, curb, lot corner and pad elevations shall be submitted for review and approval by the City prior to any demolition, site development, construction or permits obtained. All Storm water outfall lines shall be placed within utility easements dedicated to the City. After approval by the City Engineer of said storm drainage plan, with any necessary modifications, the Developer shall install, or cause to be installed, the improvements pursuant to the drainage plan.

SANITARY SEWER. The City will provide access to the property line for public sanitary sewer in the utility easements provided with the plat per the approved City Engineer's drawings on file for Chapel Landing Addition. Each unit or tenant space must have separate sanitary sewer hookups installed to City standards. The Developer shall pay all Sanitary Sewer User Fees and Hook Up Fees.

WATER. The City will provide access to the property line for public water in the right-of-way located along 53rd St N. per the approved City Engineer's drawings on file for Chapel Landing Addition. Each unit or tenant space must have separate metered water supply installed to City standards. The Developer shall pay all Water User Fees and Hook Up Fees.

All fire hydrant locations must be identified on a plan & approved by the Sedgwick County Fire Department according to its standards. Developer is responsible to meet all Sedgwick County Fire Codes & Standards and installation by the Developer shall be to City standards.

SIGNAGE. All signage shall comply with the applicable ordinances and zoning regulations of the City and be submitted in writing to the City for approval. Each site shall be allowed one six-foot wide monument type entry sign, not exceeding 6 feet in height. Any future signage must be approved by the City Manager.

PERMITS. No construction shall commence on any portion of the tract of land herein referred to Chapel Landing PUD project to the City of Bel Aire, Kansas without the Developer, or its designated builder, having first obtained the proper building and zoning permits from the City.

The development of Chapel Landing Addition project to the City of Bel Aire, Kansas shall proceed in accordance with this Agreement and subsequent platting. Any deviation, as determined by the City, shall constitute a violation of the building permit authorizing construction of the proposed development. The final site dimensions, grading plan, drainage, landscape plan, street plan, parking plan and utility plans will be submitted and approved in phases based on the conceptual plans. Any deviations from the conceptual drawing shall be submitted for review and approval by the City.

Any and all costs including permit fees, review fees, and building and zoning permit and review fees incurred or required by city staff and review and/or through building and zoning review shall be paid by the Developer.

RECORDING. The Developer shall file an executed copy of this Agreement with the Sedgwick County Register of Deeds within 30 days of final approval and within 45 days provide City will proof of filing. A copy of this Agreement showing said recording along with a copy of the recorded plat shall be furnished by the Developer to the general contractor before building permits are issued.

BINDING. The terms and conditions of this Agreement, as set forth herein, shall be binding upon the City and the Developer, their successors, representatives, trustees, and assigns.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

THIS AGREEMENT is hereby executed on this _____ day of _____, 202__.

DEVELOPER:

JCT Holdings, LLC

By: Travis Whistler, As Amended
Member

By _____
Travis Whistler, Member

THIS AGREEMENT was approved by vote the City Council of the City of Bel Aire, Kansas
on the _____ day of _____, 202__ and is hereby executed on this _____ day of
_____, 202__.

MAYOR, JIM BENAGE

SEAL

ATTEST:

CITY CLERK, MELISSA KREHBIEL

August 13, 2024

ACKNOWLEDGEMENTS

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss:

BE IT KNOWN BY ALL PERSONS that on this ____ day of _____, 202__, before me, a Notary Public, came Jay W. Russell, as Trustee of the Jay Russell Revocable Trust, as Amended, Member of 53rd & Oliver, LLC, a Kansas limited liability company, DEVELOPER, who is known to me and who personally acknowledged execution of the foregoing Agreement concerning the CHAPEL LANDING 7TH ADDITION PUD to the City of Bel Aire, Kansas.

NOTARY PUBLIC

My Appointment Expires: _____

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss:

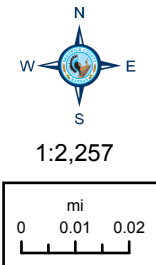
BE IT KNOWN BY ALL PERSONS that on this ____ day of _____, 202__, before me, a Notary Public, came Jim Benage, who is known to me to be the Mayor of Bel Aire, Kansas and who personally acknowledged execution of the foregoing Agreement Concerning the Development of CHAPEL LANDING 7TH ADDITION to the City of Bel Aire, Kansas, and Melissa Krehbiel, who is known to me to be the City Clerk of Bel Aire, Kansas, and who personally acknowledged attesting the signature of said Jim Benage.

