



AGENDA
CITY COUNCIL MEETING
7651 E. Central Park Ave, Bel Aire, KS
March 03, 2026 7:00 PM



I. CALL TO ORDER: Mayor Jim Benage

II. ROLL CALL

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

III. OPENING PRAYER: Deacon Luke Meyerhoff

IV. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

V. PROCLAMATION

A. American Red Cross Month, March 2026

VI. DETERMINE AGENDA ADDITIONS

VII. CONSENT AGENDA

A. Approval of Minutes of the February 17, 2026 City Council meeting.

B. Approve the Mayor's appointment of John Sutherland to the Bel Aire Planning Commission, term ending March 3, 2029.

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. 26-04 in the amount of \$242,905.66.

Action: Motion to (approve / deny / table) Appropriations Ordinance No. 26-04.

Motion _____ Second _____ Vote _____

IX. CITY REQUESTED APPEARANCES

- A. **Presentation of the Willard Garvey Crime Prevention Officers of the Year Award – Chief Atteberry**
- B. **Presentation on Emergency Management – Chief Atteberry**

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 an Ordinance Amending Chapter 6, Article 4, Fireworks Code, Relating to the Clarification and Posting of Date and Times for Detonation and Sales.**

Action: Motion to (Adopt / Deny / Table) An Ordinance Amending the Fireworks Code (As Amended / As Presented) and authorize the Mayor to sign.

Motion _____ Second _____ Vote _____

B. **Consideration of An Ordinance Amending Chapter 18, Article 6, of the City Code, to Incorporate the Amended Zoning District Map of 2025.**

Action: Motion to (Adopt / Deny / Table) An Ordinance Incorporating an Amended Zoning District Map of 2025 into the City Code (As Amended / As Presented) and authorize the Mayor to sign.

Motion _____ Second _____ Roll Call Vote:

Greg Davied _____ Tyler Dehn _____ Emily Hamburg _____

Brandon McIntosh _____ Mike Proctor _____

C. **Consideration of Bids and Approval of Contract for 2026 Street Maintenance & Repairs.**

<u>Bidder</u>	<u>Total Bid</u>
<i>Engineer's Estimate</i>	\$931,650.30
APAC	\$750,556.50

Kansas Paving \$675,243.00

Pearson \$708,329.00

Action: Motion to (accept / deny / table) the bid from _____ in the amount not to exceed \$_____ for 2026 Street Maintenance & Repairs and authorize the Mayor to sign all related documents.

Motion _____ Second _____ Vote _____

XIII. EXECUTIVE SESSION

A. Action: Motion to recess into executive session to discuss the performance review of the City Attorney. The discussion will be pursuant to K.S.A. 75-4319(b)(1) to discuss personnel matters of non-elected personnel. Invite the City Attorney and City Manager. 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. Discussion about permanent water conservation methods

XV. ADJOURNMENT

Action: Motion to adjourn.

Motion _____ Second _____ Vote _____

Additional Attachments:

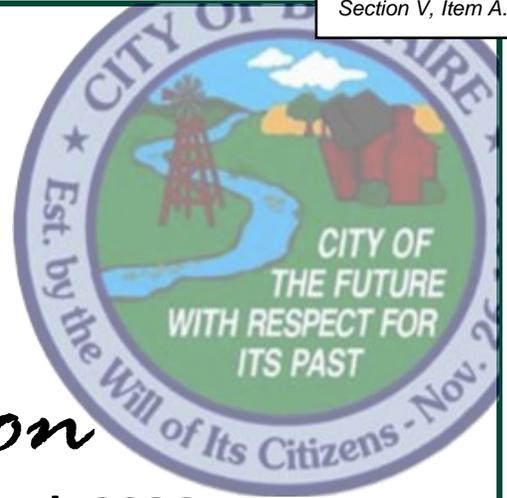
A. Utility Advisory Committee Minutes - January 2026

B. 2025 UAC Annual Report

C. City Manager's Report - March 3, 2026

Notice

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



Proclamation

American Red Cross Month, March 2026

TO THE CITIZENS OF BEL AIRE, KANSAS, GREETINGS:

WHEREAS, March is Red Cross Month - a special time to recognize and thank our heroes – those who volunteer, take life-saving courses or provide financial donations to support an organization whose mission is to help those in need; and

WHEREAS, we would like to remember those who help all of us here in Bel Aire, KS by giving their time to help their neighbor and thank our heroes, our volunteers, class takers and financial supporters who help us assist those in need; and

WHEREAS, in the City of Bel Aire, the American Red Cross works tirelessly through its employees and thousands of volunteers to help when disaster strikes, when someone needs life-saving blood or the comfort of a helping hand; and

WHEREAS, across the country, the American Red Cross responds to an average of 65,000 disasters a year, provides services to military members, veterans and civilians, collects and distributes about 40 percent of the nation’s blood supply and trains more than seven million people in first aid, water safety and other lifesaving skills every year; and

WHEREAS, our community depends on the American Red Cross, which relies on donations of time, money and blood to fulfill its humanitarian mission. The American Red Cross continues to offer help and comfort to those in need.

NOW, THEREFORE, I, Jim Benage, Mayor of the City of Bel Aire, on behalf of the entire City Council, do hereby proclaim March 2026 as American Red Cross Month in Bel Aire.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official seal of Bel Aire, Kansas this 3rd day of March, 2026.

Jim Benage, Mayor





MINUTES
CITY COUNCIL MEETING
7651 E. Central Park Ave, Bel Aire, KS
February 17, 2026 7:00 PM



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

II. ROLL CALL

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

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

III. OPENING PRAYER: Gary Green provided the opening prayer.

IV. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

Mayor Jim Benage led the pledge of allegiance.

V. DETERMINE AGENDA ADDITIONS: There were no additions.

VI. CONSENT AGENDA

A. Approval of Minutes of the February 3, 2026 City Council meeting.

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

VII. DISCUSSION AND APPROVAL OF APPROPRIATIONS ORDINANCE

A. Consideration of Appropriations Ordinance No. 26-03 in the amount of \$1,117,609.85.

MOTION: Councilmember Dehn moved to approve Appropriations Ordinance No. 26-03. Councilmember Hamburg seconded the motion. *Motion carried 5-0.*

VIII. CITY REQUESTED APPEARANCES

A. Garver - Proposed Improvements to 45th Street

Ken Lee, Garver, gave a project overview presentation for proposed sidewalks, and other improvements on 45th Street. He also gave an update on two other projects: the 53rd Street – Oliver to Woodlawn sidewalk project is tentatively scheduled to start on March 2nd; and for the Aurora Park project, they are working on final stabilization and closeout.

IX. CITIZEN CONCERNS: No one spoke.

X. REPORTS

A. Council Member Reports

Councilmember McIntosh reported he attended the K-254 open house last week and the bike-ped open house tonight.

Councilmember Hamburg reported she attended K-254 open house and the bike-ped open house. She noted that the KDOT survey for K-254 is still open on the City’s website and encouraged residents to complete survey.

Councilmember Proctor attended the K-254 open house and the bike-ped open house. He also attended the latest Bel Aire Chamber Of Commerce meeting, where he was elected as secretary.

Councilmember Davied attended the bike-ped open house.

Councilmember Dehn attended the monthly Bel Aire Chamber of Commerce meeting, the K-254 open house, and a meeting last Friday morning with KDOT and Wilson & Company regarding K-254. He attended the bike-ped open house today and thanked those who attended.

B. Mayor's Report

Mayor Benage gave a presentation about property taxes at the recent Bel Aire Chamber meeting. He also attended the K-254 open house and the bike-ped open house. Mayor Benage spent last Thursday and Friday in Topeka. He has been working on a House Bill regarding agreements between local governments concerning shared roads. He also testified about House Bill 2745 regarding property taxes.

C. City Attorney Report – No report.

D. City Manager Report

City Manager Ted Henry reported on current projects. Final asphalt was laid last week for the Aurora Park Project. The 53rd street sidewalk project is scheduled to begin on March 2nd. Bids for the street maintenance project will be taken tomorrow. Next week, officials will meet for preliminary discussion of installing a crosswalk on Woodlawn. Everygy will soon begin replacing defective blue light bulbs in streetlights around the city. Last week, Mr. Henry and Mayor Benage sat in interviews for the new Attorney for the Chisholm Creek Utility Authority. At the recent K-254 open house at Northeast Magnet High School, about 100 people attended. On Friday, about 50 people attended the K-254 meeting at City Hall. Next Thursday, Mr. Henry will give a presentation at the Women in Commercial Real Estate meeting in Bel Aire. Finally, he noted that the Tree Board meets next Monday at 6 p.m.

XI. ORDINANCES, RESOLUTIONS AND FINAL ACTIONS

- A. Consideration of An Agreement for Federal-Aid Construction Engineering Inspection Services By Consultant (Cost Plus Net Fee CE Agreement) by and between the City of Bel Aire, Kansas, Sedgwick County, and the Kansas Department of Transportation for the 53rd Street Multi-Use Path (KDOT BLP Project No 87 N-0806-01).**

MOTION: Councilmember Hamburg moved to accept An Agreement for Federal-Aid Construction Engineering Inspection Services with Sedgwick County, and the Kansas Department of Transportation for the 53rd Street Multi-Use Path and authorize the Mayor to sign. Councilmember Proctor seconded the motion. *Motion carried 5-0.*

- B. Consideration of a Contract between the Secretary of Transportation, Kansas Department of Transportation and the City of Bel Aire, Kansas for participation in the High Risk Urban Roads Program (Project No. U-2611-01, KDOT Bureau of Transportation Safety).**

MOTION: Councilmember Dehn moved to approve the Contract between the Secretary of Transportation, Kansas Department of Transportation and the City of Bel Aire, Kansas for participation in the High Risk Urban Roads Program and authorize the Mayor to sign. Councilmember Proctor seconded the motion. *Motion carried 5-0.*

- C. Consideration of a Purchase Contract for (1) New Forklift at \$37,563.70.**

MOTION: Councilmember Davied moved to Approve a Purchase Contract with Lift Truck Center for 1 New Forklift at a cost not to exceed \$37,563.70 and authorize the Mayor to sign. Councilmember McIntosh seconded the motion. *Motion carried 5-0.*

- D. Consideration of A Resolution of the Governing Body of the City Of Bel Aire, Kansas Amending Its Resolution No. R-22-37, Which Relates to the Advisability of Issuing Taxable Industrial Revenue Bonds for the Purpose of Financing the Acquiring, Equipping and Constructing Of a Storage Facility to be Located in the City (Bel Aire Secure Storage, LLC).**

MOTION: Councilmember McIntosh moved to adopt A Resolution of the Governing Body of the City Of Bel Aire, Kansas Amending Its Resolution No. R-22-37, Which Relates to the Advisability of Issuing Taxable Industrial Revenue Bonds for the Purpose of Financing the Acquiring, Equipping and Constructing Of a Storage Facility to be Located in the City and authorize the Mayor to sign. Councilmember Dehn seconded the motion. *Motion carried 5-0.*

XII. EXECUTIVE SESSION

- A. MOTION:** Councilmember McIntosh moved to recess into executive session to discuss with legal counsel and receive legal advice related to pending litigation. The discussion will be pursuant to K.S.A. 75- 4319(b)(2) for legal consultation with Neil Gosch, which would be deemed privileged in the attorney-client relationship. Invite Neil Gosch, Katherine Chlumsky, City Manager, City Attorney and City Engineer. The meeting will be

for a period of 30 minutes, and the open meeting will resume in City Council Chambers at 8:30 p.m. Councilmember Davied seconded the motion. **Motion carried 5-0.**

The Council then recessed for Executive Session. At 8:31 p.m., Mayor Benage called the meeting back to order and stated that no binding action had been taken.

- B. MOTION:** Councilmember Proctor moved to recess into executive session to discuss the performance review of the City Attorney. 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 10 minutes, and the open meeting will resume in City Council Chambers at 8:41 p.m. Councilmember Davied seconded the motion. **Motion carried 5-0.**

The Council then recessed for Executive Session. At 8:42 p.m., Mayor Benage called the meeting back to order and stated that no binding action had been taken.

XIII. DISCUSSION AND FUTURE ISSUES

A. Discussion of WAMPO Call For Projects

Anne Stephens, City Engineer spoke to Council about identifying projects for the Call for Projects from Wichita Area Metropolitan Policy , due March 2nd. The Council discussed previously identified projects. There was a consensus that the 45th Street Project could be submitted.

Mayor Benage also presented a draft letter regarding support for K-254 improvements. Council Members requested more time to review the letter.

No official action was taken.

XIV. ADJOURNMENT

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

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

Jim Benage, Mayor

ATTEST:

Melissa Krehbiel, City Clerk



City of Bel Aire, KS

Payment Dates 2/11/2026 - 2/24/2026

Table with columns: Vendor DBA, Description (Item), Post Date, Payment Date, Project Account Key, Amount. Includes sub-totals for various vendors like ARK VALLEY NEWS, BEL AIRE AREA CHAMBER OF COMMERCE, BURNS & MCDONNELL ENGINEERING, COOPER LAW OFFICES, COX COMMUNICATIONS, INC, CRAFTCO, INC, CULLIGAN OF WICHITA, EMPOWER RETIREMENT 457, and EVERGY KANSAS CENTRAL INC.

AP ORDINANCE

Vendor DBA	Description (Item)	Post Date	Payment Date	Project Account Key	Amount
Vendor DBA: 2654 -					
EXPERT AUTO CENTER	MAINTENANCE/REPAIR	02/10/2026	02/11/2026		72.98
EXPERT AUTO CENTER	MAINTENANCE/REPAIR	02/18/2026	02/20/2026		24.33
EXPERT AUTO CENTER	PD-MAINTENANCE/REPAIR	02/10/2026	02/11/2026		30.00
EXPERT AUTO CENTER	PW-MAINTENANCE/REPAIR	02/10/2026	02/11/2026		338.17
EXPERT AUTO CENTER	PW-MAINTENANCE/REPAIR	02/10/2026	02/11/2026		338.18
EXPERT AUTO CENTER	PW-MAINTENANCE/REPAIR	02/10/2026	02/11/2026		338.18
EXPERT AUTO CENTER	PW-MAINTENANCE/REPAIR	02/10/2026	02/11/2026		338.18
EXPERT AUTO CENTER	PD-MAINTENANCE/REPAIR	02/18/2026	02/20/2026		70.27
EXPERT AUTO CENTER	PD-MAINTENANCE/REPAIR	02/18/2026	02/20/2026		76.96
Vendor DBA 2654 - EXPERT AUTO CENTER Total:					1,627.25
Vendor DBA: 0010 -					
FICA/FEDERAL W/H	SOCIAL SECURITY/FICA	02/12/2026	02/12/2026		12,321.36
FICA/FEDERAL W/H	SOCIAL SECURITY/FICA	02/12/2026	02/12/2026		367.42
FICA/FEDERAL W/H	SOCIAL SECURITY/FICA	02/12/2026	02/12/2026		1,250.00
FICA/FEDERAL W/H	SOCIAL SECURITY/FICA	02/12/2026	02/12/2026		1,663.14
FICA/FEDERAL W/H	FEDERAL W/H TAXES	02/12/2026	02/12/2026		6,874.18
FICA/FEDERAL W/H	FEDERAL W/H TAXES	02/12/2026	02/12/2026		204.96
FICA/FEDERAL W/H	FEDERAL W/H TAXES	02/12/2026	02/12/2026		600.00
FICA/FEDERAL W/H	FEDERAL W/H TAXES	02/12/2026	02/12/2026		1,397.05
FICA/FEDERAL W/H	MEDICARE/FICA	02/12/2026	02/12/2026		2,881.60
FICA/FEDERAL W/H	MEDICARE/FICA	02/12/2026	02/12/2026		85.92
FICA/FEDERAL W/H	MEDICARE/FICA	02/12/2026	02/12/2026		292.38
FICA/FEDERAL W/H	MEDICARE/FICA	02/12/2026	02/12/2026		388.90
Vendor DBA 0010 - FICA/FEDERAL W/H Total:					28,326.91
Vendor DBA: 0068 -					
GALLS, LLC	PD SUPPLIES	02/10/2026	02/11/2026		9.50
GALLS, LLC	UNIFORMS	02/10/2026	02/11/2026		106.20
GALLS, LLC	UNIFORMS	02/10/2026	02/11/2026		186.18
GALLS, LLC	UNIFORMS	02/10/2026	02/11/2026		95.98
Vendor DBA 0068 - GALLS, LLC Total:					397.86
Vendor DBA: 0241 -					
HAWKS INTER-STATE PESTMA...	REC-HAWKS PEST CONTROL	02/18/2026	02/20/2026		87.76
HAWKS INTER-STATE PESTMA...	CH-HAWKS PEST CONTROL	02/10/2026	02/11/2026		102.76
Vendor DBA 0241 - HAWKS INTER-STATE PESTMASTERS Total:					190.52
Vendor DBA: 2582 -					
IMAGINE IT INC	COMPUTER SUPPORT SERVICE	02/09/2026	02/11/2026		14,955.89
IMAGINE IT INC	COMPUTER SUPPORT SERVICE	02/20/2026	02/20/2026	029-8893	1,260.00
Vendor DBA 2582 - IMAGINE IT INC Total:					16,215.89
Vendor DBA: 2715 -					
INFOSEND INC	UTILITY INSERT	02/19/2026	02/20/2026		65.89
INFOSEND INC	UTILITY BILLS	02/19/2026	02/20/2026		768.88
INFOSEND INC	UTILITY LATE NOTICES	02/19/2026	02/20/2026		203.26
INFOSEND INC	UTILITY INSERT	02/19/2026	02/20/2026		65.89
INFOSEND INC	UTILITY INSERT	02/19/2026	02/20/2026		65.88
INFOSEND INC	UTILITY LATE NOTICES	02/19/2026	02/20/2026		203.26
INFOSEND INC	UTILITY BILLS	02/19/2026	02/20/2026		768.87
Vendor DBA 2715 - INFOSEND INC Total:					2,141.93
Vendor DBA: 3066 -					
JANICE LARSON	REC PROGRAM REFUND	02/18/2026	02/20/2026		15.00
Vendor DBA 3066 - JANICE LARSON Total:					15.00
Vendor DBA: 3058 -					
JESSICA DOUGLAS	REFUND-INDOOR SOCCER	02/10/2026	02/11/2026		45.00
Vendor DBA 3058 - JESSICA DOUGLAS Total:					45.00
Vendor DBA: 0196 -					
K P E R S	KP&F	02/12/2026	02/12/2026		12,151.72
K P E R S	KPERS 1	02/12/2026	02/12/2026		1,388.48
K P E R S	KPERS 1	02/12/2026	02/12/2026		521.01

