



AGENDA
CITY COUNCIL MEETING
7651 E. Central Park Ave, Bel Aire, KS
February 18, 2025 7:00 PM



I. CALL TO ORDER: Mayor Jim Benage

II. ROLL CALL

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

III. OPENING PRAYER: Dr. Rob Lindsted

IV. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

V. DETERMINE AGENDA ADDITIONS

VI. CONSENT AGENDA

A. Approval of Minutes of the February 4, 2025 City Council meeting.

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

Motion _____ Second _____ Vote _____

VII. DISCUSSION AND APPROVAL OF APPROPRIATIONS ORDINANCE

A. Consideration of Appropriations Ordinance No. 25-03 in the amount of \$894,295.57.

Action: Motion to (approve / deny / table) Appropriations Ordinance No. 25-03.

Motion _____ Second _____ Vote _____

VIII. CITY REQUESTED APPEARANCES

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

X. REPORTS

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

XI. ORDINANCES, RESOLUTIONS AND FINAL ACTIONS

- A. Consideration of A Resolution Of The Governing Body Of The City Of Bel Aire, Kansas Amending Its Resolution No. R-2024-05, Which Relates To The Advisability Of Issuing Taxable Industrial Revenue Bonds For Certain Land And Building Improvements To Be Located Immediately Northeast Of The Intersection Of 53rd Street North And Webb Road In The City.**

Action: Motion to (accept / deny / table) A Resolution Of The Governing Body Of The City Of Bel Aire, Kansas Amending Its Resolution No. R-2024-05, Which Relates To The Advisability Of Issuing Taxable Industrial Revenue Bonds For Certain Land And Building Improvements To Be Located Immediately Northeast Of The Intersection Of 53rd Street North And Webb Road In The City and authorize the Mayor to sign.

Motion _____ Second _____ Vote _____

- B. Consideration of the amended and reinstated Letter of Intent to Issue IRB's and Provide Other Incentives for Construction of a Industrial, Manufacturing, Warehouse, Distribution, Flex and/or Office Facility.**

Action: Motion to (approve / deny / table) the amended and reinstated Letter of Intent to Issue IRB's and Provide Other Incentives for Construction of an Industrial, Manufacturing, Warehouse, Distribution, Flex and/or Office Facility (Aspen Funds, LLC) and authorize the Mayor to sign.

Motion _____ Second _____ Vote _____

- C. Consideration of approving Supplemental Agreement No 1 with Professional Engineering Consultants for Bel Aire Lakes Construction Observation and Administration.**

Action: Motion to (accept / deny / table) Supplemental Agreement No 1 with Professional Engineering Consultants for Bel Aire Lakes Construction Observation and Administration and authorize the Mayor to sign.

Motion _____ Second _____ Vote _____

- D. Consideration of accepting a bid for paving improvements to serve Chapel Landing 5th Phase 1. Four bids were received:**

<u>Bidder</u>	<u>Total Bid</u>
<i>Engineer's Est.</i>	\$887,050.00
APAC	\$1,006,315.65

Kansas Paving	\$854,747.95
Pearson	\$996,004.15
Prado	\$899,372.95

Action: Motion to accept the bid from _____ in the amount of \$_____ for paving improvements to serve Chapel Landing 5th Phase 1 and authorize the Mayor to sign all related documents.

Motion _____ Second _____ Vote _____

E. Consideration of selecting a bid for 2025 Pavement Maintenance Program. Three bids were received:

<u>Bidder</u>	<u>Engineer's Est.</u>	<u>APAC</u>	<u>KS Paving</u>	<u>Pearson</u>
Base Bid	\$1,400,602.50	\$951,185.10	\$1,025,508.00	\$1,132,943.00
Add Alt 1	\$112,225.00	\$84,734.00	\$88,152.00	\$92,820.00
Add Alt 2	\$243,006.50	\$183,328.60	\$191,636.05	\$200,967.00
Base Bid + Alt 1	\$1,512,827.50	\$1,035,919.10	\$1,113,660.00	\$1,225,763.00
Base Bid + Alt 2	\$1,643,609.00	\$1,134,513.70	\$1,217,144.05	\$1,333,910.00
Base +Alt 1 +Alt 2	\$1,755,834.00	\$1,219,247.70	\$1,305,296.05	\$1,426,730.00

Action: Motion to (accept / deny / table) the bid from _____ for the 2025 Pavement Maintenance Program in the **total amount** not to exceed \$_____ for the Base Bid and *[please choose]*

- Add Alternate 1
 - Add Alternate 2
 - Add Alternate 1 and Add Alternate 2
- and authorize the Mayor to sign all related documents.

Motion _____ Second _____ Vote _____

F. Consideration of a Second Amendment to Employment Agreement of City Attorney.

Action: Motion to (approve / deny / table) a Second Amendment to Employment Agreement of City Attorney (as presented / as amended), and authorize the Mayor to sign.

Motion _____ Second _____ Vote _____

XII. EXECUTIVE SESSION

A. Executive Session

Action: Motion to recess into executive session to discuss the City Attorney's performance review. The discussion will be pursuant to K.S.A. 75-4319 (b)(1) to discuss personnel matters of non-elected personnel. The meeting will be for a period of (_____) minutes, and the open meeting will resume in City Council Chambers at (_____) p.m.

Motion _____ Second _____ Vote _____

XIII. DISCUSSION AND FUTURE ISSUES

XIV. ADJOURNMENT

Action: Motion to adjourn.

Motion _____ Second _____ Vote _____

Additional Attachments:

A. Public Works Report - January 2025

B. City Manager's Report - February 18, 2025

Notice

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



MINUTES

CITY COUNCIL MEETING

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



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

II. ROLL CALL

Councilmembers Greg Davied, Tyler Dehn, Emily Hamburg, Tom Schmitz, and John Welch were present. Also present were City Manager Ted Henry, City Attorney Maria Schrock, City Engineer Anne Stephens, City Clerk Melissa Krehbiel, and Bond Counsel Kevin Cowan of Gilmore and Bell, PA.

III. OPENING PRAYER: Mark Posson provided the opening prayer.

IV. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

Mayor Benage led the pledge of allegiance.

V. DETERMINE AGENDA ADDITIONS: There were no additions.

VI. CONSENT AGENDA

- A. Approval of Minutes of the January 21, 2025 City Council meeting.**
- B. Accept Revised Petitions for Paving and Water Distribution System Improvements to serve Skyview at Block 49 2nd Addition.**
- C. Adopt Resolutions Determining The Advisability Of The Making Of Certain Internal Improvements In The City Of Bel Aire, Kansas; Making Certain Findings With Respect Thereto; Authorizing And Providing For The Making Of The Improvements In Accordance With Such Findings (Paving and Water Distribution System Improvements /Skyview At Block 49 2nd Addition- Phase 2); And Amending, Restating And Repealing Resolution Nos. R-2023-22 and R-2023-24.**

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

VII. DISCUSSION AND APPROVAL OF APPROPRIATIONS ORDINANCE

A. Consideration of Appropriations Ordinance No. 25-02 in the amount of \$680,193.10.

MOTION: Councilmember Dehn moved to approve Appropriations Ordinance No. 25-02. Councilmember Hamburg seconded the motion. *Motion carried 5-0.*

VIII. CITY REQUESTED APPEARANCES

A. PEC- Woodlawn update

Ben Mabry gave a brief update on the preliminary engineering work done by Professional Engineering Consultants (PEC) regarding the Woodlawn reconstruction project.

B. Anne Stephens, City Engineer - Woodlawn update

Anne Stephens gave a brief report on options for temporary repairs of Woodlawn before reconstruction is completed.

IX. CITIZEN CONCERNS: No one spoke.

X. REPORTS

A. Council Member Reports

Councilmember Tyler Dehn reported on a breakfast he attended with the Superintendent of the USD 259 school district. The school district will hold a series of open houses regarding the proposed bond issue; details can be found on the district's website. Regarding other upcoming events, the monthly Bel Aire Chamber luncheon is this Wednesday, and the annual meeting of the Central Park HOA will be held on February 15th.

B. Mayor's Report

Mayor Benage reported on the latest meeting of the CCUA. He recently traveled to Topeka to testify against a house bill that would reduce cities' areas of influence for planning and zoning matters. On January 30th, he attended a prayer service for those killed on the American Airlines flight from Wichita that crashed in Washington, D.C. The Sedgwick County Register of Deeds has updated their software. Property owners interested in fraud alerts will need to sign up again on the Sedgwick County Register of Deeds' website.

C. City Attorney Report

City Attorney Maria Schrock reported on a zoning case filed in the Kansas Supreme Court.

D. City Manager Report

City Manager Ted Henry reported on recent stormwater drainage work that was completed by the Public Works department.

XI. ORDINANCES, RESOLUTIONS AND FINAL ACTIONS

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

MOTION: Councilmember Davied moved to adopt A Resolution Approving The Sale Of Chisholm Creek Utility Authority Water And Wastewater Facilities Revenue Bonds, Series 2025. Councilmember Welch seconded the motion. ***Motion carried 5-0.***

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

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

MOTION: Councilmember Hamburg moved to accept the bid from Prado in the Total amount of \$1,163,493.10 for water and paving/ stormwater improvements to serve Skyview at Block 49 2nd, Phase 2 and authorize the Mayor to sign. Councilmember Schmitz seconded the motion. ***Motion carried 5-0.***

C. Consideration of electing a President of the Council.

MOTION: Councilmember Dehn moved to elect Emily Hamburg as President of the Council. Councilmember Davied seconded the motion. ***Motion carried 5-0.***

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

MOTION: Councilmember Welch moved to approve the Amendment To Sixth Supplemental Water Supply And Wastewater Service Agreement Made And Entered Into As Of February 11, 2025, By And Between The Chisholm Creek Utility Authority And The City Of Bel Aire, Kansas and authorize the Mayor to sign. Councilmember Davied seconded the motion. ***Motion carried 5-0.***

XII. EXECUTIVE SESSION

MOTION FOR RECESS: Councilmember Dehn moved to take a 5-minute recess. Councilmember Davied seconded the motion. ***Motion carried 5-0.***

The Council then held a brief recess.

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

Gosch, Ben Mabry, Jason Fundis, and Bob Henthorne. The meeting will be for a period of 30 minutes, and the open meeting will resume in City Council Chambers at 8:35 p.m.

The Council then recessed for executive session. At 8:35 p.m., Mayor Benage called the meeting to order in open session and stated that no binding action was taken.

XIII. DISCUSSION AND FUTURE ISSUES

A. Payment Processing

B. Illegal Camping

City staff facilitated two separate discussions regarding payment processing fees and illegal camping. No action was taken.

XIV. ADJOURNMENT

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



City of Bel Aire, KS

AP Section VII, Item A.
By Vendor DBA

Payment Dates 1/29/2025 - 2/11/2025

Vendor DBA	Description (Item)	Post Date	Payment Date	Project Account Key	Amount
Vendor DBA: 0178 -					
AFLAC	EMPLOYEE MONTHLY PREMI...	01/14/2025	02/01/2025		545.52
AFLAC	EMPLOYEE MONTHLY PREMI...	01/14/2025	02/01/2025		138.08
Vendor DBA 0178 - AFLAC Total:					683.60
Vendor DBA: 0172 -					
ATLAS ELECTRIC LLC	SECURITY CAMERA REPAIR	12/31/2024	02/07/2025		240.00
Vendor DBA 0172 - ATLAS ELECTRIC LLC Total:					240.00
Vendor DBA: 2110 -					
AXON ENTERPRISES, INC	BODY CAM STORAGE/LICENSE	01/23/2025	01/29/2025		16,890.80
Vendor DBA 2110 - AXON ENTERPRISES, INC Total:					16,890.80
Vendor DBA: 0472 -					
BEALL & MITCHELL, LLC	LEGAL SERVICES	02/05/2025	02/07/2025		1,237.98
Vendor DBA 0472 - BEALL & MITCHELL, LLC Total:					1,237.98
Vendor DBA: 0634 -					
BEL AIRE AREA CHAMBER OF ...	2025 FUNDING CONTRIBUTION	01/30/2025	01/30/2025		15,000.00
BEL AIRE AREA CHAMBER OF ...	2025 CHAMBER DUES/MEMB	02/04/2025	02/07/2025		250.00
Vendor DBA 0634 - BEL AIRE AREA CHAMBER OF COMMERCE Total:					15,250.00
Vendor DBA: 1318 -					
BRADY INDUSTRIES OF KS- BR...	CH JANITORIAL SUPPLIES	01/21/2025	01/30/2025		348.56
Vendor DBA 1318 - BRADY INDUSTRIES OF KS- BRADY PLUS Total:					348.56
Vendor DBA: 2909 -					
BRYNNE HENDERSON	INDOOR SOCCER-2025 REFUND	02/05/2025	02/07/2025		45.00
Vendor DBA 2909 - BRYNNE HENDERSON Total:					45.00
Vendor DBA: 2889 -					
CARMELO JONES	YOUTH SPORTS OFFICIAL	02/04/2025	02/07/2025		88.00
Vendor DBA 2889 - CARMELO JONES Total:					88.00
Vendor DBA: 2910 -					
CASSIDY DETSADACHANH	INDOOR SOCCER-2025 REFUND	02/05/2025	02/07/2025		90.00
Vendor DBA 2910 - CASSIDY DETSADACHANH Total:					90.00
Vendor DBA: 0028 -					
CINTAS CORPORATION	PD MATS	01/21/2025	01/30/2025		137.02
CINTAS CORPORATION	PW UNIFORMS/TOWELS	01/24/2025	01/30/2025		80.54
CINTAS CORPORATION	PW UNIFORMS/TOWELS	01/24/2025	01/30/2025		40.54
CINTAS CORPORATION	PW UNIFORMS/TOWELS	01/24/2025	01/30/2025		136.45
CINTAS CORPORATION	PW UNIFORMS/TOWELS	01/24/2025	01/30/2025		82.65
CINTAS CORPORATION	PW UNIFORMS/TOWELS	01/21/2025	01/30/2025		81.43
CINTAS CORPORATION	PW UNIFORMS/TOWELS	01/21/2025	01/30/2025		40.98
CINTAS CORPORATION	PW UNIFORMS/TOWELS	01/21/2025	01/30/2025		163.40
CINTAS CORPORATION	PW UNIFORMS/TOWELS	01/21/2025	01/30/2025		83.99
Vendor DBA 0028 - CINTAS CORPORATION Total:					847.00
Vendor DBA: 2618 - CITYCODE FINANCIAL LLC					
CITYCODE FINANCIAL LLC	2025 ANNUAL CODIFICATION	01/21/2025	01/29/2025		1,500.00
Vendor DBA 2618 - CITYCODE FINANCIAL LLC Total:					1,500.00
Vendor DBA: 0833 - CIVIC PLUS LLC					
CIVIC PLUS LLC	WEBSITE ANNUAL RENEWAL- ...	01/14/2025	02/07/2025		5,234.40
Vendor DBA 0833 - CIVIC PLUS LLC Total:					5,234.40
Vendor DBA: 2062 -					
CORE & MAIN LP	WATER METER SUPPLIES	02/04/2025	02/07/2025		875.60
CORE & MAIN LP	WATER METER SUPPLIES	02/05/2025	02/07/2025		6,856.00