NOTARY PUBLIC

My Appointment Expires: _____

Chapel Landing PUD

Sedgwick County, Kansas



Date: 9/12/2024

It is understood that the Sedgwick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.

The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.

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(Published at www.belaireks.gov on January, _____, 2025.)

ORDINANCE NO. _____

**AN ORDINANCE APPROVING THE RECOMMENDATION OF THE BEL
AIRE PLANNING COMMISSION RECOMMENDING CHANGING THE
ZONING DISTRICT OF CERTAIN LANDS LOCATED WITHIN THE
CORPORATE CITY LIMITS OF THE CITY OF BEL AIRE, KANSAS
UNDER THE AUTHORITY GRANTED BY THE ZONING REGULATIONS
OF THE CITY.**

WHEREAS, the Governing Body of the City of Bel Aire, Kansas (the “City”) has received a recommendation from the Bel Aire Planning Commission for Case No. PUD-24-04; and

WHEREAS, the Governing Body finds proper notice was given and a public hearing was held for Case No. PUD-24-04 on December 12, 2024, all as provided by law and under authority and subject to the provisions of the Zoning Regulations of the City.

**BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF BEL AIRE,
KANSAS:**

SECTION 1. The Governing Body adopts the recommendation of the Bel Aire Planning Commission and approves the zone change request of a Proposed Final PUD containing approved duplexes to be converted townhouses with zero interior lot lines on a reduced lot size in a R-4 zoning district as built (Chapel Landing Phase 2.)

Legal Description

Lots 1 through 16, Block E, and Lots 1 through 24, Block F, Chapel Landing Addition, Bel Aire, Sedgwick County, Kansas

General Description

East 53rd Street North and Pinecrest Street, Bel Aire, Sedgwick County, Kansas

42 This zone change request is subject to the following restrictions, conditions or limitations,
43 and such restrictions, conditions or limitations shall supersede any portion of the
44 application in conflict therewith:

- 45 1. Update the landscaping requirement to reflect one street tree per lot; and,
- 46 2. Require applicant to submit the following documents as part of their PUD
47 application: Restrictive Covenants, Amendment to the Original Development
48 Agreement, Wall Agreement, and Easement Agreement; and,
- 49 3. Update the platter’s text to reference the documents; and,
- 50 4. File the plat and documents with the Register of Deeds Office and provide a
51 copy to the City of Bel Aire City Clerk.

52 SECTION 2. This Ordinance shall take effect and be in force from and after its
53 adoption by the Governing Body of the City, approval by the Mayor, and publication once
54 in the official city newspaper.

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56 SECTION 3. The City Clerk will file this Ordinance with the Sedgwick County
57 Register of Deeds.

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60 *[Remainder of this page intentionally left blank]*

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74 PASSED, ADOPTED, AND APPROVED by the Governing Body of the City of Bel
75 Aire, Kansas on this _____ day of January, 2025.

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CITY OF BEL AIRE, KANSAS

Jim Benage, Mayor

ATTEST:

Melissa Krehbiel, City Clerk

APPROVED AS TO FORM:

Maria A. Schrock, City Attorney



MINUTES
PLANNING COMMISSION
 7651 E. Central Park Ave, Bel Aire, KS
 November 14, 2024 6:30 PM



- I. Call to Order-** Vice-Chairman Phillip Jordan called the meeting to order at 6:39 p.m.
- II. Announcement:** As of October 9, 2024, Chairman James Schmidt resigned from the Planning Commission. The Mayor has been notified and will begin the process of appointing a new member of the Commission.

III. Roll Call

Commissioners John Charleston, Edgar Salazar, Phillip Jordan, and Paul Matzek were present. Commissioners Dee Roths and Daryk Faber were absent.

Also present were City Attorney Maria Schrock, City Engineer Anne Stephens, and Director of Community Development Paula Downs.