AP ORDINANCE

Vendor DBA	Description (Item)	Post Date	Payment Date	Project Account Key	Amount
K P E R S	KPERS 1	02/12/2026	02/12/2026		377.25
K P E R S	KPERS 1	02/12/2026	02/12/2026		676.35
K P E R S	KPERS 2	02/12/2026	02/12/2026		2,016.69
K P E R S	KPERS 2	02/12/2026	02/12/2026		373.66
K P E R S	KPERS 3	02/12/2026	02/12/2026		6,710.70
K P E R S	KPERS 3	02/12/2026	02/12/2026		1,000.39
K P E R S	KPERS 3	02/12/2026	02/12/2026		1,552.45
Vendor DBA 0196 - K P E R S Total:					26,768.70
Vendor DBA: 1642 -					
KANSAS DEPT OF HEALTH & E...	53RD ST. SIDEWALK PERMIT	02/18/2026	02/20/2026	002-8884	60.00
KANSAS DEPT OF HEALTH & E...	C20 1959-01:SEWER LOAN DE...	02/11/2026	02/11/2026		13,244.53
KANSAS DEPT OF HEALTH & E...	C20 1959-01:SEWER LOAN DE...	02/11/2026	02/11/2026		2,293.56
KANSAS DEPT OF HEALTH & E...	C20 1959-01:SEWER LOAN DE...	02/11/2026	02/11/2026		306.63
Vendor DBA 1642 - KANSAS DEPT OF HEALTH & ENVIRONMENT Total:					15,904.72
Vendor DBA: 0199 -					
KANSAS DEPT OF REV:SALES T...	01/26 SALES TAX	02/19/2026	02/19/2026		887.15
Vendor DBA 0199 - KANSAS DEPT OF REV:SALES TAX Total:					887.15
Vendor DBA: 0197 -					
KANSAS DEPT OF REVENUE	KS STATE W/H	02/12/2026	02/12/2026		4,701.36
KANSAS DEPT OF REVENUE	KS STATE W/H	02/12/2026	02/12/2026		121.27
KANSAS DEPT OF REVENUE	KS STATE W/H	02/12/2026	02/12/2026		455.93
KANSAS DEPT OF REVENUE	KS STATE W/H	02/12/2026	02/12/2026		661.52
Vendor DBA 0197 - KANSAS DEPT OF REVENUE Total:					5,940.08
Vendor DBA: 0884 -					
KANSAS LAND TIRE/ MCWHO...	VEH/EQUIP REPAIRS & MAINT	02/18/2026	02/20/2026		42.30
KANSAS LAND TIRE/ MCWHO...	VEH/EQUIP REPAIRS & MAINT	02/18/2026	02/20/2026		42.30
KANSAS LAND TIRE/ MCWHO...	VEH/EQUIP REPAIRS & MAINT	02/18/2026	02/20/2026		42.30
KANSAS LAND TIRE/ MCWHO...	VEH/EQUIP REPAIRS & MAINT	02/18/2026	02/20/2026		42.30
Vendor DBA 0884 - KANSAS LAND TIRE/ MCWHORTER'S TIRE & SERVICE Total:					169.20
Vendor DBA: 0390 -					
KANSAS MUNICIPAL JUDGES A...	2026 KMJA DUES/TERRY BEALL	02/10/2026	02/11/2026		25.00
Vendor DBA 0390 - KANSAS MUNICIPAL JUDGES ASSOC Total:					25.00
Vendor DBA: 0075 -					
KANSAS ONE-CALL SYSTEM, I...	LOCATE FEES: 217 FOR 01/26	02/09/2026	02/11/2026		144.31
KANSAS ONE-CALL SYSTEM, I...	LOCATE FEES: 217 FOR 01/26	02/09/2026	02/11/2026		144.30
Vendor DBA 0075 - KANSAS ONE-CALL SYSTEM, INC. Total:					288.61
Vendor DBA: 0191 -					
KANSAS RURAL WATER ASSOC...	CONFERENCE REGISTRATION	02/09/2026	02/11/2026		210.00
Vendor DBA 0191 - KANSAS RURAL WATER ASSOCIATION Total:					210.00
Vendor DBA: 0836 -					
KANZA CO-OPERATIVE ASSOC...	UNLEADED BULK FUEL	02/18/2026	02/20/2026		256.46
KANZA CO-OPERATIVE ASSOC...	UNLEADED BULK FUEL	02/18/2026	02/20/2026		256.44
KANZA CO-OPERATIVE ASSOC...	DIESEL BULK FUEL	02/18/2026	02/20/2026		53.28
KANZA CO-OPERATIVE ASSOC...	DIESEL BULK FUEL	02/18/2026	02/20/2026		53.29
KANZA CO-OPERATIVE ASSOC...	UNLEADED BULK FUEL	02/18/2026	02/20/2026		256.46
KANZA CO-OPERATIVE ASSOC...	DIESEL BULK FUEL	02/18/2026	02/20/2026		53.29
KANZA CO-OPERATIVE ASSOC...	UNLEADED BULK FUEL	02/18/2026	02/20/2026		256.46
KANZA CO-OPERATIVE ASSOC...	UNLEADED BULK FUEL	02/18/2026	02/20/2026		256.46
Vendor DBA 0836 - KANZA CO-OPERATIVE ASSOCIATION Total:					1,442.14
Vendor DBA: 3059 -					
KAYLA BEDFORD	BOND REFUND	02/18/2026	02/20/2026		700.00
Vendor DBA 3059 - KAYLA BEDFORD Total:					700.00
Vendor DBA: 1939 -					
KIDD'S TOWING & RECOVERY	TOWING SERVICE	02/18/2026	02/20/2026		100.00
Vendor DBA 1939 - KIDD'S TOWING & RECOVERY Total:					100.00
Vendor DBA: 0225 -					
LEE REED ENGRAVING, INC	WALL & DESK NAME PLATES	02/18/2026	02/20/2026		194.25

AP ORDINANCE

Vendor DBA	Description (Item)	Post Date	Payment Date	Project Account Key	Amount
LEE REED ENGRAVING, INC	WALL & DESK NAME PLATES	02/18/2026	02/20/2026		55.50
LEE REED ENGRAVING, INC	WALL & DESK NAME PLATES	02/18/2026	02/20/2026		27.75
LEE REED ENGRAVING, INC	WALL & DESK NAME PLATES	02/18/2026	02/20/2026		27.75
Vendor DBA 0225 - LEE REED ENGRAVING, INC Total:					305.25
Vendor DBA: 2859 -					
LEFTY'S GRAPHICS	UNIFORMS/CLOTHING	02/10/2026	02/11/2026		241.45
Vendor DBA 2859 - LEFTY'S GRAPHICS Total:					241.45
Vendor DBA: 0293 -					
MAXIMUM OUTDOOR EQUIP...	EQUIPMENT REPAIR/MAINTEN...	02/18/2026	02/20/2026		462.83
MAXIMUM OUTDOOR EQUIP...	EQUIPMENT REPAIR/MAINTEN...	02/18/2026	02/20/2026		208.65
Vendor DBA 0293 - MAXIMUM OUTDOOR EQUIPMENT/SVC Total:					671.48
Vendor DBA: 1345 -					
OREILLY AUTO PARTS	VEHICLE/EQUIP SUPPLIES/PA...	02/10/2026	02/11/2026		13.74
OREILLY AUTO PARTS	SNOW & ICE REMOVAL	02/10/2026	02/11/2026		222.89
OREILLY AUTO PARTS	VEHICLE/EQUIP SUPPLIES/PA...	02/10/2026	02/11/2026		138.51
OREILLY AUTO PARTS	SAFETY EQUIP & SUPPLIES	02/10/2026	02/11/2026		104.94
Vendor DBA 1345 - OREILLY AUTO PARTS Total:					480.08
Vendor DBA: 2369 -					
PAYLOCITY CORPORATION	FSA EMPLOYEE EXPENSE	02/12/2026	02/13/2026		580.33
PAYLOCITY CORPORATION	FSA EMPLOYEE EXPENSE	02/12/2026	02/13/2026		109.92
PAYLOCITY CORPORATION	FSA EMPLOYEE EXPENSE	02/20/2026	02/12/2026		1,122.84
PAYLOCITY CORPORATION	FSA EMPLOYEE EXPENSE	02/20/2026	02/12/2026		52.51
PAYLOCITY CORPORATION	FSA EMPLOYEE EXPENSE	02/19/2026	02/20/2026		32.30
Vendor DBA 2369 - PAYLOCITY CORPORATION Total:					1,897.90
Vendor DBA: 3064 -					
PLAYPOWER LT FARMINGTON,...	PARK EQUIPMENT REPAIR	02/18/2026	02/20/2026		1,641.67
Vendor DBA 3064 - PLAYPOWER LT FARMINGTON, INC./LITTLE TIKES COMMERCIAL Total:					1,641.67
Vendor DBA: 0105 -					
PUBLIC WORKS & UTILITIES-CI...	16,500 GAL 12/31/25-01/31/...	02/10/2026	02/11/2026		58.25
Vendor DBA 0105 - PUBLIC WORKS & UTILITIES-CITY OF WICHITA Total:					58.25
Vendor DBA: 0441 -					
RUSTY ECK FORD	VEHICLE REPAIR/MAINT	02/18/2026	02/20/2026		190.36
Vendor DBA 0441 - RUSTY ECK FORD Total:					190.36
Vendor DBA: 0216 -					
SEDGWICK COUNTY DIV OF FI...	01/26 PRISONER HOUSING FE...	02/10/2026	02/11/2026		3,887.22
Vendor DBA 0216 - SEDGWICK COUNTY DIV OF FINANCE Total:					3,887.22
Vendor DBA: 1784 -					
SHERWIN WILLIAMS 707563	CONSTRUCTION MATERIAL/S...	02/10/2026	02/11/2026		63.72
Vendor DBA 1784 - SHERWIN WILLIAMS 707563 Total:					63.72
Vendor DBA: 0911 - SIMPLE CLEAN					
SIMPLE CLEAN	02/26 JANITORIAL SVC: CH	02/10/2026	02/11/2026		1,832.50
SIMPLE CLEAN	**/** JANITORIAL SVC: PW	02/10/2026	02/11/2026		77.40
SIMPLE CLEAN	**/** JANITORIAL SVC: PW	02/10/2026	02/11/2026		77.40
SIMPLE CLEAN	**/** JANITORIAL SVC: PW	02/10/2026	02/11/2026		77.40
SIMPLE CLEAN	**/** JANITORIAL SVC: PW	02/10/2026	02/11/2026		77.40
SIMPLE CLEAN	02/26 JANITORIAL SVC: REC	02/10/2026	02/11/2026		682.50
Vendor DBA 0911 - SIMPLE CLEAN Total:					2,824.60
Vendor DBA: 2286 -					
UTILITY MAINTENANCE CONT...	WATER SERVICE INSTALL	02/18/2026	02/20/2026		9,853.36
Vendor DBA 2286 - UTILITY MAINTENANCE CONTRACTOR Total:					9,853.36
Vendor DBA: 3057 - WATERWORTH					
WATERWORTH	SOFTWARE/HARDWARE MAI...	02/12/2026	02/12/2026		4,975.00
WATERWORTH	SOFTWARE/HARDWARE MAI...	02/12/2026	02/12/2026		4,975.00
Vendor DBA 3057 - WATERWORTH Total:					9,950.00

AP ORDINANCE

Payment Date Section VIII, Item A. 26

Vendor DBA	Description (Item)	Post Date	Payment Date	Project Account Key	Amount
Vendor DBA: 0106 -					
WICHITA WINWATER WORKS	WATER SERV/MAINT SUPPLIES	02/18/2026	02/20/2026		395.15
Vendor DBA 0106 - WICHITA WINWATER WORKS Total:					395.15
Grand Total:					151,244.02

Report Summary**Fund Summary**

Fund	Payment Amount
100 - General Fund	68,353.01
200 - Special Street & Highway	11,273.82
315 - Equipment Reserve	14,955.89
320 - Capital Projects Fund 2	1,320.00
400 - Land Bank Fund	33.28
520 - Water Utility	23,329.41
530 - Sewer Utility	<u>31,978.61</u>
Grand Total:	151,244.02

Account Summary

Account Number	Account Name	Payment Amount
100-000-000-2014	FEDERAL TAX PAYABLE	6,874.18
100-000-000-2016	SOCIAL SECURITY PAYAB...	12,321.36
100-000-000-2018	MEDICARE PAYABLE	2,881.60
100-000-000-2020	STATE TAX PAYABLE	4,701.36
100-000-000-2022	KPERS 1 PAYABLE	1,388.48
100-000-000-2024	KPERS 2 PAYABLE	2,016.69
100-000-000-2026	KPERS 3 PAYABLE	6,710.70
100-000-000-2028	KP&F PAYABLE	12,151.72
100-000-000-2034	457 DEFERRED COMP P...	1,152.00
100-000-000-2062	FSA HEALTH PAYABLE	1,735.47
100-000-000-2074	COURT BOND REFUND P...	700.00
100-000-000-4400	RECREATION PROGRAM ...	60.00
100-100-140-6028	PUBLICATIONS/PRINTING	105.60
100-100-150-6008	PROFESSIONAL DUES/M...	250.00
100-100-150-6038	MERCHANDISE TSF OR D...	194.25
100-100-160-6028	PUBLICATIONS/PRINTING	500.00
100-120-240-6008	PROFESSIONAL DUES/M...	25.00
100-120-240-7026	COURT APPT ATTY/INVE...	1,352.00
100-120-240-7064	INMATE HOUSING FEES	3,887.22
100-120-250-6040	UNIFORMS/CLOTHING	629.81
100-120-250-6300	POLICE SUPPLIES	9.50
100-120-250-6604	VEHICLE/EQUIP SUPPLIE...	30.00
100-120-250-7024	CONTRACTUAL SERVICES	46.00
100-120-250-7604	VEH & EQUIP: REPAIR/...	437.59
100-130-350-6028	PUBLICATIONS/PRINTING	65.89
100-130-350-6056	PETROLEUM PRODUCTS	256.46
100-130-350-6100	CONSTRUCTION MATER...	63.72
100-130-350-6604	VEHICLE/EQUIP SUPPLIE...	152.25
100-130-350-7024	CONTRACTUAL SERVICES	87.76
100-130-350-7038	JANITORIAL SERVICES	682.50
100-130-350-7046	COMMUNICATION SERV...	193.69
100-130-350-7604	VEH & EQUIP: REPAIR/...	671.48
100-130-360-6028	PUBLICATIONS/PRINTING	241.00
100-150-510-6056	PETROLEUM PRODUCTS	309.72
100-150-510-6400	RECREATIONAL EQUIP/S...	1,641.67
100-150-510-6604	VEHICLE/EQUIP SUPPLIE...	338.17
100-150-510-7024	CONTRACTUAL SERVICES	6.73
100-150-510-7038	JANITORIAL SERVICES	77.40
100-150-510-7046	COMMUNICATION SERV...	63.70
100-150-510-7048	UTILITIES	233.54
100-150-510-7604	VEH & EQUIP: REPAIR/...	42.30
100-160-610-6038	MERCHANDISE TSF OR D...	55.50
100-160-610-6604	VEHICLE/EQUIP SUPPLIE...	72.98
100-160-610-7604	VEH & EQUIP: REPAIR/...	24.33
100-190-910-7024	CONTRACTUAL SVCS	186.76
100-190-910-7038	JANITORIAL SVCS	1,832.50

