

EXHIBIT C

(Published in *The Wichita Eagle*, on September 20, 2024)

NOTICE OF PUBLIC HEARING

TO: RESIDENTS OF THE CITY OF BEL AIRE, KANSAS

You and each of you are hereby notified that the Governing Body of the City of Bel Aire, Kansas (the "City") will meet for the purpose of holding a public hearing, as provided by K.S.A. 12-6a01 *et seq.* at City Hall, 7651 E. Central Park Avenue, Bel Aire, Kansas 67226 in the City, on October 1, 2024, at 7:00 p.m., or as soon thereafter as may be heard. Said public hearing is for the purpose of hearing any and all oral or written objections to proposed assessments in connection with the following described improvements:

**Project No. 1 – Chapel Landing 3rd Addition Phase 1
Water Improvements--Authorized by Resolution No. R-17-12**

Construction of a water distribution system, including necessary water mains, pipes, valves, hydrants, meters and appurtenances.

Property Description:

Lots 1 through 15, Block A; and Lots 38 through 43, Block A, Chapel Landing 3rd Addition, to the City of Bel Aire, Sedgwick County, Kansas.

Cost of Improvements:

\$119,111.52 and \$4,893 in benefit fees.

100% to be assessed against the Improvement District and 0% to be paid by the City-at-large.

**Project No. 2 – Chapel Landing 3rd Addition Phase 1
Paving Improvements--Authorized by Resolution No. R-17-14**

Pavement on Nolen and Colburn from the south line of 53rd St. N. south, east, and north to the north line of Lot 15, Block A.

Property Description:

Lots 1 through 15, Block A; and Lots 38 through 43, Block A, Chapel Landing 3rd Addition, to the City of Bel Aire, Sedgwick County, Kansas.

Cost of Improvements:

\$453,163.22

100% to be assessed against the Improvement District and 0% to be paid by the City-at-large.

Project No. 3 – Chapel Landing 3rd Addition Phase 2
Water Improvements--Authorized by Resolution No. R-17-13

Construction of a water distribution system, including necessary water mains, pipes, valves, hydrants, meters and appurtenances, said water distribution system to connect to an existing water main.

Property Description:

Lots 16 through 37, Block A, Chapel Landing 3rd Addition, to the City of Bel Aire, Sedgwick County, Kansas.

Cost of Improvements:

\$126,469.11 and \$5,126 in benefit fees.

100% to be assessed against the Improvement District and 0% to be paid by the City-at-large.

Project No. 4 – Chapel Landing 3rd Addition Phase 2
Paving Improvements--Authorized by Resolution No. R-17-15

Pavement on Colburn from the south line of Lot 16, Block A, north to the south line of 53rd St. N. (including the Emergency Access) and on Colburn Ct. from the west line of Colburn west to and including the cul-de-sac.

Property Description:

Lots 16 through 37, Block A, Chapel Landing 3rd Addition, to the City of Bel Aire, Sedgwick County, Kansas.

Cost of Improvements:

\$266,878.93

100% to be assessed against the Improvement District and 0% to be paid by the City-at-large.

Project No. 5 – Villas at Prestwick Addition Phase 2
Drainage Improvements--Authorized by Resolution No. R-18-06

A drainage system in accordance with City standards and plans and specifications prepared or approved by the City Engineer.

Property Description:

Lots 8 through 20, Block 1, Villas at Prestwick Addition, to the City of Bel Aire, Sedgwick County, Kansas.

Cost of Improvements:

\$206,128.56

100% to be assessed against the Improvement District and 0% to be paid by the City-at-large.

Project No. 6 – Villas at Prestwick Addition Phase 2
Paving Improvements--Authorized by Resolution No. R-18-08

Pavement on Jasmine Street from the south edge of Central Park Avenue to a cul-de-sac approximately 915 feet south; paving on three segments of Jasmine Court from the east edge of Jasmine Street to a point approximately 176 feet east between Lots 15 and 16, Block 1; Lots 17 and 18, Block 1; and Lots 19 and 20,

Block 1; Sidewalk along the west side of Jasmine Street from the south edge of Central Park Avenue to the northeast corner of Lot 14, Block 1.