AP ORDINANCE

Payment Date

Section VII, Item A.

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Vendor DBA	Description (Item)	Post Date	Payment Date	Project Account Key	Amount
CORE & MAIN LP	WATER METER SUPPLIES	02/05/2025	02/07/2025		2,825.00
Vendor DBA 2062 - CORE & MAIN LP Total:					10,556.60
Vendor DBA: 1518 -					
CREATIVE AWARDS & SCREEN...	PLANNING COMMISS AWARD	12/31/2024	01/30/2025		151.50
Vendor DBA 1518 - CREATIVE AWARDS & SCREEN PRINT Total:					151.50
Vendor DBA: 2908 - DEXTER					
DEXTER	MINOR EQUIP/TOOLS	02/04/2025	02/07/2025		111.38
Vendor DBA 2908 - DEXTER Total:					111.38
Vendor DBA: 2326 -					
ECITY TRANSACTIONS, LLC	ONLINE PAYMENT SERVICE	02/04/2025	02/07/2025		90.00
ECITY TRANSACTIONS, LLC	ONLINE PAYMENT SERVICE	02/04/2025	02/07/2025		90.00
ECITY TRANSACTIONS, LLC	ONLINE PAYMENT SERVICE	02/04/2025	02/07/2025		90.00
ECITY TRANSACTIONS, LLC	ONLINE PAYMENT SERVICE	02/04/2025	02/07/2025		90.00
ECITY TRANSACTIONS, LLC	ONLINE PAYMENT SERVICE	02/04/2025	02/07/2025		90.00
Vendor DBA 2326 - ECITY TRANSACTIONS, LLC Total:					450.00
Vendor DBA: 2805 -					
ELLIE WILKINS	YOUTH SPORTS OFFICIAL	02/04/2025	02/07/2025		77.00
Vendor DBA 2805 - ELLIE WILKINS Total:					77.00
Vendor DBA: 1802 -					
EMPOWER RETIREMENT 457	457 CITY MANAGER	01/30/2025	01/30/2025		500.00
EMPOWER RETIREMENT 457	457 EMP VOLUNTARY	01/30/2025	01/30/2025		562.00
Vendor DBA 1802 - EMPOWER RETIREMENT 457 Total:					1,062.00
Vendor DBA: 0046 -					
EVERGY KANSAS CENTRAL INC	LIFT STATION	02/04/2025	02/06/2025		386.11
EVERGY KANSAS CENTRAL INC	CP STREET LIGHTS	02/04/2025	02/06/2025		64.44
EVERGY KANSAS CENTRAL INC	STR SIGNS/CROSSWALKS	02/05/2025	02/06/2025		26.64
EVERGY KANSAS CENTRAL INC	QUAIL RIDGE FOUNTAIN	02/04/2025	02/06/2025		134.17
EVERGY KANSAS CENTRAL INC	STR SIGNS/CROSSWALKS	02/05/2025	02/06/2025		27.48
EVERGY KANSAS CENTRAL INC	CP STREET LIGHTS	02/04/2025	02/06/2025		62.98
EVERGY KANSAS CENTRAL INC	STORM SIREN	02/05/2025	02/06/2025		29.93
EVERGY KANSAS CENTRAL INC	CP FOUNTAIN # 1-NORTH	02/05/2025	02/06/2025		27.00
EVERGY KANSAS CENTRAL INC	LIFT STATION	02/04/2025	02/06/2025		26.55
EVERGY KANSAS CENTRAL INC	POOL	02/04/2025	02/06/2025		39.73
EVERGY KANSAS CENTRAL INC	MAINT SHOP	02/05/2025	02/06/2025		91.61
EVERGY KANSAS CENTRAL INC	MAINT SHOP	02/05/2025	02/06/2025		54.97
EVERGY KANSAS CENTRAL INC	MAINT SHOP	02/05/2025	02/06/2025		109.93
EVERGY KANSAS CENTRAL INC	MAINT SHOP	02/05/2025	02/06/2025		109.93
EVERGY KANSAS CENTRAL INC	PARKS	02/04/2025	02/06/2025		27.16
EVERGY KANSAS CENTRAL INC	CP STREET LIGHTS	02/04/2025	02/06/2025		77.28
EVERGY KANSAS CENTRAL INC	LIFT STATION	02/04/2025	02/06/2025		101.60
EVERGY KANSAS CENTRAL INC	LIFT STATION	02/04/2025	02/06/2025		229.48
EVERGY KANSAS CENTRAL INC	REC	02/04/2025	02/06/2025		28.98
EVERGY KANSAS CENTRAL INC	WATER TOWER	02/05/2025	02/06/2025		591.08
EVERGY KANSAS CENTRAL INC	REC	02/04/2025	02/06/2025		406.63
EVERGY KANSAS CENTRAL INC	STR SIGNS/CROSSWALKS	02/04/2025	02/06/2025		29.83
EVERGY KANSAS CENTRAL INC	STR SIGNS/CROSSWALKS	02/05/2025	02/06/2025		33.99
EVERGY KANSAS CENTRAL INC	CP STREET LIGHTS	02/04/2025	02/06/2025		97.69
EVERGY KANSAS CENTRAL INC	STR SIGNS/CROSSWALKS	02/05/2025	02/06/2025		66.11
EVERGY KANSAS CENTRAL INC	LIFT STATION	02/04/2025	02/06/2025		485.02
EVERGY KANSAS CENTRAL INC	SPRINKLER	02/04/2025	02/06/2025		26.62
EVERGY KANSAS CENTRAL INC	WATER TOWER	02/05/2025	02/06/2025		297.33
EVERGY KANSAS CENTRAL INC	CP FOUNTAIN #2-SOUTH	02/05/2025	02/06/2025		26.55
EVERGY KANSAS CENTRAL INC	LIFT STATION	02/04/2025	02/06/2025		805.79
EVERGY KANSAS CENTRAL INC	CITY HALL	02/04/2025	02/06/2025		1,544.12
Vendor DBA 0046 - EVERGY KANSAS CENTRAL INC Total:					6,066.73
Vendor DBA: 2654 -					
EXPERT AUTO CENTER	MAINTENANCE/REPAIR	01/23/2025	01/29/2025		72.98
Vendor DBA 2654 - EXPERT AUTO CENTER Total:					72.98

AP ORDINANCE

Payment Date

Section VII, Item A.

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Vendor DBA	Description (Item)	Post Date	Payment Date	Project Account Key	Amount
Vendor DBA: 0010 -					
FICA/FEDERAL W/H	SOCIAL SECURITY/FICA	01/30/2025	01/30/2025		4.64
FICA/FEDERAL W/H	SOCIAL SECURITY/FICA	01/30/2025	01/30/2025		4.58
FICA/FEDERAL W/H	FEDERAL W/H TAXES	01/30/2025	01/30/2025		4.20
FICA/FEDERAL W/H	FEDERAL W/H TAXES	01/30/2025	01/30/2025		4.18
FICA/FEDERAL W/H	MEDICARE/FICA	01/30/2025	01/30/2025		1.06
FICA/FEDERAL W/H	MEDICARE/FICA	01/30/2025	01/30/2025		1.10
FICA/FEDERAL W/H	SOCIAL SECURITY/FICA	01/30/2025	01/30/2025		13,204.22
FICA/FEDERAL W/H	SOCIAL SECURITY/FICA	01/30/2025	01/30/2025		297.14
FICA/FEDERAL W/H	SOCIAL SECURITY/FICA	01/30/2025	01/30/2025		788.10
FICA/FEDERAL W/H	SOCIAL SECURITY/FICA	01/30/2025	01/30/2025		1,538.76
FICA/FEDERAL W/H	FEDERAL W/H TAXES	01/30/2025	01/30/2025		8,726.09
FICA/FEDERAL W/H	FEDERAL W/H TAXES	01/30/2025	01/30/2025		153.19
FICA/FEDERAL W/H	FEDERAL W/H TAXES	01/30/2025	01/30/2025		340.06
FICA/FEDERAL W/H	FEDERAL W/H TAXES	01/30/2025	01/30/2025		1,060.61
FICA/FEDERAL W/H	MEDICARE/FICA	01/30/2025	01/30/2025		3,088.10
FICA/FEDERAL W/H	MEDICARE/FICA	01/30/2025	01/30/2025		69.50
FICA/FEDERAL W/H	MEDICARE/FICA	01/30/2025	01/30/2025		184.34
FICA/FEDERAL W/H	MEDICARE/FICA	01/30/2025	01/30/2025		359.84
Vendor DBA 0010 - FICA/FEDERAL W/H Total:					29,829.71
Vendor DBA: 2142 - FIRESTONE COMPLETE AUTO CA					
FIRESTONE COMPLETE AUTO ...	REC VEHICLE MAINT/REPAIR	01/31/2025	02/07/2025		2,056.98
Vendor DBA 2142 - FIRESTONE COMPLETE AUTO CA Total:					2,056.98
Vendor DBA: 2081 -					
GARVER	PROJECT	12/31/2024	02/07/2025		245.00
GARVER	45TH OLIVER-WOODLAWN DI...	12/31/2024	02/07/2025	021-8832	9,435.72
GARVER	53RD OLIVER-WOODLAWN DE...	12/31/2024	02/07/2025	002-8882	586.35
GARVER	ARTHUR HEIGHTS ENGINEERI...	12/31/2024	02/07/2025	012-8860	4,783.21
GARVER	ARTHUR HEIGHTS ENGINEERI...	12/31/2024	02/07/2025	012-8861	189.40
GARVER	ARTHUR HEIGHTS ENGINEERI...	12/31/2024	02/07/2025	012-8880	1,256.45
GARVER	CHAPEL LANDING 5TH	12/31/2024	02/07/2025	007-8832	2,960.00
GARVER	CHAPEL LANDING 5TH	12/31/2024	02/07/2025	007-8860	3,818.40
GARVER	CHAPEL LANDING 5TH	12/31/2024	02/07/2025	007-8861	1,459.40
GARVER	SKYVIEW 2ND ADD PH 2	12/31/2024	02/07/2025	006-8832	11,111.40
GARVER	SKYVIEW 2ND ADD PH 2	12/31/2024	02/07/2025	006-8860	1,133.50
GARVER	SKYVIEW 2ND ADD PH 2	12/31/2024	02/07/2025	006-8861	19,891.41
GARVER	SAND ST CONVERSION COZY/...	12/31/2024	02/07/2025	009-8882	457.50
Vendor DBA 2081 - GARVER Total:					57,327.74
Vendor DBA: 2277 - GWORKS					
GWORKS	2025 LICENSE & SUPPORT/FIN...	01/21/2025	01/29/2025		742.00
Vendor DBA 2277 - GWORKS Total:					742.00
Vendor DBA: 2599 - HALL'S CULLIGAN WATER					
HALL'S CULLIGAN WATER	WATER SERVICE - PD & CH	01/15/2025	01/29/2025		34.00
HALL'S CULLIGAN WATER	WATER SERVICE - PD & CH	01/15/2025	01/29/2025		34.00
HALL'S CULLIGAN WATER	WATER SERVICE - PW	01/21/2025	01/29/2025		5.46
HALL'S CULLIGAN WATER	WATER SERVICE - PW	01/21/2025	01/29/2025		5.48
HALL'S CULLIGAN WATER	WATER SERVICE - PW	01/21/2025	01/29/2025		5.48
HALL'S CULLIGAN WATER	WATER SERVICE - PW	01/21/2025	01/29/2025		5.48
Vendor DBA 2599 - HALL'S CULLIGAN WATER Total:					89.90
Vendor DBA: 0241 -					
HAWKS INTER-STATE PESTMA...	REC-HAWKS PEST CONTROL	01/31/2025	02/07/2025		83.76
HAWKS INTER-STATE PESTMA...	CH-HAWKS PEST CONTROL	01/21/2025	01/29/2025		98.76
Vendor DBA 0241 - HAWKS INTER-STATE PESTMASTERS Total:					182.52
Vendor DBA: 2438 -					
IMA FINANCIAL GROUP, INC	HEALTH BENEFITS ADMIN- M...	02/04/2025	02/07/2025		833.00
Vendor DBA 2438 - IMA FINANCIAL GROUP, INC Total:					833.00
Vendor DBA: 2582 -					
IMAGINE IT INC	COMPUTER SUPPORT SERVICE	01/21/2025	01/29/2025		316.26