Account Summary

Account Number	Account Name	Payment Amount
100-190-910-7046	COMMUNICATION SERV...	892.43
200-000-000-2014	FEDERAL TAX PAYABLE	204.96
200-000-000-2016	SOCIAL SECURITY PAYAB...	367.42
200-000-000-2018	MEDICARE PAYABLE	85.92
200-000-000-2020	STATE TAX PAYABLE	121.27
200-000-000-2022	KPERS 1 PAYABLE	521.01
200-210-200-6036	SAFETY EQUIP & SUPPLI...	104.94
200-210-200-6056	PETROLEUM PRODUCTS	309.75
200-210-200-6200	SNOW & ICE REMOVAL	222.89
200-210-200-6604	VEHICLE/EQUIP SUPPLIE...	338.18
200-210-200-7024	CONTRACTUAL SERVICES	6.72
200-210-200-7038	JANITORIAL SERVICES	77.40
200-210-200-7040	STREET LIGHTING	8,424.07
200-210-200-7046	COMMUNICATION SERV...	63.70
200-210-200-7048	UTILITIES	230.74
200-210-200-7604	VEH & EQUIP: REPAIR/...	194.85
315-315-315-8000	VEH/EQUIP LEASE/PURC...	14,955.89
320-320-320-8884	CONSTRUCTION - SIDE...	60.00
320-320-320-8893	EQUIPMENT AND FURNI...	1,260.00
400-400-400-6028	PUBLICATIONS/PRINTING	33.28
520-000-000-2014	FEDERAL TAX PAYABLE	600.00
520-000-000-2016	SOCIAL SECURITY PAYAB...	1,250.00
520-000-000-2018	MEDICARE PAYABLE	292.38
520-000-000-2020	STATE TAX PAYABLE	455.93
520-000-000-2022	KPERS 1 PAYABLE	377.25
520-000-000-2024	KPERS 2 PAYABLE	373.66
520-000-000-2026	KPERS 3 PAYABLE	1,000.39
520-000-000-2062	FSA HEALTH PAYABLE	109.92
520-210-520-2006	STATE SALES TAX COLLE...	887.15
520-210-520-6028	PUBLICATIONS/PRINTING	1,103.91
520-210-520-6038	MERCHANDISE TSF OR D...	27.75
520-210-520-6046	TRAINING/CONFERENCES	210.00
520-210-520-6056	PETROLEUM PRODUCTS	309.75
520-210-520-6604	VEHICLE/EQUIP SUPPLIE...	338.18
520-210-520-6802	WATER SYSTEM MAINT/...	395.15
520-210-520-7016	SOFTWARE/HARDWARE...	4,975.00
520-210-520-7024	CONTRACTUAL SERVICES	10,004.40
520-210-520-7038	JANITORIAL SERVICES	77.40
520-210-520-7046	COMMUNICATION SERV...	218.64
520-210-520-7048	UTILITIES	280.25
520-210-520-7604	VEH & EQUIP: REPAIR/...	42.30
530-000-000-2014	FEDERAL TAX PAYABLE	1,397.05
530-000-000-2016	SOCIAL SECURITY PAYAB...	1,663.14
530-000-000-2018	MEDICARE PAYABLE	388.90
530-000-000-2020	STATE TAX PAYABLE	661.52
530-000-000-2022	KPERS 1 PAYABLE	676.35
530-000-000-2026	KPERS 3 PAYABLE	1,552.45
530-000-000-2062	FSA HEALTH PAYABLE	52.51
530-210-530-6028	PUBLICATIONS	972.13
530-210-530-6038	MERCHANDISE TSF OR D...	27.75
530-210-530-6056	PETROLEUM PRODUCTS	256.46
530-210-530-6604	VEHICLE/EQUIP SUPPLIE...	338.18
530-210-530-6806	LIFT STATION OPERATIO...	163.54
530-210-530-7016	SOFTWARE/HARDWARE...	4,975.00
530-210-530-7024	CONTRACTUAL SERVICES	151.02
530-210-530-7038	JANITORIAL SERVICES	77.40
530-210-530-7046	COMMUNICATION SERV...	63.70
530-210-530-7048	UTILITIES	280.24

Account Summary

Account Number	Account Name	Payment Amount
530-210-530-7056	SEWER TREATMENT PU...	58.25
530-210-530-7604	VEH & EQUIP: REPAIR/...	42.30
530-210-530-7800	ENGINEERING SERVICES	2,336.00
530-210-530-8700	DEBT SERVICE PRINCIPAL	13,244.53
530-210-530-8702	DEBT SERVICE INTEREST	2,293.56
530-210-530-8704	DEBT SERVICE FISCAL FE...	306.63
	Grand Total:	151,244.02

Project Account Summary

Project Account Key	Payment Amount
None	149,924.02
002-8884	60.00
029-8893	1,260.00
	Grand Total:
	151,244.02



City of Bel Aire, KS

Section VIII, Item A.

Payroll Check Register Report Summary

Pay Period: 1/24/2026-2/6/2026

Packet: PYPKT00265 - PY 01.24.26-02.06.26: PAID 2.12.26
Payroll Set: Payroll Set 01 - 01

Type	Count	Amount
Regular Checks	1	0.00
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	71	91,661.64
Total	72	91,661.64

Approved 02/25/2026

AP ORD 26-04 total Expenses: \$242,905.66

Special Assessment Project Costs: \$0

Barry Smith



MULTI- USE PATH WORKSHOP REPORT

7651 E. Central Park Ave, Bel Aire, KS
February 17, 2026, 5:30 PM



1. Do you support bike/ped paths in the city- why or why not?

- a. Positive support with multiple hands in the room acknowledging support of multi-use paths in general in the city.
- b. Long time resident, big exerciser, supportive of paths (in general)

2. Would you like to see the city connected with bike/ped paths- why or why not?

- a. Positive support with multiple confirmations in the room acknowledging support to connect the city with bicycle/pedestrian paths.
- b. Resident stated that they have used the Phase 1 area as a path since 1992 and didn't see a problem in that area.

3. What do you like about the proposed plan? (Phase 1 option from 2019 Bicycle/Pedestrian Plan that extends a path from 45th to the Recreation Center to Alley Park east to Woodlawn)

- a. Resident statements were related to wanting bike/ped paths in general

4. What are your concerns about the proposed plan? (Phase 1 option from 2019 Bicycle/Pedestrian Plan that extends a path from 45th to the Recreation Center to Alley Park east to Woodlawn)

- a. Don't like Alley Park to Woodlawn path. The path would be along backyards, and there are concerns about privacy, noise, and strangers being behind or close to their homes.
- b. Several residents stated that when they bought their property they were under the assumption that the area behind their homes would not be used for anything. Resident stated this was true for the Phase 2 and Phase 3 between Woodlawn to Rock Road.
- c. Concerns were expressed about the area where Phase 1 would be developed was private property and there was concerns about privacy at backyards.
- d. Long time resident concerned about losing the hedgerow and the ability to access shop buildings on his property if path was put in.
- e. Cost to bring concrete in for the path would be very expensive and would require access to backyards.

- f. Resident between Woodlawn and Oliver stated that their private property extends to a hedgerow and they want to keep the hedgerow in place for privacy. Resident was told not to put anything in the right of way, as it would impede the pipeline.
- g. The Phase 1 path locations would be redundant due to existing sidewalks in the area.
- h. Resident expressed concerns about Phase 3 related to the need for property owners to install screening in the backyard and that additional cost they would be responsible for. Shared that he has a swimming pool that would require screening to protect his property. They currently leave the gate unlocked to let utilities access yard and was concerned about others using the path.
- i. The path area has drainage concerns that need to be addressed and there is a need for spillway access.
- j. Safety issues related to path being on north side of 45th street. With the increased development and access driveways along 45th off of Woodlawn there may not be enough room for a pathway. Recommended the path being built on south side of 45th.
- k. Concern about using tax dollars to acquire private property to develop path.
- l. Resident believes pipeline easement is exclusively private property owned by the homeowners along the Phase 1 area. Inquired who owns the gas easement, who the City has talked to at the pipeline and how the pipeline will access this area with a path.
- m. Resident was concerned about the maintenance of the path, specifically removing snow because maintenance had not been done on the last path installed.

5. *What do you like about the alternate plan? (Alternate 1- path from 45th to Recreation Center to Alley Park- potential for path to “loop around” the recreation center and around the pond at Alley Park)*

- a. Resident stated that Phase 1 is a good start to expand the path system especially with the 45th and 53rd street pathways that will be built. Avid user of paths across the metropolitan area and wants to advocate for this path.
- b. The Phase 1 path may be concerning to develop in homeowner’s backyards. Views the Phase 1, 2 and 3 area similar to the Redbud Trail efforts. Red Bud Trail has numerous homes along the trail and is a very successful path. Likes the idea of having the path span across Phase 1, 2 and 3 and feels it could be a natural quiet section similar to how the Redbud Trail feels.
- c. Additional comment about how the Redbud Trail areas have trees and bushes that screen homes along the trail.
- d. Resident shared that the difference between the Redbud Trail and the current project is that the Redbud Trail was developed under the “Rails to Trails” project, this project is not that. Resident felt the rail trails were more conducive for trails that what is being proposed.
- e. Resident confirmed that they enjoy beautiful bike paths but was concerned about trees being removed behind her home.
- f. Resident shared that in Bel Aire Heights the original developer established a covenant the would protect the trees in the neighborhood.
- g. Resident stated they like the idea of the gas line easement area being a path because they do not like riding in the road. Stated that there is a sidewalk along Eagle Lake, and he doesn’t see crimes in that area because of sidewalks. Felt the concern about loss of privacy and security is “overblown”.
- h. In favor of pathways and read that realtors have stated that pathways in communities increase property values (several residents laughed in disagreement with this statement)

6. What are your concerns about the alternate plan? (Alternate 1- path from 45th to Recreation Center to Alley Park- potential for path to “loop around” the recreation center and around the pond at Alley Park)

- a. Resident thought Alternate was a good start to connecting existing and future pathways.
- b. Resident felt there is not a need for a path to Alley Park because there are current neighborhood roads and sidewalks.
- c. Concerned about using money to develop pathways.
- d. Residents want the hedgerow to remain.

7. Is there Any other feedback you would like to provide that hasn't already been discussed?

- a. Concerns about safety on Rock Road. Resident has seen people jogging, kids walking from school and there is no sidewalk or path.

Facebook Comment (Andrew Betzen)

“There was a good turnout at this event this evening. A couple points that I *hope* made it into the meeting minutes, but just in case, here they are:

- 1. The city and involved engineers really shouldn't be prioritizing a bike path that runs right behind houses that have a residential street right in front of them. There are plenty of neighborhoods that aren't connected to the city center or rec center by bike other than by major roads. Our kids shouldn't have to walk or bike on 40+ mph streets to get to the rec center - that's where the bike paths need to go, not alongside low-traffic, 20mph residential streets. Along Woodlawn, Rock, 45th, etc. should be the priority.
- 2. Any proposed paths really need to be communicated better, especially if the city is going to go for eminent domain and pay peanuts for a slice of people's backyards. The original plan wasn't communicated well, and I'm worried those folks impacted by the new plan probably don't know and would sure like to.

Input/Considerations

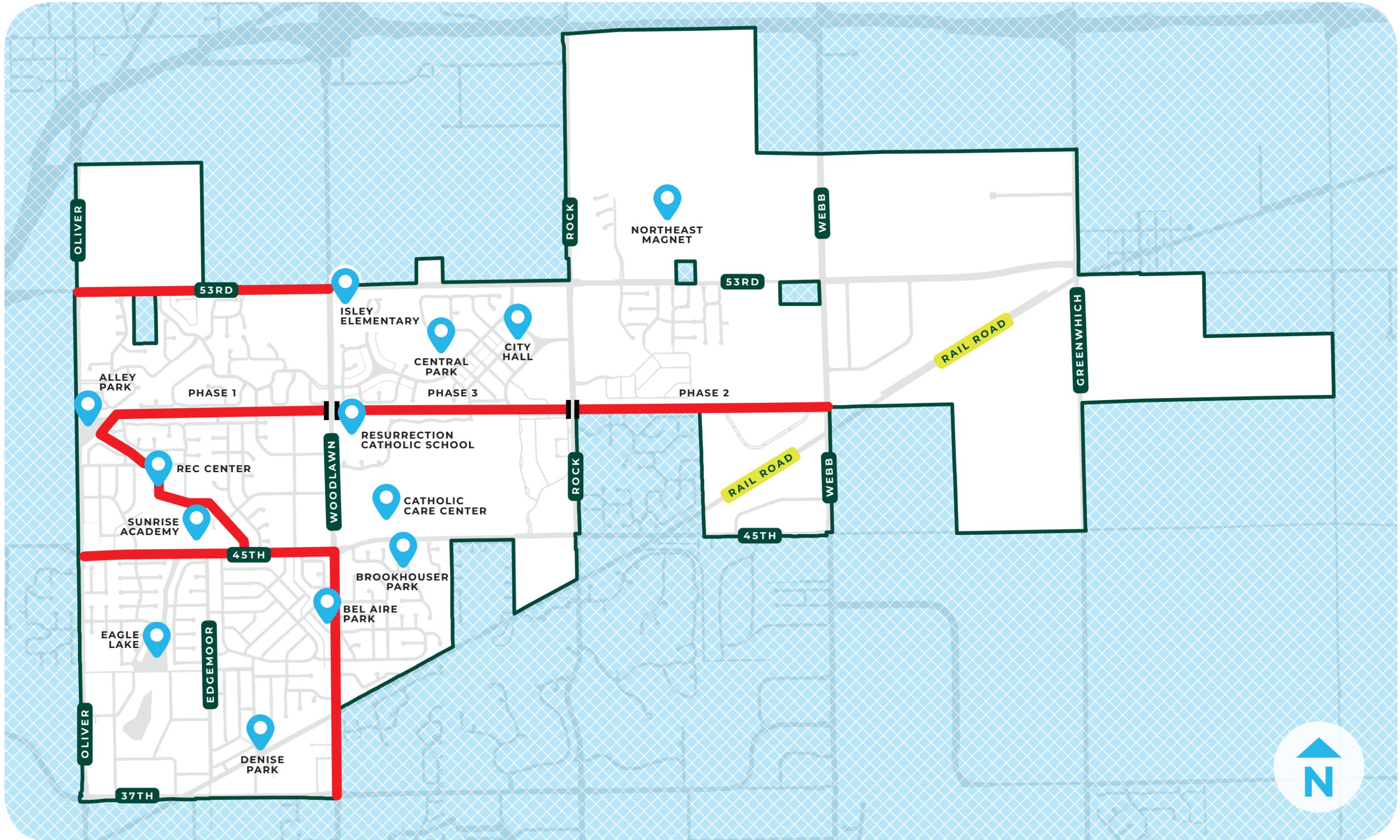
- 1. If pathway “loops around” the pond at Alley Park- Does it lose the charm of the pond?
- 2. Is there a preference for surfacing around the pond- should it be cement, asphalt, gravel, rock?
 - a. Resident liked the idea of an “all weather” path around pond to be able to walk and not worry about mud.
 - b. Resident stated that gravel and rock would be difficult to walk and bike on- needed to be cement or asphalt.