Property Description:

Lots 8 through 20, Block 1, Villas at Prestwick Addition, to the City of Bel Aire, Sedgwick County, Kansas.

Cost of Improvements:

\$486,352.92

100% to be assessed against the Improvement District and 0% to be paid by the City-at-large.

Project No. 7 – Villas at Prestwick Addition Phase 2

Sewer Improvements--Authorized by Resolution No. R-18-10

A lateral sanitary in accordance with City standards and plans and specifications.

Property Description:

Lots 8 through 20, Block 1, Villas at Prestwick Addition, to the City of Bel Aire, Sedgwick County, Kansas.

Cost of Improvements:

\$244,543.09

100% to be assessed against the Improvement District and 0% to be paid by the City-at large.

Project No. 8 – Villas at Prestwick Addition Phase 2

Water Improvements--Authorized by Resolution No. R-18-12

A water distribution system including necessary water mains, pipes, valves, hydrants, and appurtenances.

Property Description:

Lots 8 through 20, Block 1, Villas at Prestwick Addition, to the City of Bel Aire, Sedgwick County, Kansas.

Cost of Improvements:

\$101,296.13

100% to be assessed against the Improvement District and 0% to be paid by the City-at-large.

Project No. 9 – Central Park 3rd Addition Phase 3

Paving Improvements--Authorized by Resolution No. R-20-20

Construction of pavement on Pheasant Ridge St. and Pheasant Ridge Cir. from the west line of Lot 32, Block A, east to and including the cul-de-sac; on Pheasant Ridge Ct. from the south line of Pheasant Ridge Cir., south to and including the cul-de-sac; and on Cambridge St. from the south line of Pheasant Ridge St., south to the south line of the plat.

Property Description:

Lots 32 through 58, Block A; and Lots 16 through 24, Block B; Central Park 3rd Addition, to the City of Bel Aire, Sedgwick County, Kansas.

Cost of Improvements:

\$383,499.36

100% to be assessed against the Improvement District and 0% to be paid by the City-at-large.

Project No. 10 – Central Park 3rd Addition Phase 3
Sewer Improvements--Authorized by Resolution No. R-20-21

A lateral sanitary sewer, according to plans and specifications to be furnished by the City Engineer.

Property Description:

Lots 32 through 58, Block A, Central Park 3rd Addition, to the City of Bel Aire, Sedgwick County, Kansas.

Cost of Improvements:

\$167,313.01

100% to be assessed against the Improvement District and 0% to be paid by the City-at-large.

Project No. 11 – Central Park 3rd Addition Phase 3
Drainage Improvements--Authorized by Resolution No. R-20-22

Construction of a storm water drainage system, according to plans and specifications to be furnished by the City Engineer.

Property Description:

Lots 32 through 58, Block A; and Lots 16 through 24, Block B; Central Park 3rd Addition, to the City of Bel Aire, Sedgwick County, Kansas.

Cost of Improvements:

\$265,126.47

100% to be assessed against the Improvement District and 0% to be paid by the City-at-large.

Project No. 12 – Central Park 3rd Addition Phase 3
Water Improvements--Authorized by Resolution No. R-20-23

Construction of a water distribution system, including necessary water mains, pipes, valves, hydrants, meters and appurtenances.

Property Description:

Lots 32 through 58, Block A; and Lots 16 through 24, Block B; Central Park 3rd Addition, to the City of Bel Aire, Sedgwick County, Kansas.

Cost of Improvements:

\$90,346.08

100% to be assessed against the Improvement District and 0% to be paid by the City-at-large.

Project No. 13 – Central Park 3rd Addition Phase 3
Water Improvements--Authorized by Resolution No. R-20-24

Improvements along the north side of Central Park Avenue and the west side of Prestwick Avenue from the south line of Lot 1, Block A, Central Park 3rd Addition to the north line of Lot 40, Block A, Central Park 3rd Addition, including landscaping and drainage features.