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Vendor DBA	Description (Item)	Post Date	Payment Date	Project Account Key	Amount
Vendor DBA: 0197 -					
KANSAS DEPT OF REVENUE	KS STATE W/H	01/30/2025	01/30/2025		2.08
KANSAS DEPT OF REVENUE	KS STATE W/H	01/30/2025	01/30/2025		2.07
KANSAS DEPT OF REVENUE	KS STATE W/H	01/30/2025	01/30/2025		5,093.73
KANSAS DEPT OF REVENUE	KS STATE W/H	01/30/2025	01/30/2025		89.81
KANSAS DEPT OF REVENUE	KS STATE W/H	01/30/2025	01/30/2025		279.52
KANSAS DEPT OF REVENUE	KS STATE W/H	01/30/2025	01/30/2025		590.17
Vendor DBA 0197 - KANSAS DEPT OF REVENUE Total:					6,057.38
Vendor DBA: 0799 -					
KANSAS DEPT OF TRANSPORT...	RAIL SPUR LOAN PAYMENT #1...	02/05/2025	02/07/2025		3,832.13
KANSAS DEPT OF TRANSPORT...	RAIL SPUR LOAN PAYMENT #1...	02/05/2025	02/07/2025		44.93
Vendor DBA 0799 - KANSAS DEPT OF TRANSPORTATION Total:					3,877.06
Vendor DBA: 0075 -					
KANSAS ONE-CALL SYSTEM, I...	LOCATE FEES: 192 FOR 11/24	12/31/2024	02/07/2025		115.20
KANSAS ONE-CALL SYSTEM, I...	LOCATE FEES: 192 FOR 11/24	12/31/2024	02/07/2025		115.20
KANSAS ONE-CALL SYSTEM, I...	LOCATE FEES:227 FOR 01/25	02/05/2025	02/07/2025		150.95
KANSAS ONE-CALL SYSTEM, I...	LOCATE FEES:227 FOR 01/25	02/05/2025	02/07/2025		150.96
Vendor DBA 0075 - KANSAS ONE-CALL SYSTEM, INC. Total:					532.31
Vendor DBA: 0191 -					
KANSAS RURAL WATER ASSOC...	2025 DUES	12/31/2024	01/30/2025		920.00
Vendor DBA 0191 - KANSAS RURAL WATER ASSOCIATION Total:					920.00
Vendor DBA: 0169 -					
KANSAS STATE TREASURER	BOND PAYMENT	01/14/2025	01/31/2025		215,000.00
KANSAS STATE TREASURER	BOND PAYMENT	01/14/2025	01/31/2025		28,300.00
KANSAS STATE TREASURER	BOND PAYMENT	01/14/2025	01/31/2025		75,000.00
KANSAS STATE TREASURER	BOND PAYMENT	01/14/2025	01/31/2025		10,195.00
Vendor DBA 0169 - KANSAS STATE TREASURER Total:					328,495.00
Vendor DBA: 0884 -					
KANSASLAND TIRE	VEH/EQUIP REP-MAINT	02/04/2025	02/07/2025		1,039.50
KANSASLAND TIRE	VEH/EQUIP REP-MAINT	02/04/2025	02/07/2025		425.10
Vendor DBA 0884 - KANSASLAND TIRE Total:					1,464.60
Vendor DBA: T1083 -					
KATHY JESTER	UTILITY BILL OVERPAYMENT	01/31/2025	02/07/2025		4.33
Vendor DBA T1083 - KATHY JESTER Total:					4.33
Vendor DBA: 0516 -					
KDHE - KANSAS DEPT OF HEAL...	4TH QTR ANALYTICAL SERVICES	01/31/2025	02/07/2025		600.00
Vendor DBA 0516 - KDHE - KANSAS DEPT OF HEALTH & ENVIRONMENT Total:					600.00
Vendor DBA: 1642 -					
KS DEPT HEALTH / ENVIRONM...	2790:WATER LOAN DEBT SVC ...	01/30/2025	01/30/2025		21,083.51
KS DEPT HEALTH / ENVIRONM...	2790:WATER LOAN DEBT SVC ...	01/30/2025	01/30/2025		4,000.22
KS DEPT HEALTH / ENVIRONM...	2790:WATER LOAN DEBT SVC ...	01/30/2025	01/30/2025		773.52
Vendor DBA 1642 - KS DEPT HEALTH / ENVIRONMENT Total:					25,857.25
Vendor DBA: 2869 -					
KU LAW ENFORCEMENT TRAIN..	TRAINING/CONFERENCE	02/04/2025	02/07/2025		140.00
KU LAW ENFORCEMENT TRAIN..	TRAINING/CONFERENCES	02/04/2025	02/07/2025		100.00
Vendor DBA 2869 - KU LAW ENFORCEMENT TRAINING CENTER Total:					240.00
Vendor DBA: 1392 -					
LAUTZ LAW LLC	COURT APPT. ATTY SERVICES	02/04/2025	02/07/2025		225.00
LAUTZ LAW LLC	COURT APPT. ATTY SERVICES	02/04/2025	02/07/2025		225.00
LAUTZ LAW LLC	COURT APPT. ATTY SERVICES	02/04/2025	02/07/2025		225.00
LAUTZ LAW LLC	COURT APPT. ATTY SERVICES	02/04/2025	02/07/2025		225.00
LAUTZ LAW LLC	COURT APPT. ATTY SERVICES	02/04/2025	02/07/2025		225.00
LAUTZ LAW LLC	COURT APPT. ATTY SERVICES	02/04/2025	02/07/2025		100.00
Vendor DBA 1392 - LAUTZ LAW LLC Total:					1,225.00

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Vendor DBA	Description (Item)	Post Date	Payment Date	Project Account Key	Amount
Vendor DBA: 2687 -					
LEASE FINANCE PARTNERS	36822QT: 01/25 PD COPIER	01/24/2025	01/30/2025		141.63
Vendor DBA 2687 - LEASE FINANCE PARTNERS Total:					141.63
Vendor DBA: 0225 -					
LEE REED ENGRAVING, INC	CUSTOM NAME BADGES	02/05/2025	02/07/2025		17.50
LEE REED ENGRAVING, INC	CUSTOM NAME BADGES	02/05/2025	02/07/2025		8.75
LEE REED ENGRAVING, INC	CUSTOM NAME BADGES	02/05/2025	02/07/2025		17.50
LEE REED ENGRAVING, INC	CUSTOM NAME BADGES	02/05/2025	02/07/2025		17.50
LEE REED ENGRAVING, INC	CUSTOM NAME BADGES	02/05/2025	02/07/2025		8.75
LEE REED ENGRAVING, INC	CUSTOM NAME BADGES	02/05/2025	02/07/2025		8.75
Vendor DBA 0225 - LEE REED ENGRAVING, INC Total:					78.75
Vendor DBA: 0264 -					
MARTY A HESS	YOGA INSTRUCTOR	02/04/2025	02/07/2025		120.00
Vendor DBA 0264 - MARTY A HESS Total:					120.00
Vendor DBA: 0293 -					
MAXIMUM OUTDOOR EQUIP...	EQUIPMENT MAINT/REPAIR	01/31/2025	02/07/2025		449.39
MAXIMUM OUTDOOR EQUIP...	REFUND	01/18/2025	02/07/2025		-77.52
Vendor DBA 0293 - MAXIMUM OUTDOOR EQUIPMENT/SVC Total:					371.87
Vendor DBA: 0494 -					
MIES CONSTRUCTION, INC	SKYVIEW 2ND ADDITION-PHA...	02/05/2025	02/07/2025	006-8881	1,798.87
Vendor DBA 0494 - MIES CONSTRUCTION, INC Total:					1,798.87
Vendor DBA: 1966 -					
NATHAN W BRAINARD	YOUTH SPORTS OFFICIAL	02/04/2025	02/07/2025		30.00
Vendor DBA 1966 - NATHAN W BRAINARD Total:					30.00
Vendor DBA: 1345 -					
OREILLY AUTO PARTS	VEHICLE MAINT/REPAIR	01/31/2025	02/07/2025		109.84
Vendor DBA 1345 - OREILLY AUTO PARTS Total:					109.84
Vendor DBA: 2369 -					
PAYLOCITY CORPORATION	FSA EMPLOYEE EXPENSE	01/31/2025	01/31/2025		797.36
PAYLOCITY CORPORATION	FSA EMPLOYEE EXPENSE	02/07/2025	02/07/2025		410.74
Vendor DBA 2369 - PAYLOCITY CORPORATION Total:					1,208.10
Vendor DBA: 2732 - PIVOLOCITY					
PIVOLOCITY	ERP IMPLEMENTATION	02/03/2025	02/07/2025		375.00
Vendor DBA 2732 - PIVOLOCITY Total:					375.00
Vendor DBA: 0281 - POWERPLAN					
POWERPLAN	VEH/EQUIP REP-MAINT	02/04/2025	02/07/2025		120.14
POWERPLAN	VEH/EQUIP REP-MAINT	02/04/2025	02/07/2025		37.40
POWERPLAN	VEH EQUIP REP/MAINT	02/04/2025	02/07/2025		562.49
Vendor DBA 0281 - POWERPLAN Total:					720.03
Vendor DBA: 2324 -					
PROFESSIONAL ENGINEERING...	MONTHLY SERVICES	12/31/2024	01/29/2025	001-8891	6,923.19
PROFESSIONAL ENGINEERING...	MONTHLY SERVICES	12/31/2024	01/29/2025		905.00
PROFESSIONAL ENGINEERING...	MONTHLY SERVICES	12/31/2024	01/29/2025	005-8860	1,038.75
PROFESSIONAL ENGINEERING...	MONTHLY SERVICES	12/31/2024	01/29/2025	005-8861	1,038.75
PROFESSIONAL ENGINEERING...	MONTHLY SERVICES	12/31/2024	01/29/2025		2,650.00
PROFESSIONAL ENGINEERING...	MONTHLY SERVICES	12/31/2024	01/29/2025	020-8832	26,850.00
PROFESSIONAL ENGINEERING...	MONTHLY SERVICES	02/04/2025	02/07/2025		10,000.00
Vendor DBA 2324 - PROFESSIONAL ENGINEERING CONSU Total:					49,405.69
Vendor DBA: 2881 -					
ROADSAFE TRAFFIC SYSTEMS, ...	W1-7 YELLOW SIGN	02/04/2025	02/07/2025		45.00
Vendor DBA 2881 - ROADSAFE TRAFFIC SYSTEMS, INC Total:					45.00
Vendor DBA: 2614 -					
RUSH TRUCK CENTERS	VEH REP/MAINT	02/04/2025	02/07/2025		1,194.20
Vendor DBA 2614 - RUSH TRUCK CENTERS Total:					1,194.20