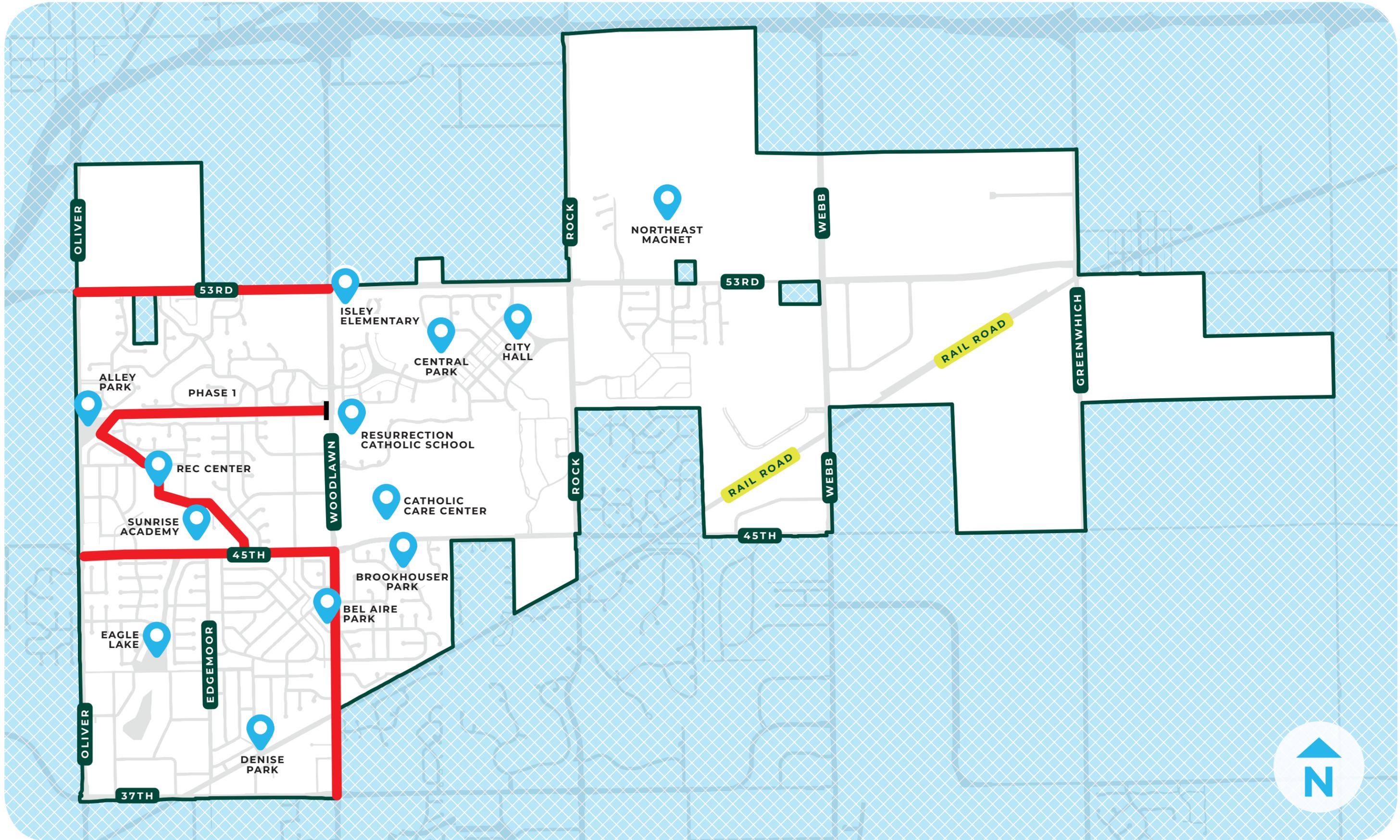
Project Suggestions

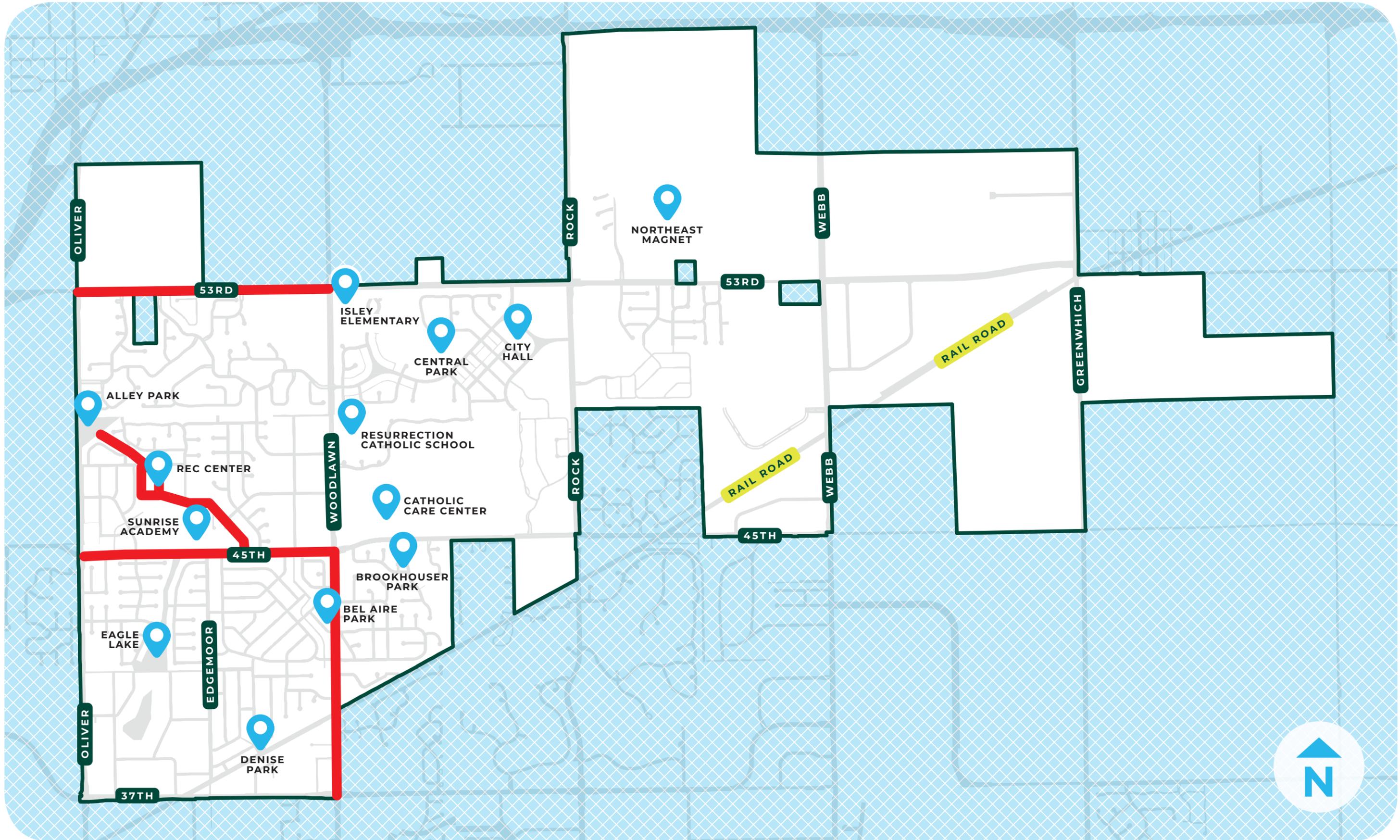
1. Many residents encouraged the city to focus on the arterial roads first and not necessarily the interior (neighborhood roads) because these areas are already easy to navigate.
2. Would like to connect with other cities bike paths – should focus on connecting north and south.
3. Path be developed on the south side of 45th for safety reasons vs. the north side where development creates several driveways and entry points.
4. Stripe existing crosswalks.
5. Conduct a study to look at existing sidewalks, and identify the gaps so determine pathways/sidewalk projects.
6. Conduct additional engagement sessions on this topic to provide additional opportunities to share ideas.
7. Identify street crossings at 45th, and to Sunrise, and to Rec Center- areas should be evaluated to improve safety.
8. Should consider developments and neighborhoods that are not connected to assets or arterial streets first. Consider areas that need to be connected to parks and the recreation center.
9. City should focus on Rock Rd (north/south), instead of east/west along Bel Aire. Rock Rd connection would connect to Wichita and provide safety. Rock Road currently has no sidewalks or pathways.

Questions/Requests/Statements

1. Requests to receive maps to show projects that are currently being built.
2. Pipeline questions:
 - a. Who owns the pipeline easement?
 - b. Who has the City has talked to at the pipeline about this project?
 - c. How will the pipeline access this area with a path installed?
3. Has City done a study to connect sidewalks and existing paths to identify where are there are gaps? (suggestion to identify current sidewalks/paths above)
4. Who will maintain the pathways? (snow removal, etc.)
5. Statement: “more people would be supportive of paths if they were not in back yards but developed on arterial streets.”
6. What is cost of Phase 1?
7. What is the cost of Alternate 1?
8. What are the costs of the pathway projects on 53rd and 45th ?
9. Detail of the Alternate 1 path and how it go through, across or around Alley Park?
10. Does Alternate 1 replace Phase 1 project?
11. Is the \$700K grant for Phase 1, 2 and 3?
12. When would a path be constructed?
13. What is the total cost for Phase 1, 2 and 3?
14. Can the \$700K grant be used for Alternate 1?
15. Where would funding for Phase 2 and Phase 3 come from?
16. Is the \$700K grant “use it or lose it”?
17. Does Phase 1 have a greater or lesser impact on property owners compared to Alternate 1?
18. Why can't the \$700K grant funds be used to address Woodlawn?
19. Who would mow the easement are if a path was developed?









DATE: Tuesday, March 3, 2026
TO: Mayor and City Council
FROM: City Attorney
SUBJECT: Chapter 6, Article 4, Fireworks Code Updates

Background:

The City’s current fireworks ordinance contains vague and ambiguous language regarding the permitted dates and times for the sale and detonation of fireworks. The lack of clearly defined start and end dates, as well as specific daily time limitations, has resulted in confusion among residents and retailers.

City staff have received multiple inquiries from residents seeking clarification on when fireworks may legally be sold and discharged. Due to the ordinance’s imprecise wording, staff have been unable to provide definitive guidance in some instances.

Additionally, the ambiguity in the ordinance has hindered enforcement efforts. Without clearly established parameters, enforcement personnel face challenges in determining when violations occur, which limits the City’s ability to issue citations or ensure compliance. This exposes the City to potential legal challenges based on lack of clarity and insufficient notice.

For these reasons, staff recommends amending the ordinance to include specific and clearly defined dates and times for both sales and detonation. Clarifying these provisions will improve public understanding, enhance enforceability, and ensure consistent application of the regulations.

Discussion:

While the draft ordinance references specific dates and times, these provisions are proposed only and may be modified at the discretion of the City Council.

Financial Considerations:

No financial data available at this time.

Legal Considerations:

The ordinance is approved as to form and requires a majority vote for approval

Recommendation/Actions:

It is recommended that City Council adopt the ordinance.

Attachments:

Ordinance

1 (Published at www.belaireks.gov on March, _____ 2026.)

2

3

ORDINANCE No. _____

4

AN ORDINANCE OF THE CITY OF BEL AIRE, KANSAS PERTAINING TO
5 FIREWORKS REGULATIONS; CLARIFYING DATES AND TIMES FOR
6 DETONATION AND SALES; ADDING POSTING OF DATES AND TIMES
7 FOR DETONATIONS AND SALES BY FIREWORK VENDORS; REPEALING
8 ORDINANCES 485, 536, 573, 620, AND 697; REPEALING ALL OTHER
9 CONFLICTING ORDINANCES; AND AMENDING CHAPTER 6, ARTICLE 4
10 OF THE CODE OF THE CITY OF BEL AIRE, KANSAS.

11

12

NOW, THEREFORE, BE IT ORDAINED, by the Governing Body of the City of Bel Aire,
13 Kansas:

14

SECTION 1. Chapter 6, Article 4 of the Code of the City of Bel Aire, Kansas, entitled
15 “Fireworks” is hereby amended by replacing all existing sections of that Article with the new
16 sections as follows:

17

Article 4. Fireworks

18

19

6.4.1. Discharge of fireworks.

20

Except as hereinafter provided, it shall be unlawful for any person to detonate, discharge,
21 display, ignite, sell, and/or use fireworks as defined by the regulations of the Fire Marshal of the
22 State of Kansas, within the corporate limits of the City of Bel Aire, Kansas (hereinafter “City”).
23 **Fireworks that may be detonated, discharged, displayed, and/or ignited within the City, shall only**
24 **be those devices commonly known as fireworks legal for sale within the State of Kansas.**

25

6.4.2. Permits for sale of fireworks required.

26

The purpose of issuing a permit for the sale or transfer of fireworks pursuant to this Article is
27 to permit locations for the sale of fireworks within the City, which controls the inconvenience,
28 interference with pedestrian and vehicular traffic and danger to the public that may arise from the
29 unregulated placement of locations for the sale of fireworks within the City.

30

6.4.3. Sale or transfer of fireworks; permit required.

31

It shall be unlawful for a person to sell, display for sale, offer to sell, or give away any type of
32 fireworks within the City limits, without first qualifying for and paying the appropriate permit fee
33 per establishment or premises. To qualify, each applicant must complete an application and remit
34 a permit fee to the City Clerk prior to May 5th of the year for which such permit is requested. All

35 references to “permit” within this Article shall refer to a permit issued pursuant to this section,
36 unless specifically identified as a “Public Display Permit.”

37 **6.4.4. Permit fee.**

38 The permit fee is based upon the total square footage of the tent, shed or other structure where
39 fireworks are to be sold or displayed for sale. The permit fee for a tent, shed or other structure with
40 a total square footage of up to 2500 square feet shall be \$2,500.00. The permit fee for a tent, shed
41 or other structure with a total square footage in excess of 2500 square feet shall be a sum equal to
42 one (1) dollar per square foot. The permit fee shall only be refundable upon failure of the applicant
43 for permit to qualify for the permit.

44 **6.4.5. Public display of fireworks; permit required.**

45 A. It shall be unlawful for any person to give or provide a fireworks display for the public
46 or for organized groups without first obtaining a public display permit from the City of ~~Bel Aire~~.
47 The City shall not review an application for a public display permit until the Sedgwick County
48 Fire Marshall has reviewed and approved the application. Said application for a public display
49 permit shall be submitted to the City at least 30 days in advance of the desired public display and
50 shall be approved in accordance with the provisions of 6.4.11, except all applications will be
51 submitted to the Governing Body at the first meeting after the applicant has met all requirements
52 of submission of the application. No public display permit shall be approved unless the applicant
53 furnishes a certificate of public liability insurance for the display in a minimum amount of
54 \$1,000,000.00 for each occurrence including damage to vehicles, naming the City of ~~Bel Aire~~ as
55 additional insured and providing for both workers compensation, which is written by an insurance
56 carrier licensed to do business in Kansas. Insurance certificate shall not be cancelled by insured or
57 insurer until written notice is provided to the City Clerk of the City of ~~Bel Aire~~. In the event of
58 cancellation of the insurance prior to the display, the public display permit shall automatically be
59 revoked and void. Presenting a fireworks display after insurance has been cancelled shall be a
60 violation of this code and may be prosecuted as an unclassified misdemeanor in accordance with
61 this Article. The application for the public display permit shall clearly state:

- 62 1. The name of the applicant.
- 63 2. The group for which the display is planned.
- 64 3. The location of the display. Shall include:
 - 65 (a) Address of the grounds upon which the display is to be held;
 - 66 (b) A diagram of the grounds on which the display is to be held. The diagram must
67 indicate distances from the point of discharge of fireworks to:

- 68 (i) the perimeter of the grounds,
- 69 (ii) to all structures located upon the grounds,
- 70 (iii) all structures on abutting properties within 500 feet of the point of discharge,
- 71 (iv) all abutting streets points of ingress/egress to the grounds, and
- 72 (v) the area at which the audience will be located.
- 73 (vi) The date, time and duration of the display.
- 74 (vii) The nature or kind of fireworks to be used.
- 75 (viii) The name of the person, firm or corporation that will make the actual
- 76 discharge of the fireworks.
- 77 (ix) The name of the person, firm or corporation that will discharge the
- 78 fireworks. Must present a valid firework operators certificate issued by the
- 79 State of Kansas Fire Marshal's Office.
- 80 (x) Anticipated need for police, fire or other municipal services.

81 B. No public display permit shall be issued if in the opinion of the Sedgwick County Fire
82 Marshall the location, nature of the fireworks or any other relevant factor creates a hazard, risk of
83 harm, or risk of damage to persons or property.

84 C. Prior to approval of any public display permit application, the Sedgwick County Fire
85 Marshall shall have the power to issue reasonable rules and regulations for the granting of said
86 public display permit. City law enforcement and the Sedgwick County Fire Marshall are
87 authorized to terminate a fireworks display event if the event operator or party responsible for
88 fireworks detonation violates any such rules and regulations.

89 D. The Chief of Police shall review the application to determine whether police or security
90 shall be required as a condition of approval of the public display permit. Such review shall include
91 determination of traffic control concerns, and identifying and preventing concerns arising from
92 individuals watching the display in unsafe areas located off the display grounds. All costs of
93 security or additional policing requirements shall be borne by the event operator.

94 E. The City Attorney shall review the application to confirm insurance requirements are fully
95 met and ensure legal compliance with all ordinance requirements.

96 F. Only those people actually approved as operators by the Fire Marshall shall handle or
97 discharge any fireworks at such a public display.

98 G. Fireworks displays shall be completed by midnight on Fridays and Saturdays and 11:00
99 pm Sunday through Thursday nights.

100 H. Public display permit fee shall be \$250.00 per application. Such fee shall be refunded if
101 the public display permit is not issued.

102 I. No individual, business, or organization shall receive more than one permit for public
103 display of fireworks per calendar year. To limit negative impacts upon abutting properties, a site
104 for a public display of fireworks shall only be authorized for a public display of fireworks once
105 annually. The City shall limit the number of public display permits to four annually.

106 J. A permit authorizing a public display of fireworks shall hereby require that the permittee
107 remove all trash and debris from the property associated with the public display of fireworks,
108 including both trash and debris generated by the display itself as well as by the attendees at the
109 event.

110 **6.4.6. Location inspection.**

111 Prior to issuance of the permit, an inspection will be made of the applicant's facility for
112 compliance with this Ordinance and other pertinent laws, and no permit shall be issued for any
113 premises not in compliance with such laws. Each location where fireworks are to be sold or
114 displayed for sale shall be inspected by and subject to the standards imposed by the Sedgwick
115 County Fire Marshal. A permit may only be issued with proof that the premises have passed the
116 required inspection by the Sedgwick County Fire Marshal.

117 **6.4.7. Location safety.**

118 Approval of all safety precautions and equipment at the sales location shall be by the City
119 Manager or his/her designee, in conjunction with the Sedgwick County Fire Marshal. Safety
120 precautions and equipment shall include fire extinguishers and such other equipment as required
121 by applicable state and city laws and regulations. Fireworks shall not be stored or sold with fifty
122 (50) feet of any source of flame, sparks, or flammable or volatile liquids in excess of one gallon.
123 If housed in a tent, the tent shall be constructed of a flame retardant material, with a certificate of
124 such flame retardant attached. Any electrical cords shall be appropriately protected from damage
125 by weather, the public and automobiles. No sales of fireworks shall occur at any location, building,
126 structure, tent or other similarly describable enclosure in conjunction with the retail sales of non-
127 fireworks related items except as allowed by the City Manager at the written request of the
128 Permittee. Any items sold under this exception must be approved by the City Manager prior to any
129 sale taking place.