IV. Pledge of Allegiance to the American Flag

Vice-Chairman Jordan led the pledge of allegiance.

V. Consent Agenda

A. Approval of Minutes from Previous Meeting

MOTION: Commissioner Charleston moved to approve the minutes of September 12, 2024. Commissioner Matzek seconded the motion. *Motion carried 4-0.*

MOTION: Commissioner Matzek moved to approve the minutes of October 10, 2024. Commissioner Charleston seconded the motion. *Motion carried 4-0.*

VI. Announcement

A. Kansas Open Meetings Act (KOMA) Review

B. Golden Factors review

City Attorney Maria Schrock gave a brief presentation on the Kansas Open Meeting Act and the Golden Factors.

VII. Old Business/New Business

- A. PUD-24-07 (previously PUD-24-03): Zone change request in the City from Single-Family Residential District (R-4) to a Planned Unit Development Residential District (R-PUD) to create the Bristol Hollows Addition R-PUD, for the purpose of bringing structures that were conforming in 2020 and made non-conforming in 2023, due to lot splits that were completed without City notice and approval, generally located at 53rd Street North and Bristol Street.**

Vice-Chairman Phillip Jordan announced the item and reviewed ground rules for the public hearing. Before proceeding with the public hearing, he asked the Commission if any member intended to disqualify themselves from participating in the case because they or a relative own property in the area of notification or have conflicts of interest. No one was disqualified.

Vice-Chairman Phillip Jordan noted that proper notice of this hearing was published at least 20 days before the hearing on the City's website and in the Wichita Eagle. Notices were also mailed to the applicant and all the real property owners of record, listed on the security title, in the area of notification on October 25, 2024.

Vice-Chairman Phillip Jordan asked if anyone on the Commission had received any ex parte verbal or written communications prior to this agenda item, which they would like to share. The Commissioners responded that they had not.

City staff gave a brief report on this case and referenced the staff report on this item provided in the Commission's information packet for this meeting.

Vice-Chairman Jordan called upon the applicant to make his/her presentation on the request and any response to the City staff report. Ken Lee, Garver, spoke on behalf of the applicant and stood for questions from the Commission. The primary change to the PUD was to add "Residential" into the document. The other changes were to documents outside of the PUD, to provide clarity. Modifications were made to the Restrictive Covenants to address protections for the residents. The developer proposes that the buildings be viewed as condominiums, so that a less-restrictive wall design is required. The documents also address resident's rights to access utility meters.

City Attorney Maria Schrock commented on Ken Lee's comments regarding the proposed firewall standard. Ms. Schrock referred to the October 15th City Council meeting in which firewall standards were discussed. At that hearing, the City building inspector stated that he had no concerns with the safety of the current walls. Since the hearing, City staff have reached out to the Sedgwick County Fire Department for advice. The Sedgwick County Fire Department offered suggestions: have a fire extinguisher on hand and use caulking over any penetrations to the wall. Phil Ruffo has agreed to add those things to the Restrictive Covenants, the First Amendment, or to a wall agreement. Regarding residents' access to power meters, Mr. Ruffo agreed to add language to the documents to allow for an easement to access power meters.

City Attorney Maria Schrock submitted Exhibit A to the Commissioners and described it. Exhibit A is a basic plat diagram of the Bristol Hollows Addition that includes text that states the diagram will include a reference to the Restrictive Covenants, First Amendment to the original development agreement, the wall agreement and an easement agreement regarding access to power. If anyone wants to purchase a property, it will be easy to see these documents.

Representative Ken Lee requested that the Commission consider allowing only one tree on each lot, instead of the two trees per lot required in the zoning code.

Vice-Chair Phillip Jordan announced that the public comments section of the hearing was open and anyone wishing to make comments could come forward at this time. No one requested to speak, so the public comments section was closed. Staff confirmed that no written comments had been received.