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Vendor DBA	Description (Item)	Post Date	Payment Date	Project Account Key	Amount
Vendor DBA: 0441 -					
RUSTY ECK FORD	VEH/EQUIP REP-MAINT	02/05/2025	02/07/2025		831.09
Vendor DBA 0441 - RUSTY ECK FORD Total:					831.09
Vendor DBA: 0216 -					
SEDGWICK COUNTY DIV OF FI...	01/25 PRISONER HOUSING FE...	02/05/2025	02/07/2025		1,407.90
Vendor DBA 0216 - SEDGWICK COUNTY DIV OF FINANCE Total:					1,407.90
Vendor DBA: 2904 -					
SULAIMAN ALFRONKH	REC RENTAL REFUND	01/23/2025	01/29/2025		100.00
Vendor DBA 2904 - SULAIMAN ALFRONKH Total:					100.00
Vendor DBA: 1953 -					
SUMNERONE - SUMNER GRO...	SUMNER ONE PRINTING CHA...	01/21/2025	01/30/2025		28.07
SUMNERONE - SUMNER GRO...	SUMNER ONE PRINTING CHA...	01/21/2025	01/30/2025		28.08
SUMNERONE - SUMNER GRO...	SUMNER ONE PRINTING CHA...	01/21/2025	01/30/2025		28.08
SUMNERONE - SUMNER GRO...	SUMNER ONE PRINTING CHA...	01/21/2025	01/30/2025		28.08
Vendor DBA 1953 - SUMNERONE - SUMNER GROUP INC Total:					112.31
Vendor DBA: 0266 -					
SUPERIOR RUBBER STAMP & ...	PD CJIS STAMP	02/05/2025	02/07/2025		32.50
Vendor DBA 0266 - SUPERIOR RUBBER STAMP & SEAL Total:					32.50
Vendor DBA: 2606 - TAPCO INC					
TAPCO INC	53RD ST & WOODLAWN STOP...	02/04/2025	02/07/2025		4,449.67
Vendor DBA 2606 - TAPCO INC Total:					4,449.67
Vendor DBA: 0369 -					
TERESA WADE	TKW INSTRUCTOR	02/04/2025	02/07/2025		180.00
Vendor DBA 0369 - TERESA WADE Total:					180.00
Vendor DBA: 1421 -					
TRANSYSTEMS CORPORATION	INTEGRA SITE ACCESS TRANSP...	12/31/2024	02/07/2025		11,774.61
TRANSYSTEMS CORPORATION	INTEGRA SITE ACCESS TRANSP...	12/31/2024	02/07/2025		13,225.09
Vendor DBA 1421 - TRANSYSTEMS CORPORATION Total:					24,999.70
Vendor DBA: 0903 -					
TRIPLETT,WOOLF, GARRETSON..	LEGAL SERVICES	12/31/2024	02/07/2025	020-7034	23,522.00
Vendor DBA 0903 - TRIPLETT,WOOLF, GARRETSON, LLC Total:					23,522.00
Vendor DBA: 2788 -					
TYLER TECHNOLOGIES INC	ERP PRO 10	01/21/2025	01/29/2025		89,467.00
TYLER TECHNOLOGIES INC	ERP PRO 10	01/21/2025	01/29/2025		-1,531.75
Vendor DBA 2788 - TYLER TECHNOLOGIES INC Total:					87,935.25
Vendor DBA: 0503 -					
UNDERGROUND VAULTS & ST...	DOCUMENT SHREDDING	01/21/2025	01/29/2025		10.00
Vendor DBA 0503 - UNDERGROUND VAULTS & STORAGE Total:					10.00
Vendor DBA: 0644 -					
UNION PACIFIC RAILROAD C...	ROADWAY MAINTENANCE	02/05/2025	02/07/2025		1,208.00
Vendor DBA 0644 - UNION PACIFIC RAILROAD COMPANY Total:					1,208.00
Vendor DBA: 0035 -					
UTILITY SERVICE CO, INC -USG...	S. WATER TOWER CONTRACT-...	01/21/2025	01/29/2025		5,045.50
Vendor DBA 0035 - UTILITY SERVICE CO, INC -USG WATER SOLUTIONS Total:					5,045.50
Vendor DBA: 0989 -					
VERIZON	CELL PHONE SERVICE	02/04/2025	02/05/2025		259.27
VERIZON	CELL PHONE SERVICE	02/04/2025	02/05/2025		41.51
VERIZON	CELL PHONE SERVICE	02/04/2025	02/05/2025		720.26
VERIZON	CELL PHONE SERVICE	02/04/2025	02/05/2025		24.34
VERIZON	CELL PHONE SERVICE	02/04/2025	02/05/2025		24.34
VERIZON	CELL PHONE SERVICE	02/04/2025	02/05/2025		244.55
VERIZON	CELL PHONE SERVICE	02/04/2025	02/05/2025		113.31
VERIZON	CELL PHONE SERVICE	02/04/2025	02/05/2025		174.83
VERIZON	CELL PHONE SERVICE	02/04/2025	02/05/2025		113.31
Vendor DBA 0989 - VERIZON Total:					1,715.72

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Vendor DBA	Description (Item)	Post Date	Payment Date	Project Account Key	Amount
Vendor DBA: 2862 -					
VIANEY PENA	YOUTH SPORTS OFFICIAL	02/04/2025	02/07/2025		44.00
Vendor DBA 2862 - VIANEY PENA Total:					44.00
Vendor DBA: 0102 - WHITE STAR MACHINERY & SPL					
WHITE STAR MACHINERY & SPL VEH/EQUIP REP-MAINT		02/04/2025	02/07/2025		435.91
Vendor DBA 0102 - WHITE STAR MACHINERY & SPL Total:					435.91
Vendor DBA: 1076 -					
WICHITA STATE UNIVERSITY	LOCAL GOVT NETWORK 2025...	01/30/2025	01/30/2025		1,300.00
WICHITA STATE UNIVERSITY	KGIA CONFERENCE	01/29/2025	01/30/2025		800.00
Vendor DBA 1076 - WICHITA STATE UNIVERSITY Total:					2,100.00
Vendor DBA: 1849 - WRIGHT EXPRESS FSC					
WRIGHT EXPRESS FSC	FLEET FUEL	01/21/2025	01/29/2025		2,450.51
WRIGHT EXPRESS FSC	FLEET FUEL	01/21/2025	01/29/2025		93.83
WRIGHT EXPRESS FSC	FLEET FUEL	01/21/2025	01/29/2025		414.61
WRIGHT EXPRESS FSC	FLEET FUEL	01/21/2025	01/29/2025		428.72
WRIGHT EXPRESS FSC	FLEET FUEL	01/21/2025	01/29/2025		170.43
Vendor DBA 1849 - WRIGHT EXPRESS FSC Total:					3,558.10
Grand Total:					801,337.45

Report Summary

Fund Summary

Fund	Payment Amount
100 - General Fund	245,476.20
120 - COP & PBC Trustee Fund	328,495.00
200 - Special Street & Highway	15,611.02
320 - Capital Projects Fund 2	118,254.30
355 - Capital Improvement Reserve	26,117.95
410 - Bond & Interest	3,877.06
520 - Water Utility	51,680.34
530 - Sewer Utility	11,825.58
Grand Total:	801,337.45

Account Summary

Account Number	Account Name	Payment Amount
100-000-000-2014	FEDERAL TAX PAYABLE	8,726.09
100-000-000-2016	SOCIAL SECURITY PAYAB...	13,204.22
100-000-000-2018	MEDICARE PAYABLE	3,088.10
100-000-000-2020	STATE TAX PAYABLE	5,093.73
100-000-000-2022	KPERS 1 PAYABLE	875.77
100-000-000-2024	KPERS 2 PAYABLE	1,958.71
100-000-000-2026	KPERS 3 PAYABLE	6,918.49
100-000-000-2028	KP&F PAYABLE	14,724.34
100-000-000-2034	457 DEFERRED COMP P...	1,062.00
100-000-000-2036	AFLAC ACCIDENT PAYAB...	545.52
100-000-000-2062	FSA HEALTH PAYABLE	1,208.10
100-000-000-4400	RECREATION PROGRAM ...	135.00
100-000-000-4406	RECREATION FAC RENTA...	100.00
100-100-110-5032	WORKMANS COMP EXP...	93.63
100-100-110-6038	MERCHANDISE TSF OR D...	169.00
100-100-110-6046	TRAINING/CONFERENCES	1,300.00
100-100-110-7014	IT - MANAGED SERVICES	350.20
100-100-110-7024	CONTRACTUAL SERVICES	375.00
100-100-110-7046	COMMUNICATION SERV...	259.27
100-100-120-7014	IT - MANAGED SERVICES	33.92
100-100-120-7046	COMMUNICATION SERV...	41.51
100-100-130-5032	WORKMANS COMP EXP...	52.70
100-100-130-6038	MERCHANDISE TSF OR D...	8.75
100-100-130-7014	IT - MANAGED SERVICES	193.57
100-100-130-7032	ENGINEERING SERVICES -..	10,000.00
100-100-140-5032	WORKMANS COMP EXP...	257.37
100-100-140-6028	PUBLICATIONS/PRINTING	28.07
100-100-140-6038	MERCHANDISE TSF OR D...	17.50
100-100-140-7014	IT - MANAGED SERVICES	512.81
100-100-150-5032	WORKMANS COMP EXP...	25.99
100-100-150-6008	PROFESSIONAL DUES/M...	15,750.00
100-100-150-7024	CONTRACTUAL SERVICES	1,500.00
100-100-160-5032	WORKMANS COMP EXP...	134.57
100-100-160-6038	MERCHANDISE TSF OR D...	17.50
100-100-160-7014	IT - MANAGED SERVICES	512.83
100-100-160-7024	CONTRACTUAL SVCS	6,067.40
100-100-170-5032	WORKMANS COMP EXP...	98.50
100-100-170-6038	MERCHANDISE TSF OR D...	8.75
100-100-170-7014	IT - MANAGED SERVICES	193.55
100-120-240-5032	WORKMANS COMP EXP...	52.70
100-120-240-7014	IT - MANAGED SERVICES	316.26
100-120-240-7024	CONTRACTUAL SERVICES	90.00
100-120-240-7026	COURT APPT ATTY/INVE...	1,225.00
100-120-240-7064	INMATE HOUSING FEES	1,407.90
100-120-240-7804	LEGAL SERVICES	1,926.98

Account Summary

Account Number	Account Name	Payment Amount
100-120-250-5032	WORKMANS COMP EXP...	14,109.62
100-120-250-6014	OFFICE SUPPLIES	32.50
100-120-250-6046	TRAINING/CONFERENCES	1,040.00
100-120-250-6056	PETROLEUM PRODUCTS	2,450.51
100-120-250-6604	VEHICLE REPAIR/MAINT	109.84
100-120-250-7014	IT - MANAGED SERVICES	2,722.84
100-120-250-7020	VIDEO MANAGEMENT/S...	16,890.80
100-120-250-7024	CONTRACTUAL SERVICES	181.02
100-120-250-7046	COMMUNICATION SERV...	720.26
100-120-250-8000	VEH/EQUIP LEASE/PURC...	141.63
100-130-330-5032	WORKMANS COMP EXP...	530.81
100-130-330-7048	UTILITIES	39.73
100-130-340-5032	WORKMANS COMP EXP...	176.88
100-130-350-5032	WORKMANS COMP EXP...	976.67
100-130-350-6602	VEH/EQUIP REPAIRS & ...	371.87
100-130-350-6604	VEHICLE REPAIR/MAINT	2,056.98
100-130-350-7014	IT - MANAGED SERVICES	638.52
100-130-350-7024	CONTRACTUAL SERVICES	413.76
100-130-350-7036	INSTRUCTORS	539.00
100-130-350-7046	COMMUNICATION SERV...	24.34
100-130-350-7048	UTILITIES	435.61
100-130-360-5032	WORKMANS COMP EXP...	204.20
100-150-510-5032	WORKMANS COMP EXP...	2,000.52
100-150-510-6040	UNIFORMS/CLOTHING	161.97
100-150-510-7014	IT - MANAGED SERVICES	316.26
100-150-510-7024	CONTRACTUAL SERVICES	5.46
100-150-510-7046	COMMUNICATION SERV...	24.34
100-150-510-7048	UTILITIES	333.11
100-160-610-5032	WORKMANS COMP EXP...	3,531.22
100-160-610-6028	PUBLICATIONS/PRINTING	28.08
100-160-610-6038	MERCHANDISE TSF OR D...	8.75
100-160-610-6056	PETROLEUM PRODUCTS	93.83
100-160-610-6602	VEHICLE/EQUIPMENT M...	72.98
100-160-610-7014	IT - MANAGED SERVICES	832.07
100-160-610-7024	CONTRACTUAL SERVICES	90.00
100-160-610-7046	COMMUNICATION SERV...	244.55
100-190-910-6034	CLEANING SUPPLIES	348.56
100-190-910-7024	CONTRACTUAL SVCS	90,341.76
100-190-910-7048	UTILITIES	1,574.05
120-125-065-8700	DEBT SVC - PRINCIPAL	215,000.00
120-125-065-8782	DEBT SVC - INTEREST	28,300.00
120-125-066-8700	DEBT SVC - PRINCIPAL	75,000.00
120-125-066-8782	DEBT SVC - INTEREST	10,195.00
200-000-000-2014	FEDERAL TAX PAYABLE	153.19
200-000-000-2016	SOCIAL SECURITY PAYAB...	297.14
200-000-000-2018	MEDICARE PAYABLE	69.50
200-000-000-2020	STATE TAX PAYABLE	89.81
200-000-000-2022	KPERS 1 PAYABLE	400.42
200-000-000-2036	AFLAC ACCIDENT PAYAB...	138.08
200-210-200-5032	WORKMANS COMP EXP...	1,537.04
200-210-200-6040	UNIFORMS/CLOTHING	81.52
200-210-200-6054	MINOR EQUIP: TOOLS,E...	111.38
200-210-200-6056	PETROLEUM PRODUCTS	414.61
200-210-200-6104	SIGNS, MATERIAL/SUPPL...	45.00
200-210-200-6602	VEH/EQUIP REPAIRS & ...	3,451.63
200-210-200-6604	VEHICLE REPAIR/MAINT	1,194.20
200-210-200-7014	IT - MANAGED SERVICES	159.63
200-210-200-7024	CONTRACTUAL SERVICES	1,213.48