130 **6.4.8. Location parking.**

131 Each location where fireworks are to be sold shall provide for the public not less than ten (10)
132 off street vehicular parking spaces, in addition to any necessary employee parking. **No vendor shall**
133 **allow parking on public right-of-way around any sale location.**

134 **6.4.9. Permit display.**

135 Upon qualifying for the permit, the Permittee shall conspicuously post and prominently
136 display the same along with the Sedgwick County Fire Marshal inspection receipt at the
137 establishment or premises where fireworks are to be sold or displayed for sale.

138 **6.4.10. Permit application.**

139 Applications for permits to sell or transfer fireworks shall not be accepted before the first
140 business day of January of the year for which the permit is to be issued. The City shall only issue
141 four permits to retail establishments or premises to sell or transfer fireworks in any calendar year.
142 Permits will be awarded based upon the standards set forth within this Chapter. Priority of
143 approvals shall be based upon the date upon which the application was received by the ~~city clerk~~
144 **City Clerk**. No individual, business or organization shall receive more than one permit per calendar
145 year.

146 **6.4.11. Application process.**

147 All applications shall be on a form determined by, and include the information requested by,
148 the City Clerk. The appropriate permit fee, in certified funds, must accompany each application.
149 The City Clerk shall present all applications received to the Governing Body of the City at the first
150 meeting in March or the first meeting after receipt of the application, whichever is later. Subject
151 to a determination by the Governing Body that said applicant has met all the requirements set forth
152 within the application and this Article, including a determination as to the appropriateness of the
153 proposed site and the availability of a permit, a permit shall be issued. The City Clerk shall notify
154 each applicant by first-class mail whether said applicant was successful in obtaining a permit
155 within ten (10) business days of the determination by the Governing Body. The permit fee
156 submitted by all unsuccessful applicants shall be returned with the notice that said applicant was
157 not successful in obtaining a permit.

158 **6.4.12. Insurance.**

159 Each vendor shall obtain a policy of general comprehensive liability insurance for a minimum
160 coverage of \$500,000 per occurrence, **within the City. Such insurance shall be maintained in full**
161 **force and effect, without interruption or any lapse in coverage, at all times during loading,**
162 **unloading, occupancy, sales operations, setup, storage, teardown, and any period during which the**

163 vendor, its employees, agents, invitees are present at the premises of the sales location. In addition,
164 the vendor shall name the City of Bel Aire, Kansas, named as an additional insured, and shall
165 provide the City with a copy of the certificate of such insurance. Such policy or policies shall not
166 be cancelable by the vendor upon less than thirty (30) days' notice.

167 **6.4.13. Permittee indemnification.**

168 Each vendor shall at all times indemnify the City of ~~Bel Aire, Kansas~~, its officials,
169 representatives, designees and employees, and shall defend, save and hold them harmless, from
170 and against any and all claims, actions, damages, liability and expense, including but not limited
171 to attorneys and other professional fees, in connection with loss of life, personal injury and/or
172 damage to property arising from or out of the storage, sale, discharge and/or transportation of
173 fireworks by such vendor and vendor's customers, representatives, employees, contractors and
174 designees.

175 **6.4.14. Permit revocation.**

176 Any permit holder violating any provisions shall first be issued a warning by the police
177 department, and on any second or subsequent violation of this article, the police department shall
178 revoke the permit for sale and terminate the sale of fireworks by the violator. Any action deemed
179 extremely negligent or reckless by the Chief of Police may result in immediate revocation of the
180 permit to sale fireworks. No refund of permit fee shall be refunded in association with any permit
181 revoked for violation of this Article, the permit, or the fire code of Sedgwick County, Kansas.

182 Any permit holder whose permit is revoked hereunder may appeal to the City Manager by
183 notice served upon the City Clerk, and a hearing shall be called and held not less than twenty-four
184 (24) hours from the date of the filing of such notice of appeal. The City Manager may, when in
185 his/her discretion such action is appropriate, impose additional safety requirements upon a vendor
186 prior to reinstating a revoked permit. The determination of the City Manager shall be final.

187 **6.4.15. Permittee disqualification.**

188 No permit shall be issued or renewed to a holder who has been revoked hereunder in a prior
189 year or who has failed to demonstrate financial responsibility. In this regard and by way of
190 illustration, evidence that the holder of a permit has failed to pay the cost of merchandise when
191 due, failed to pay costs associated with leased land or facilities when due, or failed to pay wages
192 of employees when due in connection with sales of fireworks in prior years, may constitute
193 sufficient grounds for the rejection of an application for a permit.

194 **6.4.16. Sale times and location.**

195 Any permit holder who has first obtained a valid permit to sell fireworks under this Article
196 may sell fireworks **only at the dates and times established herein:**

197 **June 27: 8:00 a.m. until 10:00 p.m.**

198 **June 28: 8:00 a.m. until 10:00 p.m.**

199 **June 29: 8:00 a.m. until 10:00 p.m.**

200 **June 30: 8:00 a.m. until 10:00 p.m.**

201 **July 1: 8:00 a.m. until 10:00 p.m.**

202 **July 2: 8:00 a.m. until 10:00 p.m.**

203 **July 3: 8:00 a.m. until 10:00 p.m.**

204 **July 4: 8:00 a.m. until 10:00 p.m.**

205 ~~only between the hours of 8:00 a.m. and 10:00 p.m., at the permitted establishment or premises~~
206 ~~location, from June 27th through July 4th of that same year.~~ Such solicitation, sale, and transfer of
207 fireworks shall be permitted only at the site of the establishment or premises inspected and
208 approved by the Sedgwick County Fire Marshall in accordance with section 6.4.6 of this Article.

209 **6.4.17. Detonation times and location.**

210 Fireworks, which may be displayed, detonated, discharged, and/or ignited within the city
211 limits shall only be those devices commonly known as fireworks as defined by the regulations of
212 the Fire Marshal of the State of Kansas. Individuals aged fourteen (14) and older, and individuals
213 under the age of fourteen with adult supervision, may detonate fireworks **only at the dates and**
214 **times established herein:**

215 **June 27: 9:00 a.m. until 10:00 p.m.**

216 **June 28: 9:00 a.m. until 10:00 p.m.**

217 **June 29: 9:00 a.m. until 10:00 p.m.**

218 **June 30: 9:00 a.m. until 10:00 p.m.**

219 **July 1: 9:00 a.m. until 10:00 p.m.**

220 **July 2: 9:00 a.m. until 10:00 p.m.**

221 July 3: 9:00 a.m. until 10:00 p.m.

222 July 4: 9:00 a.m. until 11:00 p.m. (when July 4 occurs on Sunday, Monday,
223 Tuesday, Wednesday, or Thursday)

224 July 4: 9:00 a.m. until 11:59 p.m. or 12:00 a.m. (when July 4 occurs on Friday or Saturday)

225 ~~permitted under this Article beginning at 9:00 a.m. June 27th, and ending at midnight when~~
226 ~~July 4th falls on a Friday or Saturday, and 11:00 p.m. when July 4th falls on a Sunday—Thursday.~~
227 Fireworks may be detonated at a private residence, with the permission of an adult residing at that
228 residence, or within the authorized shooting area as described by a Resolution of the Governing
229 Body. However, no fireworks may be displayed, detonated, discharged, and/or ignited in a manner
230 that may cause personal injury or property damage. Any adult granting permission to detonate
231 fireworks shall clear the front yard of that private residence and all adjacent public right-of-way
232 areas of all debris arising from the detonation of the fireworks before 10:00 p.m. on July 5th of
233 that same year.

234 **6.4.18 Posting of Dates and Times for Detonations and Sales by Firework Vendors**

235 Each fireworks vendor shall display a 3 foot by 3 foot sign visible to the public. The sign shall
236 notify all customers of the dates and times for detonations and sales of fireworks within the City.

237 Each fireworks vendor shall provide flyers to all customers. The flyers shall notify all
238 customers of the dates and times for detonations and sales of fireworks within the City.

239 **6.4.189. Emergency conditions.**

240 Upon the determination of the City Manager and based upon recommendations of staff, the
241 discharge of fireworks may be limited, suspended or prohibited within the city limits of the City
242 even during those times generally permitted by this article. Such determination shall be made if it
243 appears to the City Manager that the discharge of fireworks constitutes an immediate hazard to the
244 safety of property or people within the city. Such limitations, suspension or prohibition shall be by
245 emergency proclamation, signed by the City Manager, which shall be publicized, including posting
246 on the City’s website, and physically posted at the City Hall. If thereafter, circumstances occur
247 which minimize or eliminate the hazardous condition resulting in such proclamation, the
248 proclamation may be rescinded or modified by subsequent proclamation with similar postings. The
249 Mayor is hereby equally empowered to issue any such proclamation.

250 **6.4.1920. Penalty.**

251 Any person, whether acting on his or her own behalf, or that of any group or organization,
252 who violates any section of this Article shall be deemed to be guilty of an unclassified
253 misdemeanor, and shall upon conviction, be punished by a fine of not more than \$500 or

254 imprisonment of not more than thirty (30) days, or by both such fine and imprisonment. The
255 municipal court judge may also impose restitution for physical damages arising out of such
256 violations as appropriate. Restitution under this article shall be limited to \$500.00.

257
258 SECTION 2. Repeal.
259 All original sections in Chapter 16 of the City Code and Ordinances numbered 485, 536, 573,
260 620, and 697, to the extent they are in conflict herewith are repealed, as are all other ordinances or
261 parts of ordinances which are in conflict herewith.

262 SECTION 3. Severability.
263 If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to
264 be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the
265 validity of the remaining portions of this ordinance.

266 SECTION 4. Effective Date.
267 This ordinance shall take effect and be in force from and after its adoption by the Governing
268 Body of the City, approval by the Mayor, and publication once in the official city newspaper.

269
270 *[Remainder of this page intentionally left blank]*

271 ADOPTED by the Governing Body of the City of Bel Aire, Kansas on this 3rd day of March, 2026.

272

273 SIGNED by the Mayor on this _____ day of March, 2026.

274

275

276 CITY OF BEL AIRE, KANSAS

277

278

279

280 _____

281 Jim Benage, Mayor

282

283 ATTEST:

284

285

286

287 _____

288 Melissa Krehbiel, City Clerk

289

290

291 APPROVED AS TO FORM:

292

293

294

295 _____

296 Maria A. Schrock, City Attorney

City of Bel Aire

STAFF REPORT

DATE: 02/20/2026

TO: Bel Aire City Council
FROM: Paula Downs
RE: Zoning Map

Table with 2 columns: FOR MEETING OF, 3/3/26. Rows include CITY COUNCIL and INFORMATION ONLY.

SUMMARY:

Proposed updates to the 2025 Bel Aire Zoning Map.

History

City staff worked with Professional Engineering Consultants (PEC) to update the City of Bel Aire Zoning Map to reflect current information as of December 2025.

Staff updates the official zoning map annually to match zoning district changes approved throughout the year.

Full descriptions of each zoning type can be found in the Bel Aire City Code Chapter 18, Article 7. Zoning Districts.

Discussion

Summary of changes made to the Zoning Map:

- 1. Ordinance 719- Case No. ZON-24-01- Rezoning 80 acres from R-4 Single-Family Residential District to AG District...
2. Ordinance 720- Case No. PUD-24-01- Sunflower Commerce Park 4th PUD to include uses permitted in the M-1.

3. Ordinance 728- PUD-27-07- Zone change from R-4 to a Planned Unit Development R-PUD to create Bristol Hollows Addition allowing lot-splits to occur on duplex lots establishing no interior lot lines. Lots 1 through 19, Block A, and Lots 1 through 21, Block B. Generally located off of 53rd between Oliver and Woodlawn (closer to Woodlawn)
4. Ordinance 731- PUD-24-02- Zone change from R-4 Single Family Residential District to the R-5 Garden and Patio Homes, Townhouses and Condominiums District, R-6 Multi-Family District, and C-1 Neighborhood Commercial, Office and Retail District for Spring Pines Addition. Generally located North and east of East 53rd Street North and North Oliver.
5. Ordinance 732- ZON-24-02. Zoning change from C-1 Neighborhood Commercial, Office and Retail, to R-5 Garden and Patio Homes, Townhouses and Condominiums at Skyview at Webb Addition. Generally located ¼ mile South of East 53rd Street North and North Webb Road, on the West side.
6. Ordinance 738- PUD-24-04. Zoning change from R-4 Single-Family Residential District to a R-PUD District to create Chapel Landing Addition PUD allowing lot-splits to occur on duplex lots establishing no interior lot lines. Generally located at 53rd street North and Bristol Street.
7. Ordinance 745- Zon-25-01. Zone Change from C-1 Neighborhood Commercial, Office and Retail District to an R-PUD to create Lycee Addition PUD to be zoned as R-6 Multi-Family District. Generally located on the East side of Rock Road and ¼ mile North of 53rd Street North.
8. Ordinance 749- Annexation of approximately 140 acres of agricultural land into the corporate limits of the City of Bel Aire. Generally located at the southwest corner of K-254 and Greenwich Road.
9. Modified zoning district colors and styles to easily distinguish zoning types.

Planning Commission Meeting- February 12, 2026

On February 12, 2026, the Planning Commission reviewed the Zoning Map and approved the proposed zoning map changes as presented 5-0.

Recommendation of permanent staff

Approve 2025 Bel Aire Zoning Map that accurately reflects updates to zoning districts in 2025.



MINUTES
PLANNING COMMISSION
7651 E. Central Park Ave, Bel Aire, KS
February 12, 2026, 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, Paul Matzek, Brian Mackey and Brian Stuart were present in person.

Also present in person were Paula Downs, Secretary and Maria Schrock, City Attorney.

Commissioner Deryk Faber was absent.

III. Pledge of Allegiance to the American Flag

Chairman Phillip Jordan led the pledge of allegiance.

IV. Consent Agenda

A. Approval of Minutes from Previous Meeting.

Paula Downs stated that the Airport Zoning Commission Meeting Minutes begin on page 17 and will be approved again during the Airport Zoning Commission meeting. Moving forward the agenda and meeting minutes will be separated between the Planning Commission, Board of Zoning Appeals and Airport Zoning Commission.

Commissioner Mackey stated that on page 15, 5th paragraph states Commissioner Mackey stated the two emails..... Paula Downs stated that is an error and should have read Commissioner Stuart. Minutes will be updated accordingly.

Motion: Chairman Jordan moved to approve the minutes of the December 11, 2025, meeting with the changes to page 15. Commissioner Mackey seconded the motion. **Motion carried 5-0.**

V. Announcements: Paula Downs, Secretary made the following announcements:

A. City Council response to Special Use (Group Home Case) and compliments for Planning Commission. Paula Downs stated that when this case was taken to the City Council, the Council read through the meeting minutes and shared how much they appreciated the lengthy and thoughtful discussion of the Planning Commission and how much easier it was for them to understand the issues and make the decision to approve the recommendation of the Planning Commission.

- B. **Separation of meetings, agendas and minutes of the Planning Commission, Board of Zoning Appeals and Airport Zoning Commission.** Paula Downs stated that the Commission will no longer be convening and reconvening meetings and each meeting will be a separate meeting. The Planning Commission agenda will state what meetings will or will not be held.
- C. **There will be no Board of Zoning Appeals meeting tonight- no cases filed.**
- D. **There will be an Airport Zoning Commission meeting following the adjournment of the Planning Commission meeting.** Paula Downs stated that we will have this meeting tonight to discuss the preliminary report. This item will also be heard at the March 12 meeting for the final report approval and then to the City Council.
- E. **Commissioner Stuart will not be on the Planning Commission after this meeting. He is moving out of Bel Aire. Paula Downs stated that the Mayor is working on appointing new members.**
- F. **Paula Downs stated that the City would be purchasing Planning Commission polo shirts for everyone and will be asking for shirt sizes after the meeting.**

VI. Planning Commission Business

A. Proposed Updates to 2025 Bel Aire Zoning Map.

Paula Downs stated that the packet included a staff report and an 11 x 17 zoning map for review. Staff worked with PEC, the City’s on call engineering firm, to update the map. The City provides them all the approved zoning ordinances for the year, and they update the map with the appropriate zoning district color. We are looking at updating the map in real time as ordinances are approved and posting it on the website so current information is available. The map looks a little different due to changes in color to match best practices and to separate the shades, so it is clear and easier to read. The previous zoning map colors made it hard to delineate between the shades.

The staff report provides a summary of the eight ordinances that were approved in 2025 and the note regarding the updated colors. The staff report in your packet was updated from what was published online to provide the general location of each ordinance property that were not previously included. Each ordinance summary now has general location information. We had activity in an agriculture parcel, Sunflower Commerce Park, and housing additions.

Chairman Jordan was confused and felt that two additional keys might need to be added to the map. One item that may need to be added is Bel Aire Public Land in Sunflower Commerce Park. The other one is a diagonal green line where there are Bel Aire Parks.

Paula stated that parks are not a separate zoning district they are included in various zoning districts uses. The Public Works building is M-1, and the blue diagonal may be a place holder if the zoning changed, but it didn’t. The key on the side of the map are all the current zoning districts in the current code. We are looking at ways on how we can label each area with “overlays” or multiple zoning districts without requiring multiple colors. Sometimes each parcel allows for several zoning district types which is difficult to show on the map, however, that information would be good to know.

Chairman Jordan suggested that an interactive zoning map be created and posted describes each parcel. Paula Downs stated that is where we hope to go.

Chairman Jordan stated that having the parks and public land on the key may be helpful.