The Commission then deliberated. Commissioners commented that considering the small lot size, it would be acceptable to have one street tree on each lot. They also cited several of the Golden Factors as they relate to this application including:

- The Character of the Neighborhood,
- The Zoning and Uses of nearby properties supports development;
- The Relative gain to the public health, safety, and welfare by the destruction of the value of petitioner's property as compared to the hardship imposed upon the applicant;.
- The Conformance of the requested change to the adopted or recognized Comprehensive (master plan) being utilized by the city;
- The Impact of the proposed development on community facilities.

Commissioners also cited the recommendation of professional staff as a contributing factor in their decision.

MOTION: Vice-Chairman Jordan moved thus:

Having considered the evidence at the hearing and the factors to evaluate the application, I move we recommend to the City Council that the zone change request from Single-Family Residential District "R-4" to a Planned Unit Development Residential District "R-PUD" in PUD-24-07 (previously PUD-24-03) be approved with modifications based on findings as listed in the staff report, and the condition of one tree in the front of each unit, as recorded in the summary of this hearing, And the following conditions be made a part of this recommendation:

- a) An updated plat depicting the Bristol Hollows Addition R-PUD shall be provided for council consideration, and if approved by council, it will be attached to the ordinance as Exhibit A; and,

- b) The platter's text in Exhibit A will reference additional documents, such as; the Restrictive Covenants, First Amendment to the Original Development Agreement, Wall Agreement, and Easement Agreement Re: Access to Power Meter. Those documents will be incorporated by reference, to the Bristol Hollows Addition R-PUD and ordinance; and
- c) The applicant shall file the ordinance and all documents incorporated by reference to the Bristol Hollows Addition R-PUD, with the Sedgwick County Register of Deeds. Proof of filings shall be provided to the Bel Aire City Clerk, within 30 days of filing with the Sedgwick County Register of Deeds.

Commissioner Matzek seconded the motion.

Motion carried 4-0.

B. PUD-24-04- Proposed Final PUD containing approved duplexes to be converted townhouses with zero interior lot lines on a reduced lot size in an R-4 zoning district as built (Chapel Landing Phase 2).

Vice-Chairman Phillip Jordan announced the item and reviewed ground rules for public hearings. Before proceeding with the public hearing, he asked the Commission if any member wished to disqualify themselves from participating in the case because they or a relative own property in the area of notification or have conflicts of interest. No one was disqualified.

Vice-Chairman Phillip Jordan noted that proper notice of this hearing was published at least 20 days before the hearing on the City's website and in *The Ark Valley News*. Notices were also mailed to the applicant and all the real property owners of record listed on the security title, in the area of notification.

Vice-Chairman Phillip Jordan asked if anyone on the Commission had received any ex parte verbal or written communications prior to this agenda item, which they would like to share. The Commissioners responded that they had not.

City staff gave a brief report on this case and referenced the Commission's information packet for this meeting. City staff noted that, similar to Agenda Item A, the developer completed lot splits for this property, without following the procedure outlined in the City Code.

Vice-Chairman Jordan called upon the applicant to make his/her presentation on the request and any response to the City staff report. Jay Cook, Baughman Company, spoke on behalf of the applicant and stood for questions from the Commission. Mr. Cook asked that the requirement for street trees be reduced from two trees to one tree, due to the small size of the lots. He also requested that in lieu of tabling the item that the Planning Commission send the item to the City Council.

Vice-Chairman Jordan opened the public comments section. Mary Montanez, 5290 Pinecrest Ct N, spoke to the Commission. She asked for clarification regarding the term “zero lot line” and asked if the property owner will still own the yard. Staff explained that “zero lot line” is a term from the zoning code that describes a property boundary with no easement between properties; in this case the common wall of the duplex.

No others requested to speak, and the public comments section was closed. Staff confirmed that they had not received any written communications from the public regarding this case.

The Commission then discussed the application, as it relates to the City’s Zoning Code and the Golden Factors. Vice-Chairman Jordan commented that, given the similar circumstances, the same conditions applied to the case in Agenda Item A (PUD-24-07) should also be applied this case, specifically:

- a) An updated plat to be attached to the ordinance as Exhibit A; and,
- b) The plat’s text in Exhibit A will reference additional documents, such as; the Restrictive Covenants, First Amendment to the Original Development Agreement, Wall Agreement, and Easement Agreement Re: Access to Power Meter. Those documents will be incorporated by reference, to the ordinance; and
- c) The applicant shall file the ordinance and all documents incorporated by reference with the Sedgwick County Register of Deeds. Proof of filings shall be provided to the Bel Aire City Clerk, within 30 days of filing with the Sedgwick County Register of Deeds.