Account Summary

Account Number	Account Name	Payment Amount
200-210-200-7040	STREET LIGHTING	302.39
200-210-200-7046	COMMUNICATION SERV...	113.31
200-210-200-7048	UTILITIES	239.02
200-210-200-8010	PUBLIC GROUNDS IMPR...	4,449.67
200-210-200-8014	STREET IMPROVEMENTS	1,150.00
320-320-320-7034	LEGAL SERVICES	23,522.00
320-320-320-8832	DESIGN - PAVING	50,357.12
320-320-320-8860	INSPECTION - WATER	10,773.86
320-320-320-8861	INSPECTION - SEWER	22,578.96
320-320-320-8880	CONSTRUCTION - WATER	1,256.45
320-320-320-8881	CONSTRUCTION - SEWER	1,798.87
320-320-320-8882	CONSTRUCTION - PAVING	1,043.85
320-320-320-8891	OWNER'S REP	6,923.19
355-355-355-7024	CONTRACTUAL SERVICES	-1,531.75
355-355-355-8014	STREET IMPROVEMENTS	2,650.00
355-355-355-8020	ENGINEERING PROJECTS	24,999.70
410-410-410-8700	DEBT SERVICE PRINCIPAL	3,832.13
410-410-410-8702	DEBT SERVICE INTEREST	44.93
520-000-000-2014	FEDERAL TAX PAYABLE	344.26
520-000-000-2016	SOCIAL SECURITY PAYAB...	792.74
520-000-000-2018	MEDICARE PAYABLE	185.40
520-000-000-2020	STATE TAX PAYABLE	281.60
520-000-000-2024	KPERS 2 PAYABLE	312.78
520-000-000-2026	KPERS 3 PAYABLE	755.35
520-210-520-4616	WATER SALES COLLECTED	4.33
520-210-520-5032	WORKMANS COMP EXP...	2,934.93
520-210-520-6008	PROFESSIONAL DUES/M...	920.00
520-210-520-6028	PUBLICATIONS/PRINTING	28.08
520-210-520-6040	UNIFORMS/CLOTHING	299.85
520-210-520-6056	PETROLEUM PRODUCTS	428.72
520-210-520-6500	WATER SYSTEM SUPPLIES	10,556.60
520-210-520-6800	WATER TOWER MAINT	5,045.50
520-210-520-7014	IT - MANAGED SERVICES	798.15
520-210-520-7024	CONTRACTUAL SERVICES	361.63
520-210-520-7026	WATER SAMPLING/TEST...	600.00
520-210-520-7046	COMMUNICATION SERV...	174.83
520-210-520-7048	UTILITIES	998.34
520-210-520-8700	DEBT SERVICE PRINCIPAL	21,083.51
520-210-520-8702	DEBT SERVICE INTEREST	4,000.22
520-210-520-8704	DEBT SERVICE FISCAL FE...	773.52
530-000-000-2014	FEDERAL TAX PAYABLE	1,064.79
530-000-000-2016	SOCIAL SECURITY PAYAB...	1,543.34
530-000-000-2018	MEDICARE PAYABLE	360.94
530-000-000-2020	STATE TAX PAYABLE	592.24
530-000-000-2022	KPERS 1 PAYABLE	404.04
530-000-000-2026	KPERS 3 PAYABLE	1,675.85
530-210-530-5032	WORKMANS COMP EXP...	2,401.65
530-210-530-6028	PUBLICATIONS	28.08
530-210-530-6040	UNIFORMS/CLOTHING	166.64
530-210-530-6056	PETROLEUM PRODUCTS	170.43
530-210-530-6806	LIFT STATION OPERATIO...	2,034.55
530-210-530-7014	IT - MANAGED SERVICES	798.15
530-210-530-7024	CONTRACTUAL SERVICES	361.64
530-210-530-7046	COMMUNICATION SERV...	113.31
530-210-530-7048	UTILITIES	109.93
Grand Total:		801,337.45

Project Account Summary

Project Account Key	Payment Amount
None	683,083.15
001-8891	6,923.19
002-8882	586.35
005-8860	1,038.75
005-8861	1,038.75
006-8832	11,111.40
006-8860	1,133.50
006-8861	19,891.41
006-8881	1,798.87
007-8832	2,960.00
007-8860	3,818.40
007-8861	1,459.40
009-8882	457.50
012-8860	4,783.21
012-8861	189.40
012-8880	1,256.45
020-7034	23,522.00
020-8832	26,850.00
021-8832	9,435.72
Grand Total:	801,337.45



City of Bel Aire, KS

AP ORD - Payroll Check Register

Section VII, Item A.

Report Summary

Pay Period: 1/11/2025-1/24/2025

Packet: PYPKT00101 - PP 01/11/25-01/24/25:PAID 01/30/25
Payroll Set: Payroll Set 01 - 01

Type	Count	Amount
Regular Checks	0	0.00
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	59	92,958.12
Total	59	92,958.12

City of Bel Aire, Kansas

STAFF REPORT

DATE: 2/12/25
 TO: City Council
 FROM: Ted Henry, City Manager
 SUB: Aspen Funds Amendment

**SUMMARY**

In March 2024, the City of Bel Aire was contacted by Aspen Funds LLC, expressing interest in constructing a new speculative building development on the northeast corner of 53rd Street and Webb Road.

Aspen Funds proposes an investment of \$105,000,000 to finance the construction of five buildings. Completing and fully leasing the 912,925 square foot development is expected to create approximately 609 jobs, with an average salary of \$44,000 in today's market. Industrial Revenue Bonds (IRBs) were negotiated and issued by the City of Bel Aire shortly after and construction on the first building is underway.

In January 2025, Aspen Funds contacted the city to request an amendment to our Resolution of Intent. They seek to bring on additional investors for the project, requiring a city notification and amendment of intent. Aspen Funds remains the majority owner in the project, so there are no anticipated issues with this request. Mark Sprecker, representing Aspen Funds, will attend the meeting via Zoom to discuss and answer questions. Kevin Cowan from Gilmore and Bell will also be present to address any questions.



RESOLUTION NO. R-2025-__

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF BEL AIRE, KANSAS AMENDING ITS RESOLUTION NO. R-2024-05, WHICH RELATES TO THE ADVISABILITY OF ISSUING TAXABLE INDUSTRIAL REVENUE BONDS FOR CERTAIN LAND AND BUILDING IMPROVEMENTS TO BE LOCATED IMMEDIATELY NORTHEAST OF THE INTERSECTION OF 53RD STREET NORTH AND WEBB ROAD IN THE CITY

WHEREAS, the Governing Body of the City of Bel Aire, Kansas (the “Issuer”) previously adopted Resolution No. R-2024-05, which evidenced the Issuer’s intent to issue revenue bonds under K.S.A. 12-1740 *et seq.* (the Act”) to provide funds to pay the costs of acquiring land and constructing and equipping buildings to be located within the corporate limits of the Issuer immediately northeast of the intersection of 53rd Street North and Webb Road (the “Project”);

WHEREAS, Resolution No. R-2024-05 provides for the Project to be leased by the Issuer to a certain “Tenant” defined and described therein, and the Governing Body of the Issuer hereby finds and determines that it is necessary and advisable to amend Resolution No. R-2024-05 to revise the definition of Tenant.

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

Section 1. **Amendment.** Resolution No. R-2024-05 of the Issuer is hereby amended so that the definition and meaning of Tenant, as used therein, is as follows: *“Tenant” shall mean: (a) Aspen Funds LLC, a Kansas limited liability company, (b) another legal entity to be formed by the principals of Aspen Funds LLC, or (c) a group of entities, including tenants in common, so long as Aspen Funds LLC or its principals own a majority interest or have management control among such group.*

Section 2. **Ratification.** As amended hereby, Resolution No. R-2024-05 is hereby ratified and confirmed.

Section 3. **Effective Date.** This resolution shall become effective upon adoption by the Governing Body.

ADOPTED by the Governing Body of the City of Bel Aire, Kansas on February 18, 2025.

[SEAL]

Mayor

Attest:

Clerk

CERTIFICATE

I hereby certify that the above and foregoing is a true and correct copy of the Resolution of the Issuer adopted by the Governing Body on February 18, 2025, as the same appears of record in my office.

DATED: February 18, 2025.

Clerk

Gilmore & Bell, P.C.
02/11/2025

**EXCERPT OF MINUTES OF A MEETING
OF THE GOVERNING BODY OF
THE CITY OF BEL AIRE, KANSAS
HELD ON FEBRUARY 18, 2025**

The Governing Body met in regular session at the usual meeting place in the City on February 18, 2025, at 7:00 p. m., the following members being present and participating, to wit:

Absent:

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

* * * * *

(Other Proceedings)

Thereupon, there was presented a Resolution entitled:

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF BEL AIRE, KANSAS AMENDING ITS RESOLUTION NO. R-2024-05, WHICH RELATES TO THE ADVISABILITY OF ISSUING TAXABLE INDUSTRIAL REVENUE BONDS FOR CERTAIN LAND AND BUILDING IMPROVEMENTS TO BE LOCATED IMMEDIATELY NORTHEAST OF THE INTERSECTION OF 53RD STREET NORTH AND WEBB ROAD IN THE CITY

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

Aye: _____.

Nay: _____.

Thereupon, the Mayor declared the Resolution duly adopted and the Resolution was then duly numbered Resolution No. R-2025-[__] and was signed by the Mayor and attested by the Clerk.

* * * * *

(Other Proceedings)

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

CERTIFICATE

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

[SEAL]

Clerk



February 18, 2025

Aspen Funds LLC
 Daniel Schulte / Member
 5700 West 112th Street, Suite 110
 Overland Park, KS 66211

Re: ****AMENDED AND RESTATED**** Letter of Intent to Issue IRB's and Provide
 Incentives for Construction of Speculative Facilities

Dear Mr. Schulte:

This Amended and Restated Letter of Intent amends and restates in its entirety a Letter of Intent from the City of Bel Aire to Aspen Funds LLC dated March 20, 2024. Subject to formal IRB document approval by the City Council of Bel Aire, this Letter of Intent with Aspen Funds LLC (hereinafter Aspen Funds) is submitted in order to set forth the agreement of the parties concerning the principal elements of Aspen Funds commitment to the City of Bel Aire and the City's intent to provide the incentives outlined herein, including the issuance of Taxable Industrial Revenue Bonds pursuant to K.S.A. 12-1740 *et seq.*, to construct speculative buildings for use for industrial, manufacturing, warehouse, distribution, flex, and/or office purposes to be located immediately northeast of the intersection of 53rd Street North and Webb Road. This letter of intent is subject in all respects to subsequent actions by the City Council to authorize specific incentives outlined herein, and does not constitute a binding obligation of the parties until such actions have been taken and all documents contemplated herein are executed. This letter of intent is void if not signed and accepted by Aspen Funds within 30 days from the date of this letter. Absent subsequent rescission or extension by action of the governing body, this letter of intent to issue bonds and provide other incentives will remain in effect through December 31, 2034. **For purposes of this Amended and Restated Letter of Intent, the terms "affiliate" and "affiliates" of Aspen Funds LLC shall mean and include "(a) Aspen Sunflower Industrial I LLC, a Kansas limited liability company, (b) another legal entity to be formed by the principals of Aspen Funds LLC, or (c) a group of entities, including tenants in common, so long as Aspen Funds LLC or its principals own a majority interest or have management control among such group."**

I. Industrial Revenue Bonds

At the option of Aspen Funds, the City intends to authorize the issuance of one or more series of Taxable Industrial Revenue Bonds (the "Bonds") in an aggregate total principal amount not to exceed \$105,000,000 to finance the cost of acquiring land, equipping and constructing approximately five (5) buildings of approximately 912,925 square feet collectively for use in for industrial, manufacturing, warehouse, distribution, flex, and/or office purposes.

The Industrial Revenue Bonds will be privately placed by Aspen Funds, its investors and its lenders.

II. Other Incentives:

The City will assess a 1% origination fee on each series of Bonds that will be due at closing on each series of Bonds; provided, however, the total origination fee on each series of Bonds shall not exceed \$100,000.

The City Council hereby conditionally approves a 100% ad valorem property tax exemption on each portion of bond-financed property and project for years 1-5 following the issuance of bonds for such property and project, and 75% ad valorem property tax exemption on each portion of bond-financed property and project for years 6-10 following the issuance of bonds for such property and project, all subject to the tenant’s ongoing compliance with the Industrial Revenue Bond Policy as well as conditions included in this letter and all related Bond documents. Under state law, no exemption may be granted from the ad valorem property tax levied by a school district for the capital outlay fund pursuant to the provisions of K.S.A. 72-53,113, which levy may not currently exceed 8 mills.

The City Council hereby conditionally approves a sales tax exemption in connection with the purchase of materials and equipment used in construction and equipping of the project based on IRB statutes of the State of Kansas.

The City may revoke any ad valorem property tax abatement or impose a payment in lieu of taxes in the amount of any ad valorem property taxes abated in the event the City Council finds, upon the fifth year after the date of this letter of intent, that Aspen Funds LLC has not constructed at least one (1) building and achieved a capital investment over the whole development of \$16,000,000.

III. Other Conditions:

Issuance and closing of the Bonds is subject to negotiation of the Bond documents, including an approving Ordinance, Site Lease, Project Lease, Trust Indenture and Bond Purchase Agreement, compliance with state law and City ordinances and policies for the issuance of the Bonds, and receipt of commitments for the purchase of Bonds from lenders / equity holders.

Execution of guarantees for payment of bonds may be required by the owner of the bonds.