Commissioner Mackey stated that south of 53rd in between webb and Rock. This is a transformer area and fenced off. Paula stated that this is likely unplatted and may not have a zoning case that changed the zoning district. Commissioner Mackey asked if the Bel Aire area of influence was new or was it on the map before and he just didn't notice it. Paula Downs stated that it is included on the map because if future development or annexation cases come before the Commission it would be clear that the development was in the area of influence. The area of influence is not determined by the City of Bel Aire it's established as a way to identify unincorporated areas around a city that lends itself to natural future growth between cities. There are several areas around Bel Aire that are the Wichita growth area and the Kechi growth area. Areas of influence are separate for each city and do not overlap nor are they shared among cities.

Maria Schrock reminded the Commission that the discussion needs to occur during the public hearing.

Chairman Jordan formally called the agenda item, which is a public hearing on the Bel Aire Zoning Map.

Chairman Jordan welcomed everyone interested in this hearing and laid out a few ground rules:

1. It is important that you present any facts or views you have as evidence so that an informed recommendation can be made by the Planning Commission to the Governing Body for their final decision.
2. By state statute, the Governing Body does not have to hold another public hearing on the matter, although they may listen to whomever they wish. You will be asked if there is any new information which was not heard at this hearing. It is to everyone's advantage if you present all the necessary information at this hearing.
3. After City staff provide the Commission with background information, I will call upon the applicant. Public comments will be heard following the applicant. Once all have been heard, the Applicant will have an opportunity for final comments.
4. The Planning Commission will close the hearing to public comments and will then consider the Golden Factors and any other factors, on which to base their recommendation.
5. Anyone wishing to speak must be recognized by the Chairperson and give their name and address. Please use the podium and speak clearly so that your comments can be recorded for inclusion into our minutes.

Chairman Jordan asked if anyone on the Council received any ex-parte verbal or written communications prior to this agenda item, which they would like to share? Commissioners responded "no". Chairman Jordan confirmed that no ex-parte communication was received.

Chairman Jordan called on City staff to provide the Commission with a report on this case. Paula Downs confirmed the staff report was provided.

Chairman Jordan welcomed everyone interested in this agenda item to come to the podium and give their name and address. Comments should be limited to five minutes. Chairman Jordan confirmed nobody was in attendance to speak on this item.

Chairman Jordan asked if any written communication has been received. Commissioners responded “no”. Chairman Jordan confirmed that no written communication has been received. Paula Downs confirmed that no written communications were received by staff.

No public appeared for this item. Hearing no further comments, Chairman Jordan closed the public portion of the hearing. Chairman Jordan stated there will be no further public comments unless the Commission wishes to ask questions to clarify information.

Chairman Jordan stated that the Planning Commission will now deliberate the request and there are factors which the Commission must consider in order to make findings, and ultimately, a recommendation. Commission did have discussion and now continued discussion.

Commissioner Roths asked when the area of influence lines were completed on the north side. Paula Downs stated the area of influence has been in place for a long time and were not new. Development in that area depends on many factors and will require approval to be annexed into the City limits of Bel Aire and then evaluated like other development cases.

Chairman Jordan stated that having discussed and reached conclusions on the findings of facts, he would remind the Commission that a proper motion should reflect the factors on which it is based and, if approval is recommended, then consideration should be given to any conditions that might be attached.

Chairman Jordan asked if there is a motion.

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

Chairman Jordan stated that this case will be forwarded to the Governing Body with the Planning Commission’s recommendation and a written summary of the hearing for consideration at their regular meeting on **Tuesday, March 3, 2026.**

Chairman Jordan stated that protest petitions against the case, may be received by the City Clerk for 14 days after tonight, **Thursday, February 26, 2026, at 4:30pm.**

B. Overview of the City- Presentation by Ted Henry, City Manager

Ted Henry provided an overview of the City and included the following topics:

1. City services: public safety; build infrastructure; manage debt; planning and zoning (permits, code enforcement, etc.); and parks and green space.
2. Overview of development that has occurred in the city and what is currently being built specifically the development in the Sunflower Commerce Park area.
3. How to turn a green space into a neighborhood: plat; dirt work; drainage; and put in infrastructure- water/sewer pipes, streets and sidewalks. This creates a neighborhood for houses to be built. This is important because many people don't understand the amount of work needed to create a neighborhood which results in special assessments being assigned to neighborhoods. Special assessments is a topic that needs to be discussed and continue to be evaluated to ensure fiscal responsibility.
4. Population growth for Bel Aire is 10,000+. We had 50 new building permits which could be around 100 persons and if duplexes are built it could be more- population is growing. Growth is evident in number of permits, utility accounts, and recreation program participation.
5. City Council is trying to keep property taxes low; fund street improvements, provide efficient public services and be fiscally responsible. Council has lowered the mill levy about .5 mill for the last few years as a result of the development that is occurring in the City.
6. About 54% of city funds come from property taxes, which is a current discussion in the legislature.
7. City has 47 employees who provide the following services:
 - a. Police Department- about 6,000 calls for service
 - b. Public Works- about 4,000 work orders
 - i. 72 miles of water lines maintained
 - ii. 64 miles of sewer lines maintained
 - iii. 2 water Towers
 - iv. 6 lift stations
 - c. 23,000 recreation center users per each year
 - d. 641 permits issued last year with thousands of inspections
 - e. 384 Code Enforcement cases
8. City updated their software which improved efficiency of delivering services and reduced manual processes. Project was brought in on time and budget.
9. Sunflower Commerce Park has grown since 2015. Businesses include; Walton's; Amazon; and many others. There are spec warehouses with new businesses coming in. By 2034 City will collect approximately \$600,000 in property taxes from those businesses after sunset of abatements.
10. City has updated parks, installed new playground equipment and moved/improved sand volleyball court.
11. Bel Aire has a multi-use path plan for the city which we continue to make progress on. Have completed the multi-use path on Woodlawn, 53rd street will have a path built with the road project in 2026 and 45th will have a path built with the new road project in 2027.
12. City has new Public Works facility in the Sunflower Commerce Park area.
13. City funds about \$1 million in street improvements each year- have touched 60% of our streets and will continue to invest in our roads.

- 14. K-254 discussions are occurring which will improve safety and may result in a and overpass. There have been two open houses on this project. There is land available near K-254 and once this project is designed there will be a lot of Development occurring.
- 15. City will build a new park in the Skyview area. After Woodlawn and 45th road improvements the City will likely improve Bel Aire Park.
- 16. Recreation Center needs improvements which will be evaluated to identify funding.
- 17. Woodlawn reconstruction will begin in next month.
- 18. Provided breakdown of City’s budget- total general fund budget is \$10 million and the city is very strategic in its spending and develops a Capital Improvement Plan (CIP) to plan allocation of funds.
- 19. Bel Aire will continue to grow, and City will continue to look at how we encourage development.

Action: No action required; for discussion only.

C. Overview of Annexation Process

Paula Downs stated that the item will be postponed to a future meeting.

Action: No action required; for discussion only.

Commissioner Roths stated that she was impressed that the City Council reads the Planning Commission meeting minutes. Paula Downs stated that the detailed minutes provides good information and reduces the number of questions asked by the Council on the item and what the Planning Commission discussed.

VII. Approval of the Next Planning Commission Meeting Date.

Motion: Chairman Jordan moved to approve the date of the next meeting: March 12, 2026, at 6:30 p.m. Commissioner Matzek seconded the motion. **Motion carried 5-0.**

VIII. Current Events

Paula Downs provided the following information and added the Annexation presentation would be provided at the next meeting.

A. Upcoming Agenda Items:

- a. Airport Hazard Zoning Code- Final Report
- b. Robert’s Rules Training
- c. Written Communications Training
- d. **May have a Preliminary PUD Plat for Sunflower Commerce Park**

B. Upcoming Events:

- a. February 16: City Offices closed for Presidents’ Day
- b. February 17: Bike & Pedestrian Path Open House | 5:30 – 6:30 pm at City Hall. **The City has been awarded money from Wichita Area Metropolitan Planning Organization (WAMPO), so the workshop is to hear feedback on project options.**
- c. March 28: Bel Aire Spring Fest | 1–3 pm at the Rec Center
- d. April 23 – 25: Citywide Garage Sale Weekend
- e. May 2: E-Recycling & Shred Day | 9 am – Noon at City Hall

IX. Adjournment

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

Chairman Jordan encouraged Planning Commission to attend the February 17 workshop to provide feedback on the bike/ped path proposed projects.

DRAFT

(Published at www.belaireks.gov on March, _____, 2026.)

ORDINANCE NO. _____

AN ORDINANCE CONCERNING THE BEL AIRE ZONING DISTRICT MAP, INCORPORATING BY REFERENCE AN AMENDED ZONING DISTRICT MAP; REPEALING ORDINANCE 730; REPEALING ALL OTHER CONFLICTING ORDINANCES; AND AMENDING CHAPTER 18, ARTICLE 6, SECTION 1, OF THE CODE OF THE CITY OF BEL AIRE, KANSAS.

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 February 12, 2026, depicted in Exhibit A, and incorporated herein. Accordingly, Chapter 18, 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 District 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 3rd day of March, 2026.” 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. Ordinance No. 730 is 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.

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Passed by the Governing Body of the City of Bel Aire, Kansas on this 3rd day of March, 2026.

Approved by the Mayor on this _____ day of March, 2026.

CITY OF BEL AIRE, KANSAS

Jim Benage, Mayor

ATTEST:

Melissa Krehbiel, City Clerk

Approved as to Form Only:

Maria A. Schrock, City Attorney

Official Zoning Map

Bel Aire, Kansas



- Bel Aire City Limits
- Bel Aire Area of Influence
- Parcels
- Zoning Type**
- AG - Agricultural
- RR - Rural Residential
- R-1 - Estate Residential
- R-2 - Single-Family Residential
- R-3 - Single-Family Residential
- R-4 - Single-Family Residential
- R-5 - Garden and Patio Homes, Townhouses, and Condominiums
- R-5b - Single-Family/Zero Lot Line Residential
- R-6 - Multi-Family
- MHP - Manufactured Home Park
- C-1 - Neighborhood Commercial, Office, and Retail
- R-PUD - Planned Unit Development - Residential
- C-2 - Planned Unit Development - Commercial, Office, and Retail
- M-1 - Planned Unit Development - Industrial

Map Production:
January 13th, 2026

Current as of:
September, 2025
ZON-25-01

Planning Commission:
February 12th, 2026

City Council:
March 3rd, 2026



City of Bel Aire, Kansas



STAFF REPORT

DATE: February 19, 2026

TO: Ted Henry, City Manager

FROM: Anne Stephens, PE, City Engineer

RE: 2026 Street Maintenance Project Bids

DISCUSSION:

The bid letting for the 2026 Street Maintenance Project was held on Wednesday, February 18th at City Hall. Three contractors responded to the solicitation.

This project includes:

- An asphalt overlay and restriping of Rock Road from 45th Street to 53rd Street.
- The complete reconstruction of the intersection of 53rd and Rock along with additional full-depth pavement replacement on the west leg of the intersection.
- An asphalt overlay and restriping to a three-lane section of Woodlawn from 45th Street to 53rd Street, and restriping of a portion of Woodlawn north of 53rd to align the left turn lane with the newly striped left turn lane south of 53rd.
- A mill and asphalt overlay of Farmstead from 45th through the intersection of 47th Street and the cul-de-sac just south of 47th Street on Farmstead.
- A mill and asphalt overlay of Perryton from Edgemoor to Auburn. (missed from last year)
- Restriping Webb Road from 45th Street to ½ mile north of 53rd Street

The results are presented below.

Bidder	Total Bid
Engineer’s Estimate	\$931,650.30
APAC	\$750,556.50
Kansas Paving	\$675,243.00
Pearson	\$708,329.00

FINANCIAL CONSIDERATIONS: This project was budgeted and will be paid for out of the Street Maintenance Fund.

RECOMENDATION: Staff recommends that the City Council accept the bid from Kansas Paving in the amount of \$675,243.00.

OWNER: CITY OF BEL AIRE
 PROJECT: 2026 STREET MAINTENANCE & REPAIRS
 PEC PROJECT NO: 257363-004
 Bid Date/Time: FEBRUARY 18, 2026 02:00 p.m.

BID TABULATION



ITEM NO.	DESCRIPTION	QUANTITY	UNIT	ENGINEER'S ESTIMATE		CONSPEC INC. dba KANSAS PAVING		PEARSON CONSTRUCTION		APAC - KANSAS, INC., SHEARS DIVISION	
				UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST
BASE BID											
1	Mobilization	1	LS	\$ 75,000.00	\$ 75,000.00	\$ 85,800.00	\$ 85,800.00	\$ 55,000.00	\$ 55,000.00	\$ 37,000.00	\$ 37,000.00
2	Traffic Control	1	LS	\$ 50,000.00	\$ 50,000.00	\$ 12,500.00	\$ 12,500.00	\$ 20,000.00	\$ 20,000.00	\$ 35,000.00	\$ 35,000.00
3	A.C. Surface Course, 2" (BM-2) (PG 64-22)	4,504	TONS	\$ 110.00	\$ 495,440.00	\$ 80.00	\$ 360,320.00	\$ 90.00	\$ 405,360.00	\$ 89.00	\$ 400,856.00
4	Edge/Transition Milling	1,343	SY	\$ 20.00	\$ 26,860.00	\$ 7.00	\$ 9,401.00	\$ 14.00	\$ 18,802.00	\$ 17.00	\$ 22,831.00
5	Full Width Milling 2" Depth	5,805	SY	\$ 5.00	\$ 29,025.00	\$ 4.00	\$ 23,220.00	\$ 3.00	\$ 17,415.00	\$ 3.90	\$ 22,639.50
6	Full Depth Asphalt Repair (7")	1,389	SY	\$ 50.00	\$ 69,450.00	\$ 45.00	\$ 62,505.00	\$ 46.00	\$ 63,894.00	\$ 52.00	\$ 72,228.00
7	Crushed Rock Base (8" Reinforced)	1,359	SY	\$ 20.00	\$ 27,180.00	\$ 18.00	\$ 24,462.00	\$ 14.00	\$ 19,026.00	\$ 19.00	\$ *25,821.00
8	Aggregate for Shoulders (AS-1)	79	TONS	\$ 100.00	\$ 7,900.00	\$ 60.00	\$ 4,740.00	\$ 80.00	\$ 6,320.00	\$ 105.00	\$ 8,295.00
9	Pavement Removal	1,389	SY	\$ 20.00	\$ 27,780.00	\$ 12.00	\$ 16,668.00	\$ 15.00	\$ 20,835.00	\$ 31.00	\$ 43,059.00
10	Reset Section Corner	2	EA	\$ 2,500.00	\$ 5,000.00	\$ 2,475.00	\$ 4,950.00	\$ 4,500.00	\$ 9,000.00	\$ 3,600.00	\$ 7,200.00
11	Pavement Marking (White) (4") (Thermoplastic)	20,213	LF	\$ 0.50	\$ 10,106.50	\$ 0.56	\$ 11,319.28	\$ 0.56	\$ 11,319.28	\$ 0.56	\$ 11,319.28
12	Pavement Marking (White) (6") (Thermoplastic)	244	LF	\$ 0.80	\$ 195.20	\$ 0.70	\$ 170.80	\$ 0.70	\$ 170.80	\$ 0.70	\$ 170.80
13	Pavement Marking (Yellow) (4") (Thermoplastic)	13,882	LF	\$ 0.50	\$ 6,941.00	\$ 0.56	\$ 7,773.92	\$ 0.56	\$ 7,773.92	\$ 0.56	\$ 7,773.92
14	Pavement Marking (White) (4") (MMA/Epoxy)	16,076	LF	\$ 0.50	\$ 8,038.00	\$ 0.40	\$ 6,430.40	\$ 0.40	\$ 6,430.40	\$ 0.40	\$ 6,430.40
15	Pavement Marking (White) (6") (MMA/Epoxy)	4,027	LF	\$ 0.80	\$ 3,221.60	\$ 0.60	\$ 2,416.20	\$ 0.60	\$ 2,416.20	\$ 0.60	\$ 2,416.20
16	Pavement Marking (Yellow) (4") (MMA/Epoxy)	16,626	LF	\$ 0.50	\$ 8,313.00	\$ 0.40	\$ 6,650.40	\$ 0.40	\$ 6,650.40	\$ 0.40	\$ 6,650.40
17	Pavement Marking (Yellow) (12") (MMA/Epoxy)	42	LF	\$ 10.00	\$ 420.00	\$ 3.00	\$ 126.00	\$ 3.00	\$ 126.00	\$ 3.00	\$ 126.00
18	Pavement Marking (Intersection Grade) (White) (24")	379	LF	\$ 20.00	\$ 7,580.00	\$ 10.00	\$ 3,790.00	\$ 10.00	\$ 3,790.00	\$ 10.00	\$ 3,790.00
19	Pavement Marking (Intersection Grade) (Left Arrow)	32	EA	\$ 350.00	\$ 11,200.00	\$ 250.00	\$ 8,000.00	\$ 250.00	\$ 8,000.00	\$ 250.00	\$ 8,000.00
20	Pavement Marking (Intersection Grade) (Railroad)	4	EA	\$ 500.00	\$ 2,000.00	\$ 1,000.00	\$ 4,000.00	\$ 1,000.00	\$ 4,000.00	\$ 1,000.00	\$ 4,000.00
21	Traffic Signalization	1	LS	\$ 60,000.00	\$ 60,000.00	\$ 20,000.00	\$ 20,000.00	\$ 22,000.00	\$ 22,000.00	\$ 24,950.00	\$ 24,950.00
BASE BID TOTAL				\$ 931,650.30		\$ 675,243.00		\$ 708,329.00		\$ 750,556.50	
BID BOND				N/A		Y		Y		Y	
ADDENDUM NO. 1				N/A		Y		Y		Y	

*Corrected Calculations

SECTION 00 51 00
NOTICE OF AWARD

Date of Issuance: 03/03/26
 Owner: City of Bel Aire Owner's Contract No.: _____
 Engineer: Professional Engineering Consultants, P.A.
 Engineer's Project No.: 257363-004
 Project: 2026 Street Maintenance & Repairs
 Bidder: _____
 Bidder's Address: _____

TO BIDDER:

You are notified that Owner has accepted your Bid dated _____ for the above Contract, and that you are the Successful Bidder and are awarded a Contract for:

2026 Street Maintenance & Repairs

The Contract Price of the awarded Contract is: \$ _____ [note if subject to unit prices, or cost-plus]. Contract price is subject to adjustment based on provisions of the Contract, including but not limited to those governing changes, Unit Price Work, and Work performed on a cost-plus-fee basis, as applicable.