Commissioners discussed three Golden Factors: character of the neighborhood; zoning and uses of nearby properties, and suitability of the subject property for the uses to which it has been restricted. There was consensus that more information from the applicant would be necessary to make a final recommendation, and the Commission favored tabling the item to allow more time for the applicant to provide the information.

MOTION: Commissioner Charleston moved to table it (PUD-24-04). Commissioner Salazar seconded the motion. *Motion carried 4-0.*

C. PUD-24-02 - Proposed rezoning PUD from R-4, to R-5 and R-6 single and multi-family uses and to include C-1 commercial as zoned (Homestead at Spring).

City staff gave a brief report on this case. Staff noted that the application was first considered by the Commission in September and was tabled. Since then, the applicant has provided additional documents which are in the Commission’s information packet for this meeting.

Will Clevenger and Ken Lee, Garver, spoke on behalf of the applicant and stood for questions from the Commission.

The Vice-Chairman then opened the public comments section. Jeff Englert, 5140 E 53rd Street, spoke to the commission about his concerns regarding manufactured housing and

fencing along his property. The representatives for the applicant noted the PUD document specifically addresses manufactured homes and fencing. No others requested to speak, so the public comments section was closed.

The Commission discussed the following golden factors as reason for approval: character of the neighborhood; zoning and uses of nearby property; suitability of the subject property for the uses to which it has been restricted; and recommendations of permeant staff as contained in the staff report. They noted they appreciated the variety of lot sizes presented.

MOTION: Commissioner Matzek moved to recommend approval of the preliminary Planned Unit Development (PUD-24-02): 1. Parcels A shall remain zoned as C-1 Commercial; 2. Parcel B shall remain zoned as R-4 Residential, with the condition that no manufactured homes are allowed; 3. Parcel C shall change zoning from R-4 to R-5; and 4. Parcel D shall change zoning from R-4 to R-6; with the condition that requires the applicant will submit a detailed site plan for Parcel D to the Planning Commission prior to issuance of building permits. Commissioner Charleston seconded the motion. *Motion carried 4-0.*

D. SD-24-03 - Proposed platting R-5 and R-6 single and multi-family uses, and to include C-1 commercial as zoned (Homestead at Spring).

City staff noted that the plat is for the same property that was discussed in Agenda Item C (PUD-24-02).

Vice-Chairman Jordan opened the public hearing. Ken Lee, Garver, spoke on behalf of the applicant and stood for questions from the Commission. No others requested to speak, and the public hearing was closed.

The Commission then discussed the application. There was general consensus to approve the plat based on consistency with certain Golden Factors, specifically: the character of the neighborhood; zoning and uses of nearby property; and the suitability of the subject property for the uses to which it has been restricted. Commissioners noted that they appreciated the willingness of the applicant to work with nearby homeowners.

MOTION: Vice-Chairman Jordan moved to recommend approval of the preliminary plat of SD-24-03 as presented; and the preliminary sidewalk plan as presented; and the preliminary drainage plan concept as presented. Commissioner Matzek seconded the motion. *Motion carried 4-0.*

E. Sketch Plan - Tierra Verde South, Lot 1 Block 2

Staff referenced documents in the Commission's information packet which were provided by the applicant. The Commission's discussion of the sketch plan is for feedback to the developer only, the Commission will not be making a recommendation tonight. Staff noted that changes to the easements or setbacks would require the property owner to file a PUD application with the Planning Commission.

Jeff Blubaugh presented the sketch plan and stood for questions from the Commission.

The Commission's discussion centered on entry points, traffic, sidewalks, green space, setbacks and parking. The Commission suggested providing a location map of where the development is located. Mr. Blubaugh expressed a desire to reduce some of the current setbacks; for instance, the front setback is currently 40'. Mr. Blubaugh stated that a 25' setback from the sidewalk is typical for duplexes. If the Developer chooses to reduce setbacks, the Commission suggested reducing an easement and keeping setbacks within the minimum sizes listed in the zoning code.