Aspen Funds LLC agrees to:

- 1.) identify all owners of Aspen Funds LLC and their portion of equity;
- 2.) identify the officers of Aspen Funds LLC;
- 3.) notify the City of any changes in ownership or officers as long as the bonds are outstanding;
- 4.) provide the City with copies of current financial statements, business plan and financial projections for Aspen Funds LLC facilities;
- 5.) pay all costs incurred by the City for processing the application and issuance of the bonds;
- 6.) pay the City an Administrative fee of \$2,500 per year for the time period in which the bonds are outstanding;
- 7.) obtain a commitment for a policy of title insuring the title of the real property on which the Project will be constructed;

- 8.) cooperate with any annual compliance procedures the City may require in compliance with the Bond documents, including any annual reports required of the applicant as well as any inspections of the applicant's premises or interviews with the applicant's staff;
- 9.) lease the Project to tenants for use as industrial, manufacturing, warehouse, distribution, flex, and/or office facilities.
- 10.) Aspen Funds LLC may sublease to tenants in the ordinary course without notice to the city or consent of the city as long as the tenants are using the space for industrial, manufacturing, warehouse, distribution, flex, and/or office purposes as allowed for in the Planned Unit Development Agreement.
- 11.) Abatement percentage will not be changed after a five-year review if the \$16,000,000 capital investment has been achieved.
- 12.) Applicant may assign any resolution of intent obtained for the issuance of IRBs to affiliate(s) of the Aspen Funds LLC, provided that they inform the city of this action.

IV. Assignment of Letter of Intent

This Letter of Intent is not assignable by Aspen Funds LLC without the City's express written approval, except to an affiliate.

Sincerely,

Jim Benage, Mayor

Date

Attest:

Ted Henry, City Manager

Accepted:

Aspen Funds LLC

Daniel Schulte, Member

Date

City of Bel Aire, Kansas



STAFF REPORT

DATE: February 12, 2025
 TO: Ted Henry, City Manager
 FROM: Anne Stephens, PE, City Engineer
 RE: Bel Aire Lakes Construction Observation Services

Proposal Focus:

Our Mission

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

Our Values

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

Current Situation:

The construction of the water and sewer in the Bel Aire Lakes subdivision is ongoing and needs construction observation. PEC was contracted with last October to provide construction observation and construction administration services. During the bidding process, the contractual amount of working days allotted for the project was increased from 60 working days to 100 working days.

Goals:

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

Discussion:

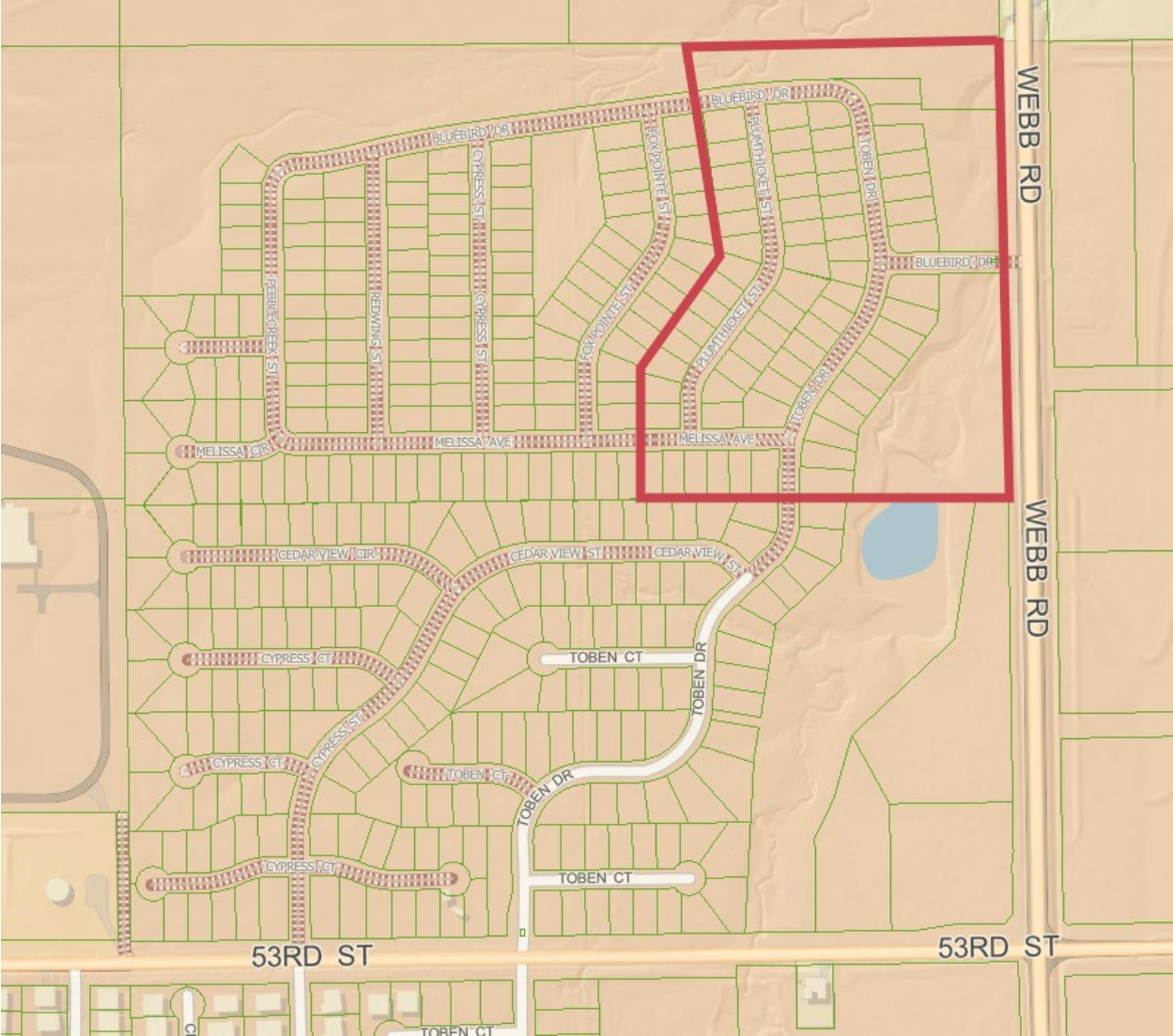
Due to concerns from Contractors, the number of working days was increased during the bidding process from 60 days to 100 days. This change necessitated a change in the construction observation and construction administration fee since the fee is based on hours of observation performed. Additionally, it was noticed that the PEC contract did not have as-built surveying included in their scope of work. This supplemental agreement includes PEC's costs for the additional 40 working days (charged on an hourly basis) and their costs for the as-built survey and input into the City's GIS database of key components of the water and sanitary sewer infrastructure.

Financials:

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

Recommendation:

Staff recommends that the City Council accept the Supplemental Agreement with PEC for Construction Observation services for \$36,900.00.



February 6, 2025

Anne Stephens
Public Works Director/City Engineer
City of Bel Aire
7651 E. Central Park Avenue
Bel Aire, Kansas 67226

Reference: Project Name: Bel Aire – Lakes Addition Construction
 Observation and Administration
 Supplemental Agreement No. 1
 Original Contract Date: November 21, 2024
 PEC Project No. 31-237363-014-2564

Dear Mrs. Stephens:

This Supplemental Agreement between the Client and Professional Engineering Consultants, P.A. (PEC), modifies the above referenced Agreement, and any other previous Supplemental Agreements as may be noted herein.

A. Modification of Scope:

1. Provide additional construction administration and inspection services for an additional 40 working days.
2. Geographic Information Systems (GIS) Services as follows:
 - a) Convert proposed Sanitary Sewer Utility and Water Utility features from the design plans to CLIENT's ArcGIS Online organization.
 - b) Project all features to NAD83 KS State Plane South coordinate system.
 - c) Populate applicable attributes as identified on the design plans.
 - d) GPS above ground appurtenances.
 - e) Measure constructed Sanitary Sewer flowlines (only those available from opening manhole lids).

B. Payment Provisions:

- | | |
|--|----------------------------|
| 1. Original Contract Amount: | \$ 43,400.00 |
| 2. Net change by previous Supplemental Agreement(s): | \$ 0.00 |
| 3. The contract amount will increase by this Supplemental Agreement: | <u>\$ 36,900.00</u> |
| 4. The new contract amount including this Supplemental Agreement: | \$ 80,300.00 |



C. Authorization to Proceed:

1. Return receipt of this executed Supplemental Agreement will be considered our authorization to proceed.

Sincerely,

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

Benjamin M. Mabry, P.E.
VP Municipal Transportation Engineering

BMM:mmm

ACCEPTED:

CITY OF BEL AIRE

By: _____

Title: _____

Date: _____

City of Bel Aire, Kansas

STAFF REPORT

DATE: February 12, 2025

TO: Ted Henry, City Manager

FROM: Anne Stephens, PE, City Engineer

RE: Chapel Landing 5th Paving Bids



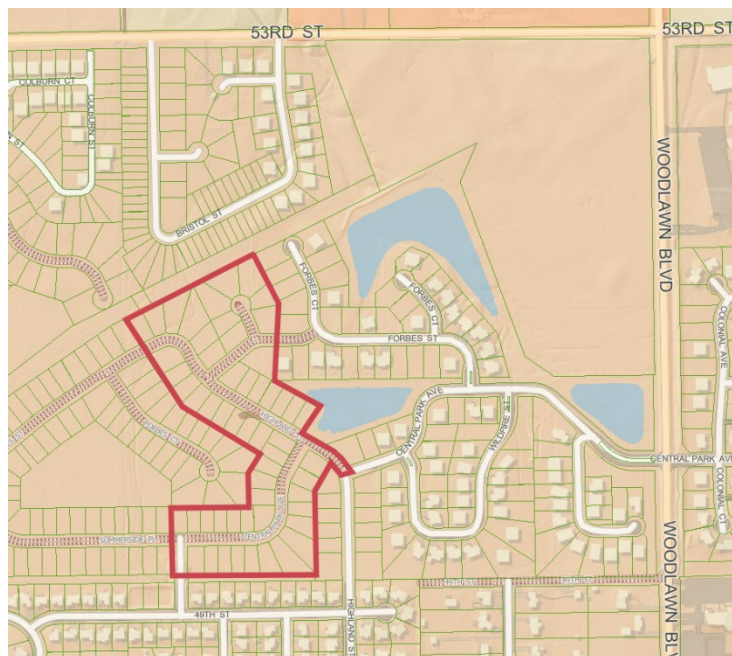
BACKGROUND:

The Developer of Chapel Landing 5th is ready to move forward with the construction of the Paving Improvements to support the subdivision.

DISCUSSION:

Garver worked with the Developer to design the paving improvements for Chapel Landing 5th. Bids were accepted on February 11th for the project. Four contractors responded to the solicitation.

Bidder	Total Bid
Engineer's Estimate	\$887,050.00
APAC	\$1,006,315.65
Kansas Paving	\$854,747.95
Pearson	\$996,004.15
Prado	\$899,372.95



FINANCIAL CONSIDERATIONS: The paving project came in above the Engineer's Estimate from the original petition amount, but the crawl of the petition is enough to cover the additional expenses. The cost of the improvements for these projects will be financed through a bond and spread as special assessments against the benefiting lots.

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

RECOMENDATION: Staff recommends that the City Council accept the bid from Kansas Paving in the amount of \$854,747.95.