Property Description:

Lots 15 through 28, Block A, Lots 30 through 58, Block A; Lots 13 through 15, Block B; Lots 22 through 24, Block B, Lots 4 through 8, and Lots 10 and 11, Block C; and lots 16 through 21, Block B, Central Park 3rd Addition, to the City of Bel Aire, Sedgwick County, Kansas.

Cost of Improvements:

\$88,578.81

100% to be assessed against the Improvement District and 0% to be paid by the City-at-large.

Project No. 14 - Skyview at Block 49 Phase 1**Paving and Sidewalk Improvements--Authorized by Resolution Nos. R-21-03 and R-21-05**

Pavement on CYPRESS from the south line of Skyview at Block 49 to the north line of said Addition; SUMMERSIDE PLACE from the south line of Lot 24, Block 1 to the east line of Lot 1, Block 5; HONEYLOCUST from the south line of Lot 24, Block 1 to the intersection with Honeylocust Court; JOSHUA from the intersection with Honeylocust Court to the east line of Lot 34, Block 4; HONEYLOCUST COURT from the north line of Honeylocust to and including the cul-de-sac.

A 5' wide sidewalk on the east side of Cypress from the south line Skyview at Block 49 to the north line of said Addition; the east side of Honeylocust from the west line of Summerside Place to the intersection of Honeylocust Court; the south side of Joshua from the east line of Honeylocust to the east line of Lot 34, Block 4; the north side of Summerside place from the east line of Honeylocust to the east line of Lot 28, Block 4.

Property Description:

Lots 1 through 28, Block 1; Lots 1 through 14, Block 2; Lots 21 through 23, Block 3; Lots 28 through 34, Block 4; and Lot 1, Block 5, Skyview at Block 49 Addition; and Lots 1 through 3, Block A, Skyview at Block 49 4th Addition, all in and to the City of Bel Aire, Sedgwick County, Kansas.

Cost of Improvements:

\$902,715.65

100% to be assessed against the Improvement District and 0% to be paid by the City-at-large.

Project No. 15 - -Skyview at Block 49 Phase 1**Drainage Improvements--Authorized by Resolution No. R-21-06**

Storm sewer pipe and mass grading, according to plans and specifications to be furnished by the City Engineer of the City of Bel Aire, Kansas.

Property Description:

Lots 1 through 28, Block 1; Lots 1 through 14, Block 2; Lots 21 through 23, Block 3; Lots 28 through 34, Block 4; and Lot 1, Block 5, Skyview at Block 49 Addition; Lots 1 through 3, Block A, Skyview at Block 49 4th Addition; and Lots 1 and 2, Block A; Lots 1 through 27, Block B, Lots 1 through 36, Block C; and Lots 1 through 25, Block D, Skyview at Block 49 2nd Addition, all in and to the City of Bel Aire, Sedgwick County, Kansas.

Cost of Improvements:

\$663,324.50

100% to be assessed against the Improvement District and 0% to be paid by the City-at-large.

Project No. 16 - Skyview at Block 49 Phase 1
Water Improvements--Authorized by Resolution No. R-21-39

A water distribution system, including necessary water mains, pipes, valves, hydrants, meters and appurtenances.

Property Description:

Lots 1 through 28, Block 1; Lots 1 through 14, Block 2; Lots 21 through 23, Block 3; Lots 28 through 34, Block 4; and Lot 1, Block 5, Skyview at Block 49 Addition; and Lots 1 through 3, Block A, Skyview at Block 49 4th Addition, all in and to the City of Bel Aire, Sedgwick County, Kansas.

Cost of Improvements:

\$321,337.70 and \$35,100 in benefit fees

100% to be assessed against the Improvement District and 0% to be paid by the City-at-large.

Project No. 17 - Skyview at Block 49 Phase 1
Sewer Improvements--Authorized by Resolution No. R-21-32

Lateral sanitary, to be constructed with plans and specifications to be furnished by the City Engineer.