3 unexecuted counterparts of the Agreement accompany this Notice of Award, and one copy of the Contract Documents accompanies this Notice of Award, or has been transmitted or made available to Bidder electronically.

You must comply with the following conditions precedent within 15 days of the date of receipt of this Notice of Award:

1. Deliver to Engineer 3 counterparts of the Agreement, fully executed by Bidder.
2. Deliver with the executed Agreement(s) the Contract security [e.g., performance and payment bonds] and insurance documentation as specified in the Instructions to Bidders and General Conditions, Articles 2 and 6.
3. Other conditions precedent (if any):

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within 10 days after you comply with the above conditions, Owner will return to you one fully executed counterpart of the Agreement, together with any additional copies of the Contract Documents as indicated in Paragraph 2.02 of the General Conditions.

Owner: _____
Jim Benage, Mayor

Copy: Engineer

END OF SECTION

SECTION 00 52 00
AGREEMENT BETWEEN OWNER AND CONTRACTOR
FOR CONSTRUCTION CONTRACT (STIPULATED PRICE)

THIS AGREEMENT is by and between _____ City of Bel Aire _____
 (“Owner”) and _____ (“Contractor”).
Terms used in this Agreement have the meanings stated in the General Conditions and the
Supplementary Conditions. Owner and Contractor hereby agree as follows:

ARTICLE 1 – WORK

1.01 Contractor shall complete all Work as specified or indicated in the Contract Documents.
The Work is generally described as follows:

2026 Street Maintenance & Repairs

ARTICLE 2 – THE PROJECT

2.01 The Project, of which the Work under the Contract Documents is a part, is generally
described as follows:

2026 Street Maintenance & Repairs

ARTICLE 3 – ENGINEER

3.01 The Project has been designed by Professional Engineering Consultants, P.A.
3.02 The Owner has retained Professional Engineering Consultants, P.A. (“Engineer”) to act
as Owner’s representative, assume all duties and responsibilities of Engineer, and have
the rights and authority assigned to Engineer in the Contract Documents in connection
with the completion of the Work in accordance with the Contract Documents.

ARTICLE 4 – CONTRACT TIMES

4.01 Time is of the Essence
A. All time limits for Milestones, if any, Substantial Completion, and completion and
readiness for final payment as stated in the Contract Documents are of the essence of
the Contract.
4.02 Contract Times: Dates
A. The Work will be substantially completed on or before August 17, 2026, and
completed and ready for final payment in accordance with Paragraph 15.06 of the
General Conditions on or before August 31, 2026.

- B. ALL work on Woodlawn Blvd. and on Rock Road must be completed when school is out for summer break (May 25 - August 17). All other work, including Perryton, Bel Aire Heights and restriping Webb Road, may be completed at any time after the date when the Contract Times commence to run.

4.03 Liquidated Damages

- A. Contractor and Owner recognize that time is of the essence as stated in Paragraph 4.01 above and that Owner will suffer financial and other losses if the Work is not completed and Milestones not achieved within the times specified in Paragraph 4.02 above, plus any extensions thereof allowed in accordance with the Contract. The parties also recognize the delays, expense, and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by Owner if the Work is not completed on time. Accordingly, instead of requiring any such proof, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty):

1. Substantial Completion: Contractor shall pay Owner **\$1,400** for each day that expires after the time (as duly adjusted pursuant to the Contract) specified in Paragraph 4.02.A above for Substantial Completion until the Work is substantially complete.
2. Completion of Remaining Work: After Substantial Completion, if Contractor shall neglect, refuse, or fail to complete the remaining Work within the Contract Time (as duly adjusted pursuant to the Contract) for completion and readiness for final payment, Contractor shall pay Owner **\$1,400** for each day that expires after such time until the Work is completed and ready for final payment.
3. Liquidated damages for failing to timely attain Milestones, Substantial Completion and final completion are not additive and will not be imposed concurrently.

- B. If Owner recovers liquidated damages for a delay in completion by Contractor, then such liquidated damages are Owner's sole and exclusive remedy for such delay, and Owner is precluded from recovering any other damages, whether actual, direct, excess, or consequential, for such delay, except for special damages (if any) specified in this Agreement.

ARTICLE 5 – CONTRACT PRICE

- 5.01 Owner shall pay Contractor for completion of the Work in accordance with the Contract Documents the amounts that follow, subject to adjustment under the Contract:

- A. For all Work, at the prices stated in Contractor's Bid, attached hereto as an exhibit.

ARTICLE 6 – PAYMENT PROCEDURES

- 6.01 Submittal and Processing of Payments

- A. Contractor shall submit Applications for Payment in accordance with Article 15 of the General Conditions. Applications for Payment will be processed by Engineer as provided in the General Conditions.

6.02 Progress Payments; Retainage

- A. Owner shall make progress payments on account of the Contract Price on the basis of Contractor's Applications for Payment on or about the first day of each month during performance of the Work as provided in Paragraph 6.02.A.1 below, provided that such Applications for Payment have been submitted in a timely manner and otherwise meet the requirements of the Contract. All such payments will be measured by the Schedule of Values established as provided in the General Conditions (and in the case of Unit Price Work based on the number of units completed) or, in the event there is no Schedule of Values, as provided elsewhere in the Contract.

1. Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below but, in each case, less the aggregate of payments previously made and less such amounts as Owner may withhold, including but not limited to liquidated damages, in accordance with the Contract.

- a. 90 percent of Work completed (with the balance being retainage). If the Work has been 50 percent completed as determined by Engineer, and if the character and progress of the Work have been satisfactory to Owner and Engineer, then as long as the character and progress of the Work remain satisfactory to Owner and Engineer, there will be no additional retainage; and
- b. 90 percent of cost of materials and equipment not incorporated in the Work (with the balance being retainage).

- B. Upon Substantial Completion, Owner shall pay an amount sufficient to increase total payments to Contractor to 95 percent of the Work completed, less such amounts set off by Owner pursuant to Paragraph 15.01.E of the General Conditions, and less 100 percent of Engineer's estimate of the value of Work to be completed or corrected as shown on the punch list of items to be completed or corrected prior to final payment.

6.03 Final Payment

- A. Upon final completion and acceptance of the Work in accordance with Paragraph 15.06 of the General Conditions, Owner shall pay the remainder of the Contract Price as recommended by Engineer as provided in said Paragraph 15.06.

6.04 Consent of Surety

- A. Owner will not make final payment, or return or release retainage at Substantial Completion or any other time, unless Contractor submits written consent of the surety to such payment, return, or release.

6.05 Interest

- A. All amounts not paid when due shall bear interest at the rate of 18 percent per annum.

ARTICLE 7 – CONTRACT DOCUMENTS

7.01 Contents

- A. The Contract Documents consist of the following:
 - 1. This Agreement.
 - 2. Performance bond.
 - 3. Payment bond.
 - 4. Statutory bond (Kansas).
 - 5. General Conditions.
 - 6. Supplementary Conditions.
 - 7. Project Manual (Specifications).
 - 8. Drawings.
 - 9. Addenda.
 - 10. Exhibits to this Agreement (enumerated as follows):
 - a. Bid Form.
 - 11. The following which may be delivered or issued on or after the Effective Date of the Contract:
 - a. Notice to Proceed.
 - b. Work Change Directives.
 - c. Change Orders.
 - d. Field Orders.
- B. There are no Contract Documents other than those listed above in this Article 7.
- C. The Contract Documents may only be amended, modified, or supplemented as provided in the General Conditions.

ARTICLE 8 – CONTRACTOR’S REPRESENTATIONS, CERTIFICATIONS, AND STIPULATIONS

8.01 Contractor’s Representations

257363-004

EJCDC® C-520 (2018 Edition)

Agreement Between Owner and Contractor
for Construction Contract (Stipulated Price)

00 52 00 - 4

- A. In order to induce Owner to enter into this Contract, Contractor makes the following representations:
1. Contractor has examined and carefully studied the Contract Documents, and any data and reference items identified in the Contract Documents, including Addenda.
 2. Contractor has visited the Site, conducted a thorough visual examination of the Site and adjacent areas, and become familiar with the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
 3. Contractor is familiar with and is satisfied as to all Laws and Regulations that may affect cost, progress, and performance of the Work.
 4. Contractor has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or adjacent to the Site and all drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified in the Supplementary Conditions, with respect to the Technical Data in such reports and drawings, and (2) reports and drawings relating to Hazardous Environmental Conditions, if any, at or adjacent to the Site that have been identified in the Supplementary Conditions, especially with respect to Technical Data in such reports and drawings.
 5. Contractor has considered the information known to Contractor itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Contract Documents; and the Technical Data identified in the Supplementary Conditions or by definition, with respect to the effect of such information, observations, and Technical Data on (a) the cost, progress, and performance of the Work; (b) the means, methods, techniques, sequences, and procedures of construction to be employed by Contractor; and (c) Contractor's safety precautions and programs.
 6. Based on the information and observations referred to in the preceding paragraph, Contractor agrees that no further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract.
 7. Contractor is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Contract Documents.
 8. Contractor has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Contractor has discovered in the Contract Documents, and of discrepancies between Site conditions and the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.
 9. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

10. Contractor's entry into this Contract constitutes an incontrovertible representation by Contractor that without exception all prices in the Agreement are premised upon performing and furnishing the Work required by the Contract Documents.

8.02 Contractor's Certifications:

- A. Contractor certifies that it has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for or in executing the Contract. For the purposes of this Paragraph 8.02:
 1. "corrupt practice" means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process or in the Contract execution;
 2. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process or the execution of the Contract to the detriment of Owner, (b) to establish Bid or Contract prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;
 3. "collusive practice" means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish Bid prices at artificial, non-competitive levels; and
 4. "coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

8.03 Standard General Conditions

- A. Owner stipulates that if the General Conditions that are made a part of this Contract are EJCDC® C-700, Standard General Conditions for the Construction Contract (2018), published by the Engineers Joint Contract Documents Committee, and if Owner is the party that has furnished said General Conditions, then Owner has plainly shown all modifications to the standard wording of such published document to the Contractor, through a process such as highlighting or "track changes" (redline/strikeout), or in the Supplementary Conditions.

IN WITNESS WHEREOF, Owner and Contractor have signed this Agreement.

This Agreement will be effective on _____ (which is the Effective Date of the Contract).

Owner: City of Bel Aire

Contractor:

By: _____

By: _____

Date: _____

Date: _____

Name: Jim Benage

Name: _____

Title: Mayor

Title: _____

(If Contractor is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.)

Attest: _____

Attest: _____

Title: _____

Title: _____

Address for giving notices:

Address for giving notices:

City of Bel Aire

7651 E Central Park

Bel Aire, KS 67226

Designated Representative:

Designated Representative:

Name: _____

Name: _____

Title: _____

Title: _____

Address for giving notices:

Address for giving notices:

City of Bel Aire

7651 E Central Park

Bel Aire, KS 67226

Phone: _____

Phone: _____

Email: _____

Email: _____

Approved as to Form Only

License No.: _____

State: _____

Maria A. Schrock, City Attorney

END OF SECTION



DATE: February 25, 2026
TO: City Council
FROM: Ted Henry City Manager
SUBJECT: Regional Water Conservation and Bel Aire's Response

Water Supply for Bel Aire

The City of Bel Aire receives treated water from two primary sources. The Chisholm Creek Utility Authority (CCUA) serves both Park City and Bel Aire and currently has the capacity to treat and deliver up to 2.75 million gallons of water per day. While CCUA provides the majority of Bel Aire's daily supply, maintaining a wholesale agreement with the City of Wichita remains important for system reliability and future planning. During a typical year, peak summer demand exceeds the treatment capacity available to Bel Aire through CCUA alone. We can discuss this in greater detail at the meeting but wanted to provide a high-level overview.

Background on Water Conservation

Over the past several years, water conservation has shifted from an occasional discussion to an ongoing priority. Communities across south-central Kansas (including Bel Aire) have experienced extended dry conditions and increasing concern about long-term water reliability tied to Cheney Reservoir (the primary water source for Wichita and surrounding cities.)

Beginning in early 2023, Wichita entered the initial stage of its drought response plan after Cheney Reservoir levels began to decline. Early messaging focused on voluntary conservation, but as the region moved through another hot summer with limited rainfall.

By mid-2024, Wichita entered Stage 2 of its drought plan, marking a significant turning point. Outdoor irrigation was reduced to one day per week, and the city was divided into watering zones to distribute demand evenly. This decision was driven by declining reservoir conditions and a desire to achieve measurable reductions. The goal was to slow demand quickly, stabilize reservoir levels, and encourage residents to rethink traditional lawn-watering habits. Bel Aire followed suit and significantly reduced its overall water usage during this period.

The 2025 Transition from Drought Response to Permanent Conservation

While 2025 brought significant rainfall and improved reservoir conditions, the City of Wichita began discussing how water management could not rely solely on reacting to drought emergencies. Even as conditions improved, long-term trends showed increasing variability in rainfall and growing pressure on regional resources. In response, Wichita's City Council approved a permanent outdoor watering schedule allowing irrigation three days per week, regardless of drought stage.

Under the new policy:

- odd-numbered addresses water Wednesday, Friday, and Sunday
• even-numbered addresses water Tuesday, Thursday, and Saturday
• Mondays are non-watering days; and
• Midday watering is discouraged to reduce evaporation during peak heat.

Wichita framed this decision as a proactive shift toward long-term sustainability. Instead of repeatedly tightening and loosening restrictions based on short-term conditions, the permanent schedule was intended to create consistency.

Bel Aire’s Initial Alignment and local Evaluation

When Wichita adopted the permanent three-day watering schedule, Bel Aire temporarily accepted the new restrictions to maintain regional consistency and avoid confusion for residents. City Council recognized that Bel Aire operates within a shared regional water system and that immediate alignment provided clarity while the City evaluated its long-term approach.

Rather than viewing the change as final policy, Bel Aire began a deliberate process to explore how conservation could be managed locally. A series of meetings with the Utility Advisory Committee were held to review Wichita’s framework, analyze Bel Aire’s water-use data, and develop a strategy that reflected local priorities while supporting regional goals.

Using guidance from the Kansas Water Office and historical system data, Bel Aire developed a conservation proposal centered on monitoring and accountability rather than permanent restrictions alone.

As outlined in the City’s conservation letter, Bel Aire proposed:

- establishing a target of 100 gallons per capita per day, measured as a rolling 12-month average (see page 4)
- monitoring aggregate water usage monthly as an early warning system
- working directly with high-usage customers when trends indicate potential concerns
- using local data to guide conservation decisions.

This plan reflects the City’s belief that detailed monitoring and proactive engagement can achieve meaningful conservation outcomes while maintaining flexibility.

Importantly, Bel Aire’s proposal does not reject Wichita’s framework. Instead, it creates a tiered approach: if local water use exceeds the established per-capita target, Bel Aire would implement Wichita’s watering schedule, including limiting outdoor watering to three days per week using the odd/even address system.

This structure allows Bel Aire to maintain a locally managed program while remaining aligned with regional expectations when conditions warrant.

Discussion

The City has shared Bel Aire’s monitoring-based conservation approach with Wichita. While Wichita acknowledged the City’s efforts, they have continued to emphasize the importance of a consistent regional strategy and have strongly encouraged both their residents and wholesale customers to follow their permanent watering framework.

As Bel Aire’s City Council considers the path forward, several policy and operational factors should be evaluated:

Regional Partnership and Contract Considerations

Bel Aire currently maintains a wholesale agreement with the City of Wichita. While Bel Aire retains local authority over conservation messaging and enforcement, the long-term relationship with Wichita must be considered. Particularly our current take-or-pay agreement that extends through 2028. Decisions made today may influence future negotiations and operational flexibility.

Long-Term Water Supply and Infrastructure Planning

The City continues to experience steady growth, and without significant investment in both CUA infrastructure and Bel Aire’s internal water system, future demand may require ongoing reliance on the wholesale agreement with Wichita.