Chapel Landing 5th Phase 1 Paving Improvements
Bel Aire, Kansas - Bid Tabulations
2/11/2025

Item	Quantity	Unit	Engineer's Estimate		APAC		Kansas Paving		Pearson		Prado	
			Price	Extension	Price	Extension	Price	Extension	Price	Extension	Price	Extension
Paving Improvements												
Site Clearing	1	ls	\$28,524.00	\$28,524.00	\$25,000.00	\$25,000.00	\$79,600.00	\$79,600.00	\$75,000.00	\$75,000.00	\$60,000.00	\$60,000.00
Site Restoration	1	ls	\$5,000.00	\$5,000.00	\$39,000.00	\$39,000.00	\$1,000.00	\$1,000.00	\$20,000.00	\$20,000.00	\$15,000.00	\$15,000.00
Contractor Provided Testing	1	ls	\$1,500.00	\$1,500.00	\$8,000.00	\$8,000.00	\$8,500.00	\$8,500.00	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00
Excavation	33487	cy	\$4.75	\$159,063.25	\$2.50	\$83,717.50	\$2.00	\$66,974.00	\$2.50	\$83,717.50	\$2.50	\$83,717.50
Fill, Compacted (95% Density)	30809	cy	\$1.00	\$30,809.00	\$0.50	\$15,404.50	\$0.45	\$13,864.05	\$0.50	\$15,404.50	\$0.50	\$15,404.50
Concrete Pavement (6")	6826	sy	\$44.50	\$303,757.00	\$55.00	\$375,430.00	\$44.00	\$300,344.00	\$48.00	\$327,648.00	\$42.75	\$291,811.50
Crushed Rock Base (5"), Reinforced	8679	sy	\$9.00	\$78,111.00	\$7.00	\$60,753.00	\$8.00	\$69,432.00	\$8.00	\$69,432.00	\$7.00	\$60,753.00
Reinforced Concrete Valley Gutter (7")	346	sy	\$55.00	\$19,030.00	\$73.00	\$25,258.00	\$60.00	\$20,760.00	\$77.00	\$26,642.00	\$63.00	\$21,798.00
Concrete Curb & Gutter, Monolithic (6 5/8")	203	lf	\$5.00	\$1,015.00	\$4.25	\$862.75	\$3.00	\$609.00	\$6.00	\$1,218.00	\$2.00	\$406.00
Concrete Curb & Gutter, Combined (3 5/8")	3714	lf	\$10.00	\$37,140.00	\$14.50	\$53,853.00	\$9.00	\$33,426.00	\$14.00	\$51,996.00	\$10.00	\$37,140.00
Wheelchair Ramps	6	ea	\$750.00	\$4,500.00	\$900.00	\$5,400.00	\$650.00	\$3,900.00	\$750.00	\$4,500.00	\$750.00	\$4,500.00
Inlet Hookups	6	ea	\$650.00	\$3,900.00	\$450.00	\$2,700.00	\$650.00	\$3,900.00	\$550.00	\$3,300.00	\$450.00	\$2,700.00
Pavement Underdrain	120	lf	\$22.00	\$2,640.00	\$22.00	\$2,640.00	\$1.00	\$120.00	\$23.00	\$2,760.00	\$22.00	\$2,640.00
Sawcut	111	lf	\$5.00	\$555.00	\$5.50	\$610.50	\$2.00	\$222.00	\$4.00	\$444.00	\$3.00	\$333.00
Concrete Header	26	sy	\$25.00	\$650.00	\$61.00	\$1,586.00	\$40.00	\$1,040.00	\$55.00	\$1,430.00	\$42.75	\$1,111.50
SWS Pipe, 24" RCP	356	lf	\$70.00	\$24,920.00	\$110.00	\$39,160.00	\$86.00	\$30,616.00	\$110.00	\$39,160.00	\$110.00	\$39,160.00
SWS Pipe, 18" RCP	637	lf	\$60.00	\$38,220.00	\$95.00	\$60,515.00	\$76.00	\$48,412.00	\$99.70	\$63,508.90	\$95.00	\$60,515.00
SWS Pipe, 15" RCP	640	lf	\$50.00	\$32,000.00	\$80.00	\$51,200.00	\$66.00	\$42,240.00	\$89.40	\$57,216.00	\$80.00	\$51,200.00
12" Perforated ADS N-12 Pipe with Sock	175	lf	\$50.00	\$8,750.00	\$75.00	\$13,125.00	\$66.00	\$11,550.00	\$53.15	\$9,301.25	\$75.00	\$13,125.00
12" Drain Basin ADS Nyloplast	1	ea	\$2,000.00	\$2,000.00	\$3,465.00	\$3,465.00	\$3,500.00	\$3,500.00	\$2,600.00	\$2,600.00	\$3,465.00	\$3,465.00
Type 1A Inlet Double (10'x3')	3	ea	\$7,000.00	\$21,000.00	\$9,135.00	\$27,405.00	\$6,900.00	\$20,700.00	\$8,300.00	\$24,900.00	\$9,135.00	\$27,405.00
Type 1A Inlet Double (10'x4')	1	ea	\$7,500.00	\$7,500.00	\$9,085.00	\$9,085.00	\$7,200.00	\$7,200.00	\$9,300.00	\$9,300.00	\$9,085.00	\$9,085.00
Driveway Inlet (Single)	1	ea	\$5,000.00	\$5,000.00	\$8,235.00	\$8,235.00	\$6,800.00	\$6,800.00	\$7,800.00	\$7,800.00	\$8,235.00	\$8,235.00
Backyard (4' Dia.)	7	ea	\$4,500.00	\$31,500.00	\$4,355.00	\$30,485.00	\$3,500.00	\$24,500.00	\$4,975.00	\$34,825.00	\$4,355.00	\$30,485.00
Type A MH (4' Dia.)	1	ea	\$4,000.00	\$4,000.00	\$4,340.00	\$4,340.00	\$4,060.00	\$4,060.00	\$4,500.00	\$4,500.00	\$4,340.00	\$4,340.00
Connect to Existing Structure	1	ea	\$1,500.00	\$1,500.00	\$3,995.00	\$3,995.00	\$2,000.00	\$2,000.00	\$1,800.00	\$1,800.00	\$3,995.00	\$3,995.00
Sand Backfil, Jet & Vibrate	96	lf	\$20.00	\$1,920.00	\$10.00	\$960.00	\$1.00	\$96.00	\$22.00	\$2,112.00	\$10.00	\$960.00
Rip rap, Light Stone	34	sy	\$75.00	\$2,550.00	\$155.00	\$5,270.00	\$99.00	\$3,366.00	\$100.00	\$3,400.00	\$155.00	\$5,270.00
BMP, Drop Inlet Protection	9	ea	\$150.00	\$1,350.00	\$120.00	\$1,080.00	\$120.00	\$1,080.00	\$125.00	\$1,125.00	\$120.00	\$1,080.00
BMP, Curb Inlet Protection	5	ea	\$55.00	\$275.00	\$75.00	\$375.00	\$75.00	\$375.00	\$75.00	\$375.00	\$55.00	\$275.00
BMP, Erosion Control Mat	3529	sy	\$1.75	\$6,175.75	\$1.10	\$3,881.90	\$1.10	\$3,881.90	\$1.00	\$3,529.00	\$1.40	\$4,940.60
Maintain Existing BMP's	1	ls	\$500.00	\$500.00	\$100.00	\$100.00	\$100.00	\$100.00	\$950.00	\$950.00	\$1.00	\$1.00
Street Signage	1	ls	\$2,000.00	\$2,000.00	\$3,365.00	\$3,365.00	\$3,365.00	\$3,365.00	\$3,365.00	\$3,365.00	\$1,500.00	\$1,500.00
Project Seeding	1	ls	\$2,000.00	\$2,000.00	\$21,440.00	\$21,440.00	\$21,440.00	\$21,440.00	\$17,000.00	\$17,000.00	\$13,667.00	\$13,667.00
Sidewalk, 6" Concrete (AE)	1389	sf	\$5.00	\$6,945.00	\$6.50	\$9,028.50	\$5.00	\$6,945.00	\$5.00	\$6,945.00	\$4.15	\$5,764.35
Backyard (5' Dia.)	1	ea	\$5,500.00	\$5,500.00	\$4,770.00	\$4,770.00	\$4,230.00	\$4,230.00	\$5,400.00	\$5,400.00	\$4,770.00	\$4,770.00
Type A MH (5' Dia.)	1	ea	\$5,250.00	\$5,250.00	\$4,820.00	\$4,820.00	\$4,600.00	\$4,600.00	\$5,400.00	\$5,400.00	\$4,820.00	\$4,820.00
			Total	\$887,050.00		\$1,006,315.65		\$854,747.95		\$996,004.15		\$899,372.95

City of Bel Aire, Kansas

STAFF REPORT

DATE: February 12, 2025

TO: Ted Henry, City Manager

FROM: Anne Stephens, PE, City Engineer

RE: 2025 Street Maintenance Projects



BACKGROUND:

As part of the 2025 Pavement Maintenance Plan, PEC assisted the City with soliciting bids for pavement patching, curb and gutter replacement and milling and overlaying certain streets within the City limits.

DISCUSSION:

PEC worked with City staff to design the 2025 pavement maintenance improvements. Bids were accepted on February 11th for the project. Three contractors responded to the solicitation.

The Base Bid includes patch work from the 2024 and 2025 Street Maintenance Plan as well as a mill and asphalt overlay on selected streets. The Alternates 1 and 2 include additional locations for a mill and overlay as shown on the following pages.

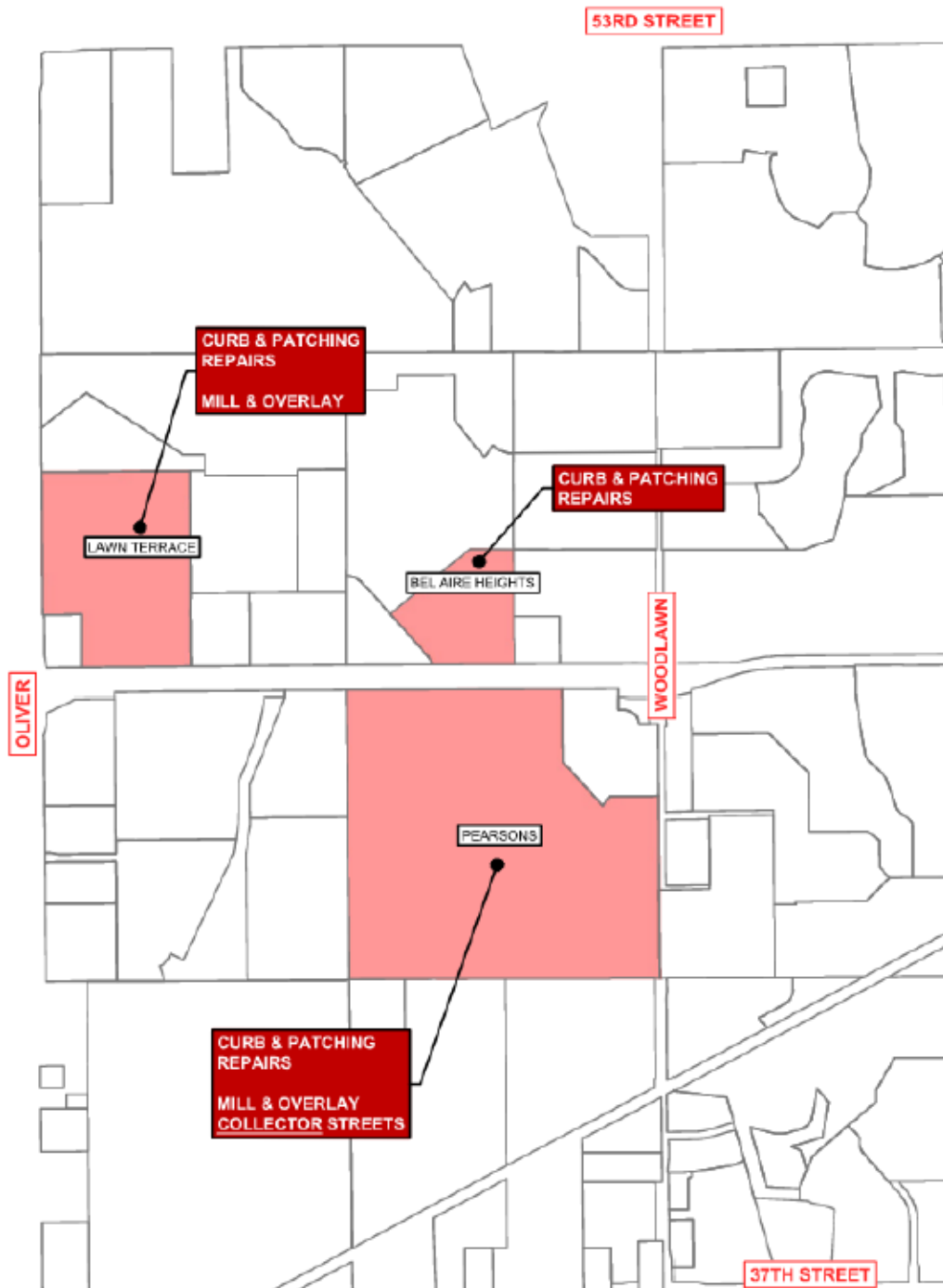
Bidder	Engineer's Estimate	APAC	Kansas Paving	Pearson
Base Bid	\$1,400,602.50	\$951,185.10	\$1,025,508.00	\$1,132,943.00
Add Alternate 1	\$112,225.00	\$84,734.00	\$88,152.00	\$92,820.00
Add Alternate 2	\$243,006.50	\$183,328.60	\$191,636.05	\$200,967.00
Base Bid + Alt 1	\$1,512,827.50	\$1,035,919.10	\$1,113,660.00	\$1,225,763.00
Base Bid + Alt 2	\$1,643,609.00	\$1,134,513.70	\$1,217,144.05	\$1,333,910.00
Base Bid + Alt 1 + Alt 2	\$1,755,834.00	\$1,219,247.70	\$1,305,296.05	\$1,426,730.00

FINANCIAL CONSIDERATIONS: The funds for this project will come out of the City's General Fund as part of the Capital Improvement Program.