Property Description:

Lots 1 through 28, Block 1; Lots 1 through 14, Block 2; Lots 21 through 23, Block 3; Lots 28 through 34, Block 4; and Lot 1, Block 5, Skyview at Block 49 Addition; Lots 1 through 3, Block A, Skyview at Block 49 4th Addition; Lots 10 and 27, Block B; Lots 1, 18, 19, and 36, Block C; and Lot 25, Block D, Skyview at Block 49 2nd Addition, all in and to the City of Bel Aire, Sedgwick County, Kansas.

Cost of Improvements:

\$383,440.10 and \$54,300 in benefit fees

100% to be assessed against the Improvement District and 0% to be paid by the City-at-large.

Project No. 18 - Chapel Landing 3rd Addition
Sanitary Sewer Improvements--Authorized by Resolution No. R-21-13

Lateral sanitary, to be constructed with plans and specifications to be furnished by the City Engineer, said lateral sanitary sewer to connect to an existing sanitary sewer main.

Property Description:

Lots 1 through 43, Block A, Chapel Landing 3rd Addition, to the City of Bel Aire, Sedgwick County, Kansas.

Cost of Improvements:

\$816,700.56 and \$10,000 in benefit fees

100% to be assessed against the Improvement District and 0% to be paid by the City-at-large.

Project No. 19 - Chapel Landing 3rd Addition
Drainage Improvements--Authorized by Resolution No. R-21-14

Storm water drain improvements, according to plans and specifications to be furnished by the City Engineer.

Property Description:

Lots 1 through 43, Block A, Chapel Landing 3rd Addition, to the City of Bel Aire, Sedgwick County, Kansas.

Cost of Improvements:

\$540,470.42

100% to be assessed against the Improvement District and 0% to be paid by the City-at-large.

Project No. 20 - Chapel Landing 4th Addition Phase 1

Paving and Sidewalk Improvements--Authorized by Resolution Nos. R-21-15 and R-21-17

Pavement on HILLCREST from the south line of Chapel Landing 4th to the north line of Lot 6, Block 2 of said Addition and CENTRAL PARK AVENUE from the west line of Hillcrest to the east line of Lot 1, Block 1 of said Addition.

A 5' wide sidewalk from the south line of Chapel Landing 4th to the north line of Lot 6, Block 2 of said Addition and the north side of Central Park Avenue from the west line of Hillcrest to the east line of Lot 1, Block 1 of said Addition; according to plans and specifications to be furnished by the City Engineer.

Property Description:

Lots 20 and 21, Block K, Chapel Landing Addition; and Lots 1 through 6, Block 1; and Lots 1 through 6, Block 2, Chapel Landing 4th Addition; to the City of Bel Aire, Sedgwick County, Kansas.

Cost of Improvements:

\$344,215.82

100% to be assessed against the Improvement District and 0% to be paid by the City-at-large.

Project No. 21 - Chapel Landing 4th Addition Phase 1

Sewer Improvements--Authorized by Resolution No. R-21-37

Lateral sanitary, to be constructed with plans and specifications to be furnished by the City Engineer, said lateral sanitary sewer to connect to an existing sanitary sewer main.

Property Description:

Lots 6 through 10, Block C, and Lots 20 and 21, Block K, Chapel Landing Addition; and Lots 1 through 6, Block 2, Chapel Landing 4th Addition; to the City of Bel Aire, Sedgwick County, Kansas.

Cost of Improvements:

\$113,365.76 and \$10,000 in benefit fees

100% to be assessed against the Improvement District and 0% to be paid by the City-at-large.

Project No. 22 - Chapel Landing 4th Addition Phase 1

Water Improvements--Authorized by Resolution No. R-21-38

A water distribution system, including necessary water mains, pipes, valves, hydrants, meters and appurtenances to serve the area described below, according to plans and specifications to be furnished by the City Engineer.

Property Description:

Lots 20 and 21, Block K, Chapel Landing Addition; and Lots 1 through 6, Block 2, Chapel Landing 4th Addition; to the City of Bel Aire, Sedgwick County, Kansas.

Cost of Improvements:

\$103,782.34 and \$6,400 in benefit fees

100% to be assessed against the Improvement District and 0% to be paid by the City-at-large.

