

**CITY OF BEL AIRE**  
**SIDEWALK REIMBURSEMENT PROGRAM**  
**Fiscal Year 2026**

**I. POLICY STATEMENT**

The City of Bel Aire values pedestrian safety and walkability for its residents. K.S.A. 12-1808 of the Kansas Statutes mandate that property owners keep sidewalks in good repair. City Code- Chapter 11, Article 3, Paragraphs 25 and 26 (11.3.25 & 11.3.26) speak directly to sidewalk repair responsibilities. For this reason, the Bel Aire City Council believes there is a benefit to all citizens for sidewalks to be in good condition. Therefore, this policy promotes sidewalk improvements and repairs/replacements by assisting property owners with such projects.

**II PURPOSE**

The purpose of this policy is to assist property owners with replacing/repairing sidewalks in disrepair. This policy establishes guidelines and requirements for monetary assistance of costs associated with these activities.

Objectives include:

1. Promoting homeowners proactively replacing/repairing the dangerous and unsafe sidewalks along their property to reduce the risk of injury to pedestrians utilizing the sidewalk.
2. Enhance the neighborhood walkability.
3. Ensure surface conditions are safe for pedestrians and / or persons confined to wheelchairs.

*Although this policy does not address petitions for new sidewalks, Bel Aire values walkability and encourages residents to petition the City to establish improvement districts addressing cost sharing of the installation of new sidewalks in areas where sidewalks have not existed to enhance pedestrian safety. Residents should contact City Hall about initiating the petition process.*

### III POLICY

The City Manager may award reimbursement to property owners which meet the following criteria:

#### **Criteria for consideration of a sidewalk reimbursement:**

1. The City of Bel Aire will reimburse property owners for one hundred percent ( 100%) of the cost of a city approved public sidewalk repair/replacement located in the public right of way along the street easement. This reimbursement is not intended to remove or transfer any property owner's statutory responsibility to maintain safe and navigable sidewalks and warn the public of dangerous conditions on or along an owner's section of sidewalk.
2. Applications must be received at City Hall by June 1, 2026, for consideration.
3. This policy applies only to projects undertaken within the 2026 calendar year.
4. Work must be completed by October 1, 2026.
5. The City will accept additional applications for consideration should funds be available after final estimates are received.
6. At the time of application, the property owner must submit a scope of work estimate that includes:
  - a. Number of panels being replaced
  - b. Total square yards of concrete
  - c. Cost per square yard
  - d. All labor, materials, delivery fees, taxes and other fees associated with the work
7. Estimate for work is limited to a per panel cost of \$500 including taxes, delivery fee and other fees associated with the work. Higher per panel costs may be approved by City staff when evaluating the application.
8. To receive reimbursement, the application must be approved prior to the public sidewalk work being replaced/repared. City staff will evaluate the sidewalk(s) at the time of receiving the application as part of the approval process.
9. Work may be completed by a licensed contractor licensed in the City of Bel Aire or the property owner. Property owners are subject to completing the work per City code.
10. A permit is required for sidewalk replacements/repairs and must be inspected and approved by the City building inspector.
11. Reimbursement will be awarded on a first-come basis. The City reserves the right to prioritize replacements/repairs based on need for replacement/repair and budgetary considerations.
12. Sidewalk replacement/repair must comply with Bel Aire city codes, and the size of the sidewalk must match abutting sidewalk panel sizes.

13. All degraded sections or the entire sidewalk must be included in the application.
14. Coloring must match a driveway or adjacent public sidewalks.
15. Minor sections of new sidewalks must link to existing sidewalks.
16. The City will pay for the installation of ADA approaches on corner lots and make those arrangements separately from the reimbursement program.
17. Reimbursement payment will be made on the regular payment schedule for the City.
18. The City of Bel Aire reserves the right to refuse reimbursement based on:
  - a. The condition of the sidewalk upon final inspection as determined by the City inspector.
  - b. Non-compliance with City Code and/or this policy through the replacement/repair process.
  - c. Depletion of funding for the program due to amount of applicants or available funds.
19. Property owners that apply and are approved for the sidewalk reimbursement program are required to complete the work.
  - a. If an application is approved and the property owner does not move forward with the work, they will be responsible to complete the sidewalk replacement at their expense.
  - b. Should the sidewalk not be replaced prior to October 1, the property owner will be subject to receiving a Code Enforcement Violation.
  - c. If the violation is not corrected, the property owner will receive a citation to appear in municipal court.

**Sidewalk qualification guidelines:**

1. Slab(s) with a  $\frac{3}{4}$ " or more offset between slabs / joints.
2. Slab(s) with a severely cracked, spalling, or with pieces missing.
3. Slab(s) that is cracked with unstable or rocking sections.
4. Slab(s) that has a slope crossway of more than 1" in 12".
5. Slab(s) that has a horizontal separation due to cracking between adjacent panels of walk or more than 1" which is a bicycle tire or high heel hazard.
6. Slab(s) settlement that causes accumulation of water or ice.

**Miscellaneous:**

1. The owner of property abutting a sidewalk is responsible for all maintenance of said sidewalk and accountable for all City Code Enforcement notices, regardless of reimbursement approval. The applicant/owner is not relieved from any liability for future replacement, repair, maintenance or keeping sidewalk clear on the applicant's property.
2. Program only applies to public sidewalks.

3. Property owners are responsible for all costs associated with sprinkler repair, driveway repair/replacement or retaining wall repairs.
4. If a tree root caused the sidewalk to heave, the property owner must contract to have the tree removed prior to sidewalk repair. Said removal of the tree and stump will be at the property owner's expense.
5. Sidewalks that lead to a house are not eligible.
6. Non-profit or taxing entities are not eligible for this program.
7. Contractors performing the replacement/repair are required to be licensed in Bel Aire. Only work done by a licensed contractor is eligible for reimbursement.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by the Bel Aire City Council.

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Jim Benage, Mayor

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Melissa Krehbiel, City Clerk