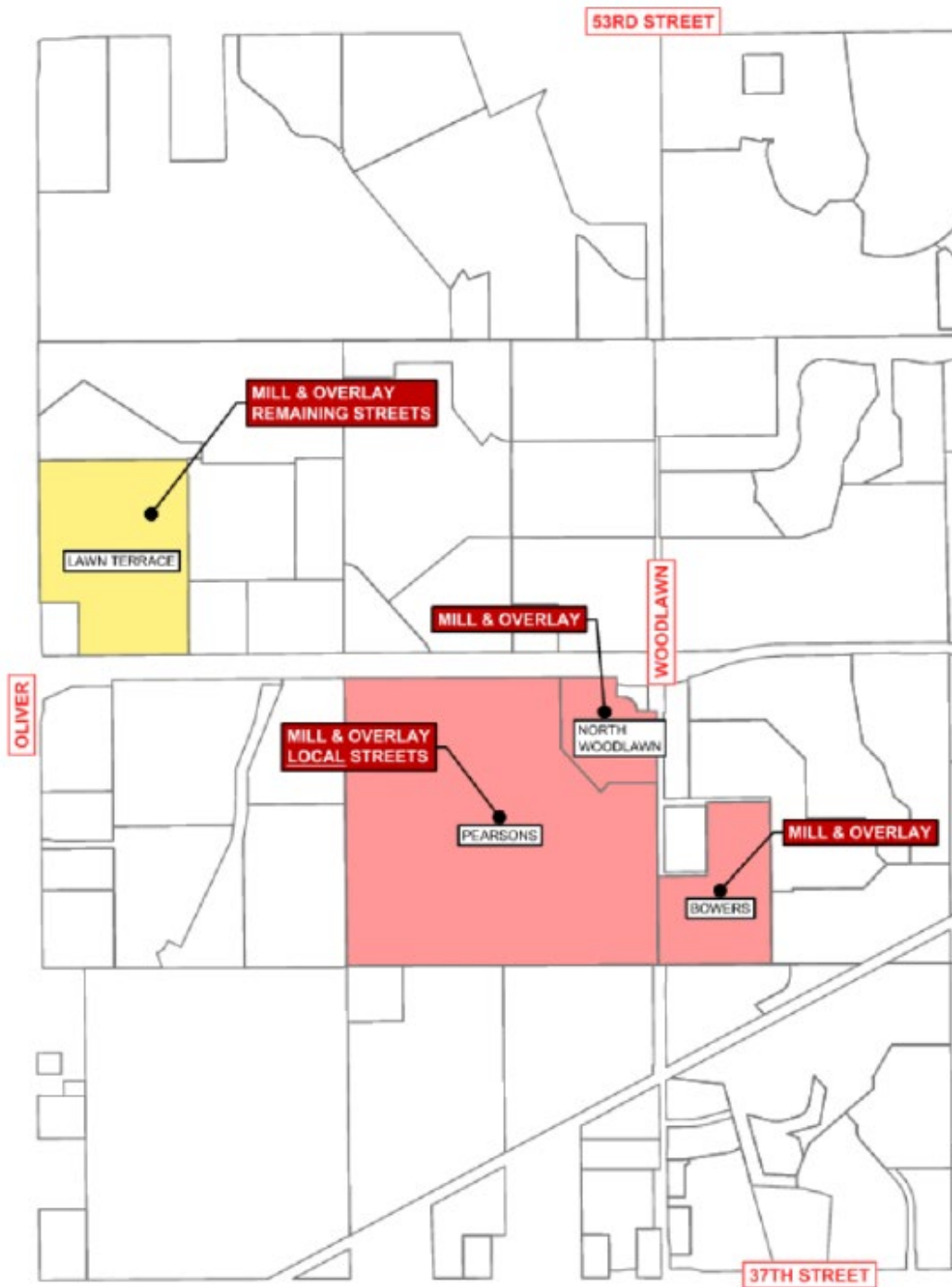
POLICY DECISION: Staff adhered to the purchasing policy in soliciting a minimum of three bids for the project.

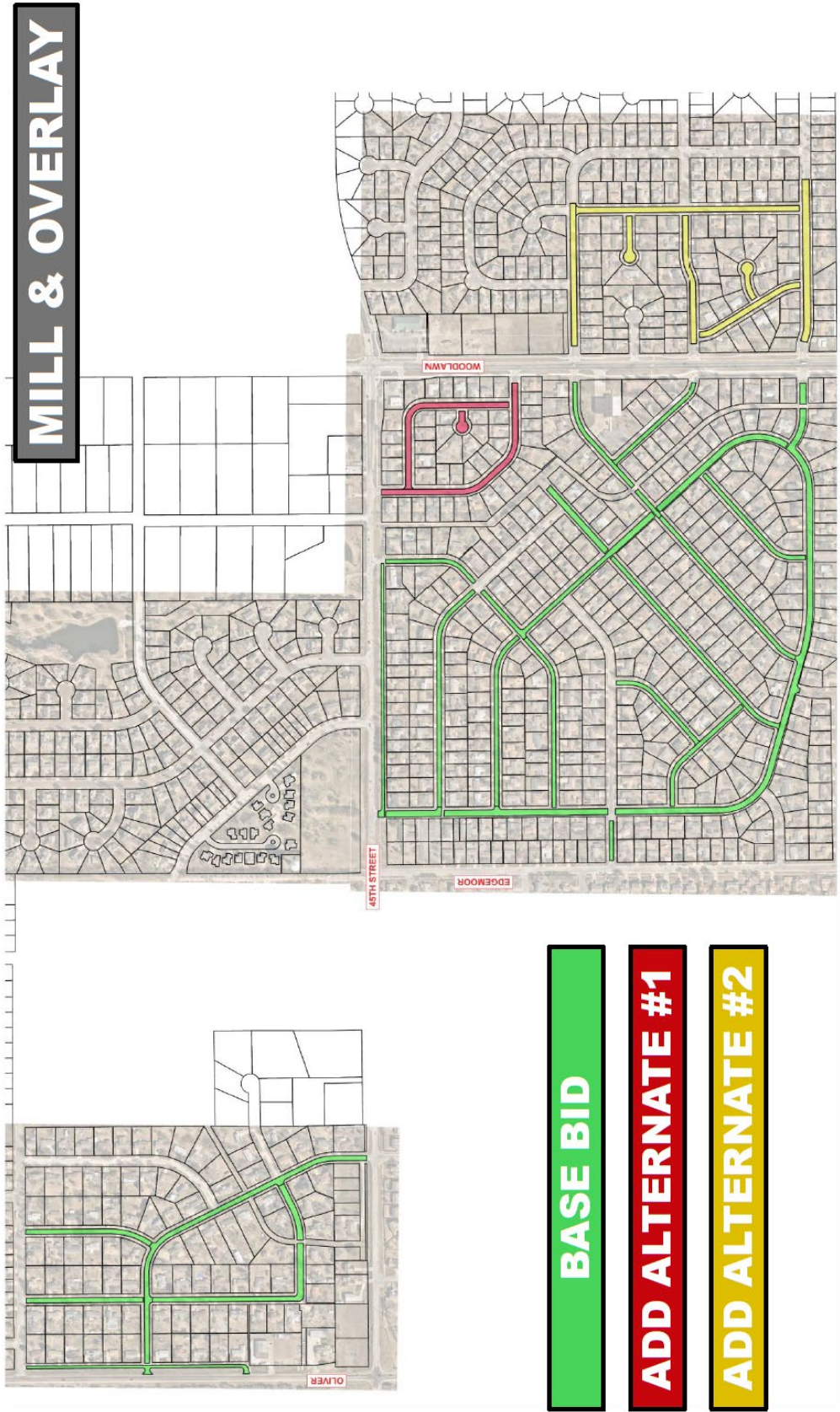
RECOMENDATION: Staff recommends that the City Council accept the bid from APAC in the amount of \$1,219,247.70.

2024



2025





CITY OF BEL AIRE
STAFF REPORT

DATE: January 1, 2025

TO: City Manager

FROM: Marty McGee, Public Works Director

On 1/4/25 we did a pretreatment for the snow event expected on 1/5/25. We pretreated with 5 truckloads of sand and salt mixture. On 1/5/25 we had ¼ of ice and 3.6 inches of snow, Staff put out 20 loads of salt and sand and plowed for 24 hours. City Hall was pretreated on Sunday 1/5/25 and cleared at 5:30am on Monday 1/6/25 before regular operating hours. The City Hall was closed until 10:00am. we used a total of 100 tons of salt and sand.

1/9/2025 another snow event with accumulations up to 3" I split the crew up into two shifts to accommodate for the clearing of the roads. We used a total of 65 Ton of sand and salt and used 20 truckloads loads and plowed for 16 hours.

On 1/20/25 another snow event, Bel Aire PD. Call me around 2:30pm to inform me that the street is becoming icy and slick. I had two employees come in to spread sand and salt throughout the city.

There have been several complaints about side streets and sidewalks, residents want to know what the city's responsibility is. I would recommend using social media to inform residents about what we do during and after snow events. Maybe, we could get together and decide about the city's responsibility and update the policy.

We have had 4 new water services installed this month.

We did all the park inspections and fire extinguishers this month. We held a safety meeting for Winter driving.

We have had many expensive repairs needed on equipment this month due to snow events. Tires and plows needed to be replaced and repaired. Both of our big dump trucks have been taken in for general maintenance and oil changes.

All monthly water samples have been taken this month and sent off.

We have had several frozen meters this month, each meter was addressed, and insulation was added to the meter pit to prevent this issue.

On 1/14 and 1/15/ we spread sand and salt through the city's side street due to the number of residents complaining about how icy the side street are.

On 1/15/2025 we had a water main leak at 38th and Parkwood. This is an 8"C-900 PVC pipe that was leaking on a 90-degree elbow, Public works repaired the leak and restored services to residents within 5 hours of the leak.

Sewer- I am in the process of replacing the vent pipe for the 53rd street lift station and adding a charcoal filter that is claimed to help with odor and gases. This was a recommendation from Rebecca. This has been ordered and will be installed as soon as it

arrives. This is the third step to help control the odor. First add oxygenators, second add Bio Blocks, third add the filter and new vent pipe that will extend higher than the lift station walls.

As you are aware we received the sewer camera by 1/24/25, once we determine how to program the camera, we will start our sewer clean and produce a schedule to share with you. We have received the LED stop signs for 53rd and Woodlawn and installed them.

The Harding lift station grinder pump was installed on 1/30/25. The 53rd street lift station had a problem with one pump and is currently being repaired by JCI.



Main leak 3800 Park Wood

lift station.



ODORHOG for the 53rd street



53rd Street and Woodlawn



MANAGER'S REPORT

DATE: February 13, 2025
TO: Mayor Benage and City Council
FROM: Ted Henry, City Manager
RE: February 18, 2025 Agenda



Consent Agenda (Item VI)

The consent agenda contains only the Minutes of the February 4, 2025 City Council meeting.

Appropriations Ordinance (Item VII)

This appropriation ordinance encompasses 01/29/2025 through 02/11/2025 expenses and one payroll cycle. Expenditures amounted to \$894,295.57. Of the reported expenses, \$50,937.04 are infrastructure costs for new developments. These costs are paid through special assessments.

Amendment to Resolution of Intent, Aspen Funds (Item A)

In March 2024, the City of Bel Aire was contacted by Aspen Funds LLC regarding a new speculative building development at the northeast corner of 53rd Street and Webb Road. Aspen Funds plans to invest \$105,000,000 for the construction of five buildings totaling 912,925 square feet. This development is anticipated to generate approximately 609 jobs, each with an average salary of \$44,000 in today's market. Shortly thereafter, Industrial Revenue Bonds (IRBs) were negotiated and issued by the City of Bel Aire to facilitate the project, and construction of the first building is currently underway.

In January 2025, Aspen Funds approached the city to request an amendment to our Resolution of Intent. They aim to involve additional investors in the project, necessitating a city notification and amendment of intent. Aspen Funds will retain majority ownership. Mark Sprecker, representing Aspen Funds, will participate in the meeting via Zoom to provide details and address queries. Kevin Cowan from Gilmore and Bell will also be available to address any legal questions.

Addendum to Contract, Construction Observation for Bel Aire Lakes (Item B)

The construction of the water and sewer in the Bel Aire Lakes subdivision is ongoing and needs construction observation. PEC was contracted with last October to provide construction observation and construction administration services. Due to concerns from Contractors during the bidding process, the number of working days was increased during the bidding process from 60 days to 100 days. This change necessitated a change in the construction observation and construction administration fee. Additionally, it was noticed that the PEC contract did not have as-built surveying included in their scope of work. This supplemental agreement includes PEC's costs for the additional 40 working days (charged on an hourly basis) and their costs for the as-built survey and input into the City's GIS database. The costs associated with the project will be financed through a bond and spread as special assessments against the benefiting lots. Staff

recommends that Council accept the Supplemental Agreement with PEC for Construction Observation services for \$36,900.00.

Bids for Paving Improvements, Chapel Landing 5th (Item C)

The Developer of Chapel Landing 5th is ready to move forward with the construction of the Paving Improvements to support the subdivision. Four contractors submitted bids. Although the bids came in above the Engineer's Estimate from the original petition amount, the crawl of the petition is enough to cover the additional expenses. The cost of the improvements for these projects will be financed through a bond and spread as special assessments against the benefiting lots. Staff recommends that the City Council accept the bid from Kansas Paving in the amount of \$854,747.95.

Bids for 2025 Paving Maintenance Plan (Item D)

As part of the 2025 Pavement Maintenance Plan, PEC assisted the City with soliciting bids for pavement patching, curb and gutter replacement and milling and overlaying certain streets within the City limits. Three contractors submitted bids. The Base Bid includes patch work from the 2024 and 2025 Street Maintenance Plan as well as a mill and asphalt overlay on selected streets. The Alternates 1 and 2 include additional locations for a mill and overlay as shown on the following pages. The funds for this project will come out of the City's General Fund as part of the Capital Improvement Program. Staff recommends that Council accept the bid from APAC in the amount of \$1,219,247.70.

Executive Session

One executive session is on the agenda.