No action was taken by the Commission.

F. Review proposed updates to the 2024 Bel Aire Zoning Map- (supermajority (5) required for approval).

Vice-Chairman Jordan noted that a supermajority of the Commission was not present and would be needed to vote on this item. He then opened the public hearing. No one requested to speak, and the public hearing was then closed.

MOTION: Commissioner Salazar moved to table the proposed zoning map changes. Vice-Chairman Jordan seconded the motion. *Motion carried 4-0.*

G. Approval of the 2025 Meeting Dates and Time

MOTION: Vice-Chairman Jordan moved to approve the Meeting Dates and Time for 2025. Commissioner Matzek seconded the motion. *Motion carried 4-0.*

H. Election of Planning Commission Chairperson, December 2024 to December 2025

MOTION: Commissioner Matzek moved to appoint Phillip Jordan as Chairman of the Planning Commission, term ending December 2025. Commissioner Charleston seconded the motion. *Motion carried 4-0.*

I. Election of Planning Commission Vice-Chairperson, December 2024 to December 2025.

MOTION: Commissioner Salazar moved to appoint Deryk Faber as Vice-Chairman of the Planning Commission, term ending December 2025. Commissioner Charleston seconded the motion. *Motion carried 4-0.*

VIII. Approval of the Next Meeting Date.

MOTION: Vice-Chairman Jordan moved to approve the date of the next meeting: December 12, 2024, at 6:30 p.m. Commissioner Charleston seconded the motion. *Motion carried 4-0.*

IX. Current Events

A. Upcoming Events:

- Tuesday, Nov. 19th - Volunteer Appreciation Dinner, City Hall Community Room.
- Thursday November 29 & Friday November 30, City Hall closed for Thanksgiving
- Saturday, December 7, Christmas in Bel Aire community event at Bel Aire City Hall, 5:30 to 7:30 p.m.

The Commission briefly discussed the upcoming events. No action was taken.

X. Adjournment

MOTION: Commissioner Salazar moved to adjourn. Vice-Chairman Jordan seconded the motion. *Motion carried 4-0.*

Approved the Planning Commission this 12 day of December, 2024.


Phillip Jordan, Chairman


Paula L. Downs, Commission Secretary

MANAGER'S REPORT

DATE: January 2, 2025
TO: Mayor Benage and City Council
FROM: Ted Henry, City Manager
RE: January 7, 2025 Agenda



Proclamation for Martin Luther King Jr Day (Item V)

Legislation was signed in 1983 creating a federal holiday marking the birthday of Rev. Dr. Martin Luther King, Jr. This federal holiday was first observed in 1986. In 1994, Congress passed the King Holiday and Service Act, designating the Martin Luther King Jr. Federal Holiday as a National Day of Service and charged the Corporation for National and Community Service with leading this effort. The MLK Day of Service empowers individuals, strengthens communities, bridges barriers, and creates solutions to social problems.

Consent Agenda (Item VII)

The consent agenda contains only the Minutes of the December 17, 2024 City Council meeting.

Appropriations Ordinance (Item VIII)

This appropriation ordinance encompasses 12/11/2024 through 12/31/2024 expenses and one payroll cycle. Expenditures amounted to \$1,175,502.54. Of the reported expenses, \$661,151.38 are infrastructure costs for new developments. These costs are paid through special assessments.

City Requested Appearances (Item IX)

Aaron Maxwell, Bel Aire Chamber of Commerce, will give a presentation.

Resolution New Public Works Facility (Item A)

The City of Bel Aire operates under Kansas's Cash Basis Laws, which require that no debts exceed available cash or budgeted funds. An authorizing resolution under these laws enables municipalities to undertake specific financial actions, such as issuing bonds, entering into lease-purchase agreements, utilizing temporary notes, or securing grants, all while ensuring compliance with financial regulations.

The Public Works Facility project will be funded through a combination of grant proceeds and matching cash contributions from the city. This resolution is designed to maintain compliance with the Cash Basis Laws before we consider approving bids for the Public Works Facility (Item B). Grant proceeds will be distributed as invoices for eligible improvements are submitted and verified.