Project No. 23 - Rock Spring 4th Addition Phase 1

Paving Improvements--Authorized by Resolution No. R-21-20

Pavement on CHRIS from the West line of Rock Spring 4th Addition to the West Line of Webb Road; CHRIS COURT from the South line of Chris to and including the cul-de-sac; FOX POINTE COURT from the South Line of Chris to and including the cul-de-sac; and PLUMTHICKET STREET from the South Line of Chris to the South line of Rock Spring 4th Addition.

Property Description:

Lots 1 through 9, Block 1; Lots 2 through 9, Block 2; and Lots 1 through 37, Block 3, Rock Spring 4th Addition, to the City of Bel Aire, Sedgwick County, Kansas.

Cost of Improvements:

\$937,852.58

100% to be assessed against the Improvement District and 0% to be paid by the City-at-large.

Project No. 24 - -Rock Spring 4th Addition Phase 1

Sewer Improvements--Authorized by Resolution No. R-21-21

A lateral sanitary sewer, according to plans and specifications to be furnished by the City Engineer.

Property Description:

Lots 1 through 9, Block 1; Lots 1 through 9, Block 2; and Lots 1 through 37, Block 3, Rock Spring 4th Addition, to the City of Bel Aire, Sedgwick County, Kansas.

Cost of Improvements:

\$394,507.43

100% to be assessed against the Improvement District and 0% to be paid by the City-at-large.

Project No. 25 - Rock Spring 4th Addition Phase 1

Drainage Improvements--Authorized by Resolution No. R-21-22

A stormwater pond, swales and mass grading, according to plans and specifications to be furnished by the City Engineer.

Property Description:

Lots 1 through 9, Block 1; Lots 1 through 9, Block 2; and Lots 1 through 37, Block 3, Rock Spring 4th Addition, to the City of Bel Aire, Sedgwick County, Kansas.

Cost of Improvements:

\$640,453.91

100% to be assessed against the Improvement District and 0% to be paid by the City-at-large.

Project No. 26 - -Rock Spring 4th Addition Phase 1
Water Improvements--Authorized by Resolution No. R-21-23

A water distribution system, including necessary water mains, pipes, valves, hydrants, meters and appmtenances, according to plans and specifications to be furnished by the City Engineer.

Property Description:

Lots 1 through 9, Block 1; Lots 2 through 9, Block 2; and Lots 1 through 37, Block 3, Rock Spring 4th Addition, to the City of Bel Aire, Sedgwick County, Kansas.

Cost of Improvements:

\$325,454.48 and \$30,510 in benefit fees.

100% to be assessed against the Improvement District and 0% to be paid by the City-at-large.

Project No. 27 - -Rock Spring 3rd Addition Phase 2
Water Improvements--Authorized by Resolution No. R-21-19

A water distribution system, including necessary water mains, pipes, valves, hydrants, meters and appmtenances, according to plans and specifications to be furnished by the City Engineer.

Property Description:

Lots 21 through 25, Block 1; Lots 1 through 18, Block 2; and Lots 1 through 6, Block 3, Rock Spring 3rd Addition; and Lot 38, Block 3, Rock Spring 4th Addition, to the City of Bel Aire, Sedgwick County, Kansas.

Cost of Improvements:

\$146,005.84and \$17,450 in benefit fees.

100% to be assessed against the Improvement District and 0% to be paid by the City-at-large.

Project No. 28 - Rock Spring 3rd Addition Phase 2
Paving Improvements--Authorized by Resolution No. R-21-41

Pavement on CHRIS from the west line of Rock Spring 3rd Addition to the west line of Toben Drive; TOBEN DRIVE from the north line of Lot 8, Block 1 Rock Spring 3rd Addition to the south line of said Addition; TOBEN COURT from west line of Toben to and including the cul-de-sac.

Property Description:

Lots 21 through 25, Block 1; Lots 1 through 18, Block 2; and Lots 1 through 6, Block 3, Rock Spring 3rd Addition; and Lot 38, Block 3, Rock Spring 4th Addition, to the City of Bel Aire, Sedgwick County, Kansas.

