



January 6, 2023

Dear Aurora Park Property Owner,

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

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

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

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

7651 East Central Park Avenue

Bel Aire, Kansas 67226

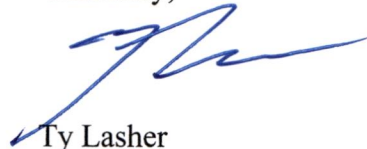
PHONE (316) 744-2451

FAX (316) 744-3739

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

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

Sincerely,

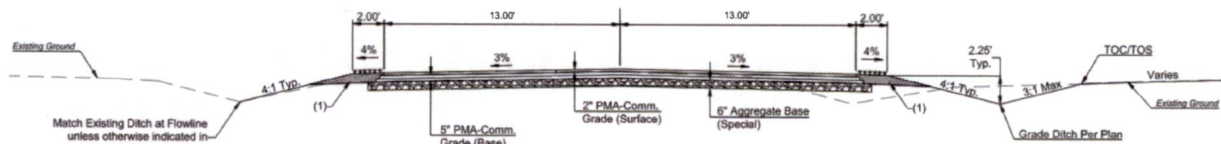
A handwritten signature in blue ink, appearing to read 'Ty Lasher', with a stylized flourish extending to the right.

Ty Lasher  
City Manager



# Aurora Park Paving Exhibit

## 11-2-2022



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

Aurora Park Paving Exhibit

FIGURE NUMBER

SHEET  
NUMBER 1

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

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

City Contribution \$96,000

Net Cost to Benefit District \$581,085

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

Cost per month \$146.49