Bids for Public Works Facility (Item B)

The City has been working with Schaeffer Architects and PEC (Owner's Representative) for several months to design and bid a new Public Works Facility to be located in Sunflower

Commerce Park. The City held a bid opening on Friday, December 20th at 10:00 am. Four contractors responded to the solicitation; their bids are included the Council's agenda packet. Staff recommends that the City Council accept the base bid, Alternate #1 and Alternate #2 from Crossland Construction, LLC in the amount of \$5,648,000.

2025 Street Preservation Projects Engineering Services (Item C)

The Street Maintenance Plan was presented at the November 12th City Council Workshop. This agreement includes provisions for developing bidding documents, assisting with contractor procurement, and providing construction observation and administration services. The costs for these improvements will be funded through the Capital Improvement Program (CIP).

Staff recommends that the City Council approve Work Order 24-11 from PEC in the amount of \$125,000.00. This work order covers design, bidding, and construction observation and administration services for the 2025 Street Preservation Program projects.

Reimbursement to Dondlinger Construction for waterline replacement (Item D)

Public Works staff was called out to address a broken waterline. At the same time, Dondlinger was installing storm sewer improvements in Aurora Park, where the same 8-inch waterline was found to conflict with the storm sewer being installed. To proceed with the project, the waterline needed to be lowered.

During on-site discussions between the City, Dondlinger, and Garver, the City faced a choice: have Dondlinger repair the broken waterline or lower the waterline at an additional cost. After consulting with Garver, it was determined that lowering the waterline was the only viable option to allow the storm sewer installation to proceed. The decision was made to have Dondlinger lower the waterline.

Given the emergency nature of the situation and the fact that Dondlinger was already on-site, no additional quotes were obtained. Staff recommends that the City Council approve Dondlinger's request for \$15,442.00 to cover the cost of lowering the waterline.

Ordinance, Zoning Map Update (Item E)

From time to time, Cities should update their zoning maps. The last zoning map update was completed in 2023 and since then several areas have been annexed or rezoned. Per City Code the map was then reviewed and approved by Planning Commission, and now comes before City Council for final approval.

PUD Ordinance and Dedication of Streets, Easements, etc. Spring Pines (formerly Homestead at Spring) (Item F & G)

The Planning Commission held a public hearing for this PUD and voted to recommend its approval in November. Subsequently, at their December meeting, the Planning Commission approved the final plat.

The Planning Commission's recommendation is now before the City Council for consideration. If the City Council accepts the Commission's recommendation, the PUD may be adopted through an Ordinance. City Attorney Maria Schrock has provided motion language in the Council's agenda,

along with a draft Ordinance. Director of Community Development Paula Downs will also be present at the Council meeting to address any questions.

Staff recommends that the City Council approve the findings of fact and the Planning Commission's recommendation for PUD-24-02 and adopt the Ordinance as presented.

If the PUD is approved by the Council, the Council may then formally accept the dedication of streets, alleys, and public ways as presented in the final plat for Spring Pines (Item G in the Council's packet).

PUD-24-04, Chapel Landing Phase 2 (Item H)

PUD 24-04 proposes a Final Planned Unit Development (PUD) to convert approved duplexes into townhouses with zero interior lot lines on reduced lot sizes within an R-4 zoning district, located in a portion of Chapel Landing Phase II.

At their November meeting, the Planning Commission held a public hearing for this PUD and tabled it for further consideration. At their December meeting, the Planning Commission recommended approval of the proposed Final PUD with modifications. (please review Planning Commission minutes)

The Planning Commission's recommendation is now before the City Council for consideration. City Attorney Maria Schrock has provided motion language in the Council's agenda, along with a draft Ordinance. Director of Community Development Paula Downs has prepared a detailed report for the City Council and will be present at the meeting to address any questions.

Executive Session (XIII)

Will need one executive session.

Discussion And Future Issues (XIV)

The Council may discuss availability for the next Council workshop, scheduled for January 14th at 7:00 p.m. Also, Mayor Benage would like to have a discussion about roads that are shared between Bel Aire and Sedgwick County.