Cost of Improvements:

\$735,784.83.

100% to be assessed against the Improvement District and 0% to be paid by the City-at-large.

Project No. 29 - Rock Spring 3rd Addition Phase 2
Sewer Improvements--Authorized by Resolution No. R-21-29

A lateral sanitary sewer, according to plans and specifications to be furnished by the City Engineer.

Property Description:

Lots 1 through 18, Block 2; and Lots 1 through 6, Block 3, Rock Spring 3rd Addition; Lot 38, Block 3, Rock Spring 4th Addition; and Lots 1 through 9, Block B, Skyview at Block 49 2nd Addition, to the City of Bel Aire, Sedgwick County, Kansas.

Cost of Improvements:

\$212,696.75.

100% to be assessed against the Improvement District and 0% to be paid by the City-at-large.



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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
14909	594173	Legals	City of Bel Aire	\$633.45	3	20.50 in

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In The STATE OF KANSAS
In and for the County of Sedgwick

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County of Sedgwick)

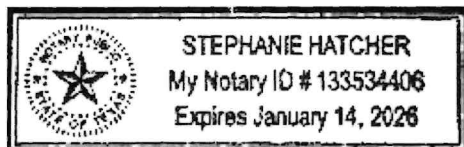
Mary Castro, of lawful age, being first duly sworn, deposeth and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from 09/20/2024 to 09/20/2024.

Mary Castro

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
DATED: 09/20/2024

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in
Dallas County



Extra charge for lost or duplicate affidavits.
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CERTIFICATE OF MAILING

STATE OF KANSAS)
) ss:
COUNTY OF SEDGWICK)

The undersigned, City Clerk of the City of Bel Aire, Kansas (the "City"), does hereby certify that on September 20, 2024, I caused to be mailed to each and all of the owners of property affected thereby, at their last known post office address, a Notice of Public Hearing and Statement of the Cost Proposed to be Assessed in connection with certain improvements in the City.

A sample copy of the form of such Notice of Hearing and Statement of Cost Proposed to be Assessed is attached hereto.

WITNESS my hand and seal as of September 20, 2024.





Melissa Krehbiel, City Clerk

[attach sample copy of form]

EXHIBIT D

**NOTICE OF HEARING
AND
STATEMENT OF COST PROPOSED TO BE ASSESSED**

September 17, 2024
Bel Aire, Kansas

{NAME}
{ADDRESS}
{CITY} {STATE}, {ZIP}:

You are hereby notified, as owner of record of the property described as:

{PIN Number}, {SUBDIVISION NAME AND ADDITION}, {BLOCK AND LOT}

that there is proposed to be assessed against said property, certain amounts for the costs of certain internal improvements (the "Improvements") heretofore authorized by the Governing Body of the City of Bel Aire, Kansas (the "City"). The description of the Improvements, the resolution number authorizing the same and the proposed amount of assessment are identified as:

{RESOLUTION}: {IMPROVEMENT NAME} {COST TO BE ASSESSED}
(REPEAT FOR EACH PROJECT BEING ASSESSED FOR THIS PROPERTY).

You are hereby further notified that the Governing Body of the City will meet on October 1, 2024, at 7:00 p.m., at City Hall, 7651 E. Central Park Avenue, Bel Aire, Kansas 67226, in the City, for the purpose of considering the proposed assessments.

The proposed Assessment Roll is on file in my office for public inspection. ***WRITTEN OR ORAL OBJECTIONS TO THE PROPOSED ASSESSMENTS WILL BE CONSIDERED AT SAID PUBLIC HEARING.***

At the conclusion of the public hearing, the governing body of the City will consider an ordinance levying such special assessments. A subsequent Notice of Assessment will be mailed to affected property owners at that time indicating that each property owner may pay the assessment in whole or in part within fifteen (15) days of the date of such notice. Any amount not so paid within 15 days will be collected in 20 annual installments, together with interest thereon at the rate obtained by the City for its general obligation bonds issued to finance the costs of the Improvements.

Melissa Krehbiel, City Clerk