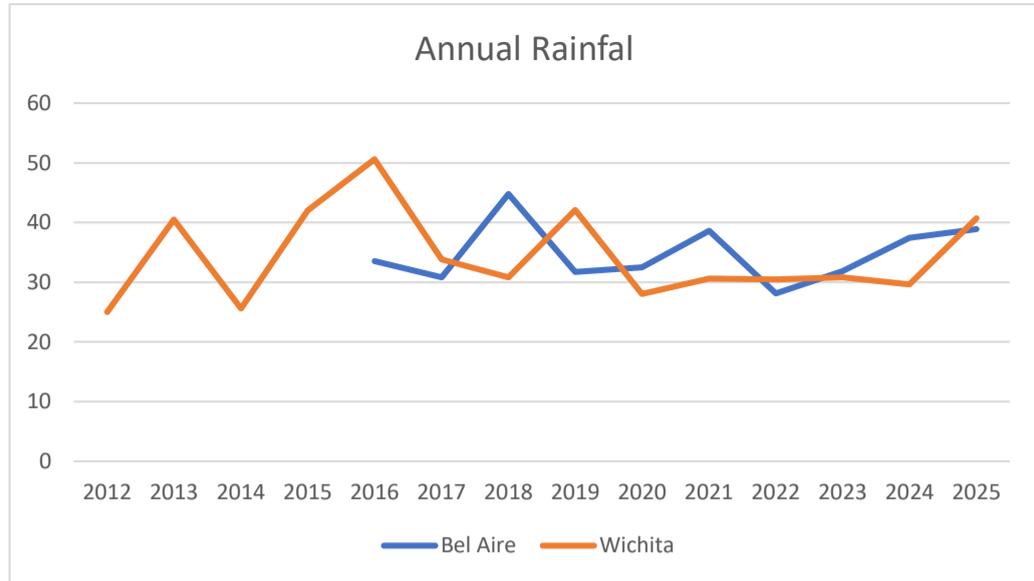
Expanding CCUA's reliable supply would require additional storage capacity and other upgrades at the CCUA treatment plant. On Bel Aire's side, added storage (another water tower) would strengthen operational resiliency and help manage periods of high demand. While these improvements are achievable, they would require a comprehensive study before moving forward.

Local Flexibility versus Regional Consistency

Bel Aire's proposed conservation plan reflects a desire to manage water use through data-driven monitoring and targeted engagement rather than permanent restrictions alone. At the same time, regional consistency provides clarity for residents. Council may wish to weigh the benefits of maintaining local flexibility against the advantages of aligning with a unified regional approach.

year	billing month	residential rate code		population	gallon per capi	Section XIV, Item A.
		consumption	days in billing cycle			
2022	January	11,246,800	30	8,820	43	
2022	February	11,506,100	31	8,820	42	
2022	March	11,365,200	29	8,820	44	
2022	April	18,658,500	29	8,820	73	
2022	May	21,627,500	33	8,820	74	
2022	June	29,582,100	30	8,820	112	
2022	July	42,777,300	30	8,820	162	
2022	August	42,901,800	29	8,820	168	
2022	September	48,899,900	29	8,820	191	
2022	October	22,328,100	38	8,820	67	
2022	November	12,588,800	23	8,820	62	
2022	December	12,933,500	30	8,820	49	
2023	January	10,933,900	33	9,565	35	91
2023	February	10,550,900	29	9,565	38	90
2023	March	13,624,300	28	9,565	51	90
2023	April	23,829,000	32	9,565	78	90
2023	May	34,972,600	29	9,565	126	90
2023	June	31,175,500	34	9,565	96	95
2023	July	37,155,600	28	9,565	139	93
2023	August	50,391,700	31	9,565	170	92
2023	September	42,844,700	29	9,565	154	92
2023	October	31,270,700	31	9,565	105	89
2023	November	13,194,000	30	9,565	46	92
2023	December	13,387,300	29	9,565	48	91
2024	January	13,072,100	30	10,066	43	91
2024	February	11,596,700	30	10,066	38	91
2024	March	11,895,700	31	10,066	38	91
2024	April	25,541,700	26	10,066	98	90
2024	May	24,890,000	34	10,066	73	92
2024	June	34,415,600	28	10,066	122	87
2024	July	51,721,400	40	10,066	128	90
2024	August	22,157,600	27	10,066	82	89
2024	September	23,091,100	29	10,066	79	81
2024	October	22,708,400	29	10,066	78	75
2024	November	14,943,000	32	10,066	46	73
2024	December	14,862,901	34	10,066	43	73
2025	January	12,783,878	30	10,356	41	72
2025	February	10,631,824	24	10,356	43	72
2025	March	14,877,492	32	10,356	45	73
2025	April	17,476,857	29	10,356	58	73
2025	May	21,472,032	33	10,356	63	70
2025	June	17,636,600	28	10,356	61	69
2025	July	26,474,200	31	10,356	82	64
2025	August	28,085,800	33	10,356	82	60
2025	September	19,723,800	27	10,356	71	60
2025	October	25,411,400	33	10,356	74	59
2025	November	13,934,800	30	10,356	45	59
2025	December	14,049,900	31	10,356	44	59

Year	Bel Aire	Wichita
2012		25.00
2013		40.50
2014		25.60
2015		42.00
2016	33.56	50.60
2017	30.79	33.80
2018	44.78	30.80
2019	31.73	42.10
2020	32.47	28.00
2021	38.61	30.60
2022	28.12	30.50
2023	31.85	30.80
2024	37.40	29.60
2025	38.90	40.70
Ten Year Average	34.821	34.75





Bel Aire Utility Advisory Committee Meeting Minutes
Wednesday, January 14, 2026, 3:00 pm – 4:30 pm, City Hall Community Room

- 1) Call to Order – @ 3 pm
- 2) Roll Call: X Sean Brata, X Dan Broyles, X Terry Ercolani, X Antonio Kitt, X Bill Moss
Guest – Mayor Benage and Nick Bishop
- 3) Approval of today’s meeting agenda - **Antonio motioned, Bill 2nd, approved**
- 4) Approval of September 10 and December 10 meeting minutes – **Dan motioned, Bill 2nd, approved**
- 5) New business:
 - A) KOMA review with Maria Shrock – **thorough discussion led by Maria. UAC has no violations.**
 - B) 2025 year-end review document
 - C) Water conservation plan reviews (baseline plan and alternate plan) **discussed, plan in work to be reviewed and approved at next meeting**
 - D) February 2026 “Did You Know?” - **Dan motioned, Bill 2nd, approved**
- 6) Round table introductions and discussion of individual comments, suggestions, and concerns.
Antonio asked about the tree for Art. Terry mentioned what the tree board has done based on Novembers’ meeting minutes.
- 7) Next UAC activity: UAC meeting February 11, 2026
- 8) Old, Continuing, and Future Business:
- 9) Rainfall, year-to-date (through 12/31/2025)

Location	Inches	Deviation from Average
Bel Aire	38.9	+3.3
Eisenhower Airport	40.7	+6.5

- 10)
 - February 2026 – 2026 MWCPs (baseline and alternate) reviewed and approved by UAC
 - March 2026 – 2026 MWCP to be voted on at Bel Aire City Council Meeting
 - March 28, Bel Aire Spring Festival
 - April 23, Citywide Garage Sale Weekend
 - May 16, Spring Curbside Clean-up
 - October 3 Fall Curbside Clean-up
 - October 17, Bel Aire Fall Festival

11) As may arise

12) Adjournment **Bill motioned, Antonio 2nd, approved 4:30 pm**



Bel Aire Utility Advisory Committee 2025 Annual Report
(As required by Resolutions R-11-06 and R-13-42)

2025 Annual Report

Year in Review

- 1) There were eleven UAC monthly meetings and one field trip held during 2025. Monthly meetings are generally on the second Wednesday of each month, from 3 pm to 4:30 pm at City Hall’s Senior Center
- 2) Authored and submitted for publication 11 “Did You Know?” information articles. The articles were published in the Bel Air Breeze newspaper.
- 3) UAC prepared and submitted the 2025 Water Conservation Plan to the Governing Body for approval. Gallons per capita per day (GPCD) water usage for 2025 was 69, far below the prior nine-year average of 96 GPCD. This is attributed to water conservation efforts by the public, as Bel Aire continues with water restrictions that started in August 2024 when Cheney Lake (Wichita raw water source) went below 60% water level. Bel Aire transitioned into a permanent water restriction stage in September 2025 when Wichita changed to a permanent restriction stage, also.
- 4) Mayor Benage requested that the UAC consider an alternate water conservation management model, where Bel Aire is responsible for identifying, monitoring, and achieving water conservation goals. This would be independent of the water supplier’s (primarily, Wichita’s) implied management of water conservation within the city. UAC developed a proposal that the city could take to their water suppliers for discussions of a future agreement on conservation management. The UAC agreed to write a 2026 Water conservation plan based on the outcome of these discussions.
- 5) 2025 rainfall was substantially over the 30-year NOAA average at the end of the year, See the graph in Figure 1 for details.
- 6) The UAC organized and attended a tour of the CCUA water facility in Park City, One of the two water sources that Bel Aire uses to supply potable water. The facility also treats Bel Aire’s wastewater.
- 7) UAC officers elected for 2026 are: Chairperson Terry Ercolani, Vice Chairperson Sean Brata, and Secretary Antonio Kitt.
- 8) The UAC mourned the passing of Art Tenbrink, longtime member of the UAC and past chairperson for many years. The UAC worked with the Bel Aire Tree Board to establish a tree planting in memory of Art.
- 9) Shome (Sean) Brata was welcomed as a new member of the UAC in December. His term as a member lasts for two years.

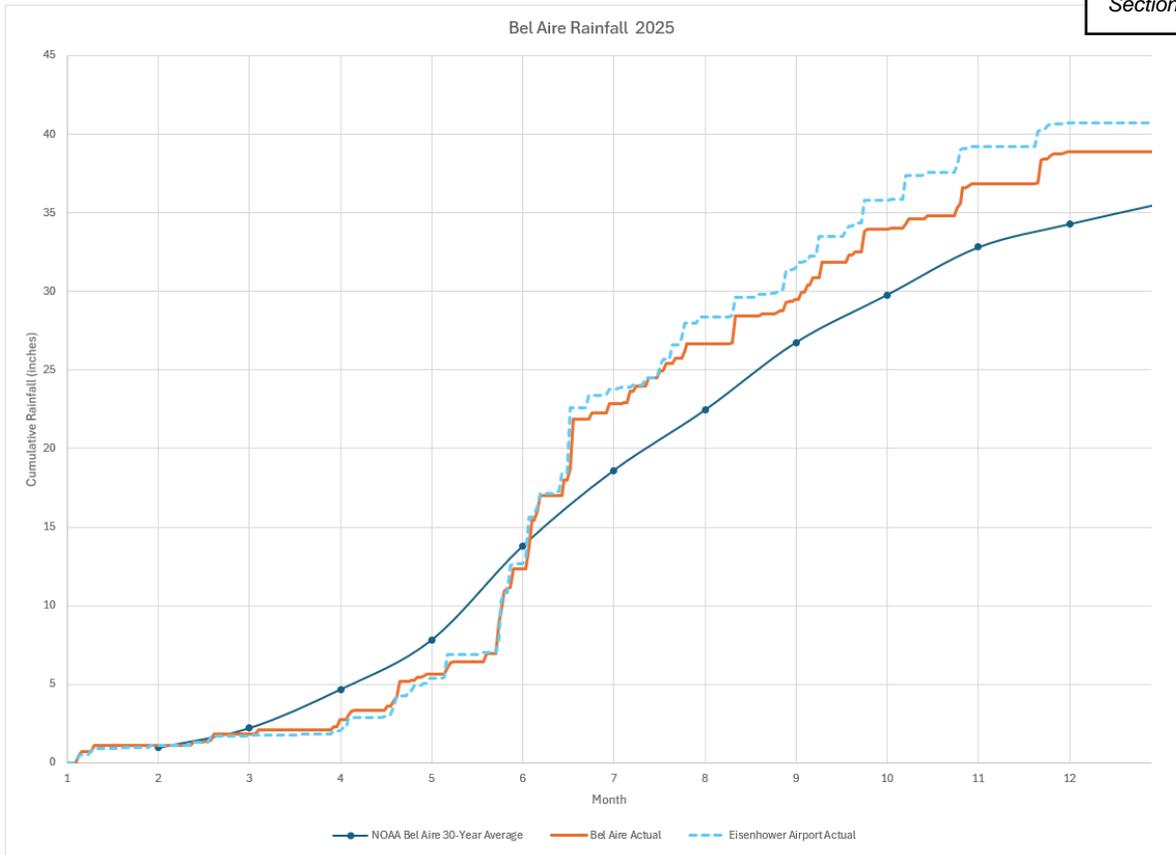


Figure 1 Bel Aire Rainfall for 2025

2026 Goals and Objectives

- 1) Prepare and submit the 2026 Water Conservation Plan to the Governing Body for review and approval
- 2) Promote compliance with the backflow preventer inspections in 2026 (compliance is for even-numbered years)
- 3) Periodically review available water and wastewater data, with subsequent comments and questions to better understand changes and provide review during continued drought restrictions
- 4) Organize a UAC field trip during 2026 to increase understanding of water and other utility aspects associated with the City of Bel Aire and include the Governing Body. Will consider a trip to the Equus Beds ASR (Aquifer Storage and Recovery) among other places.
- 5) Continue education of utility-related topics in Bel Aire’s communication platforms with monthly submittals of the “Did You Know?” column
- 6) Upon request, provide input to the City’s stormwater management in compliance with KDHE guidelines.

MANAGER’S REPORT

DATE: February 24, 2026
TO: Mayor Benage and City Council
FROM: Ted Henry, City Manager
RE: March 3, 2026 Agenda



Proclamation – American Red Cross Month (Item V)

Red Cross Month is observed every March. The American Red Cross uses this month to honor and celebrate all the volunteers who support the mission of the organization. Local churches and civic groups often host blood drives in March. Those interested in donating blood can call [1-800-RED CROSS](tel:1-800-RED-CROSS) or go to www.Redcrossblood.org to find a local blood drive. This proclamation supports the Red Cross in the great work they do.

Appropriations Ordinance (Item VI)

This appropriation ordinance encompasses 02/11/2026 through 02/24/2026 expenses and one payroll cycle. Expenditures amounted to \$242,905.66. No infrastructure costs paid by special assessments were incurred during this period.

Consent Agenda (Item VIII)

The consent agenda contains the Minutes of the February 17th City Council meeting and one appointment. John Sutherland has volunteered to fill the open position on the Planning Commission left by the resignation of Brian Stuart. If confirmed by the Council, Mr. Sutherland’s term will be for 3 years, expiring on March 3, 2029.

City Requested Appearances (Item IX)

Chief Atteberry will speak about the 2025 Willard Garvey Crime Prevention Officers of the Year Award, which was recently presented to the Bel Aire Police Department. He will also give a presentation on Emergency Management.

Fireworks Ordinance (Item A)

The City’s current fireworks ordinance contains vague language regarding dates and times for the sale and detonation of fireworks. This has resulted in confusion among residents and retailers, and challenges for police officers in determining when a violation has occurred. Maria has provided a draft Ordinance and staff report in your packet. Staff recommends approving the Ordinance.

Zoning Map Update (Item B)

City staff worked with Professional Engineering Consultants (PEC) to update the City of Bel Aire Zoning Map to reflect current information as of December 2025. The Zoning Map is updated each year to include changes in zoning districts and zoning types. The updated Zoning Map reflects changes from August 2024 (date of last zoning map end date) and December 2025. 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. On February 12, 2026, the Planning Commission reviewed the Zoning Map and

approved the proposed zoning map changes as presented, 5-0. Staff recommend that City Council approve the 2025 Bel Aire Zoning Map.

2026 Street Maintenance Bids (Item C)

The bid letting for the 2026 Street Maintenance Project was held on Wednesday, February 18th at City Hall. Three contractors responded, with Kansas Paving providing the lowest bid. This project was budgeted and will be paid for out of the Street Maintenance Fund. Staff recommends that the Council accept the bid from Kansas Paving in the amount of \$675,243.00.

Amendment to Master Service Agreement with PEC (Item D)

In February 2024, the City Council approved a Master Services Agreement (MSA) with Professional Engineering Consultants (PEC) to provide strategic planning, land use, GIS, and engineering support services. The agreement was part of the City’s phased approach to managing rapid growth while maintaining service levels without significantly expanding internal staffing. Since that time, Bel Aire has continued to experience sustained development activity with multiple residential, industrial, and infrastructure projects moving simultaneously through planning, engineering, and construction phases. The MSA has allowed staff to leverage specialized expertise while continuing to manage the day-to-day operations of the City. The City has fully utilized the initial \$10,000 retainer allocation with more times than not over \$10,000.

The requested amendment increases the retainer by \$5,000. This remains more cost-effective than adding full-time staff while maintaining flexibility as development activity fluctuates. The City of Bel Aire charges a 5% fee to each subdivision project. In 2025, this revenue source generated \$391,851. As development activity increases, so does the associated workload. This 5% fee structure more than offsets both the current and proposed amended MSA agreement. Staff recommends approval of an additional \$5,000 allocation to the existing PEC Master Services Agreement retainer to support continued project management and engineering coordination.

Executive Session (XIII)

There are one executive session on the agenda.

Discussion And Future Issues – Water Conservation (Item XIV)

See staff report.