



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 40th on Parkwood and along 40th 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 40th street from Edgemoor to Parkwood and north on Parkwood from 40th 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 1st 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 7th 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 40th 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

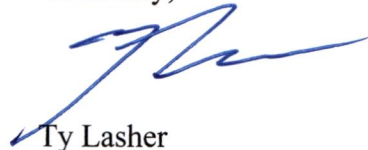
PHONE (316) 744-2451

FAX (316) 744-3739

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

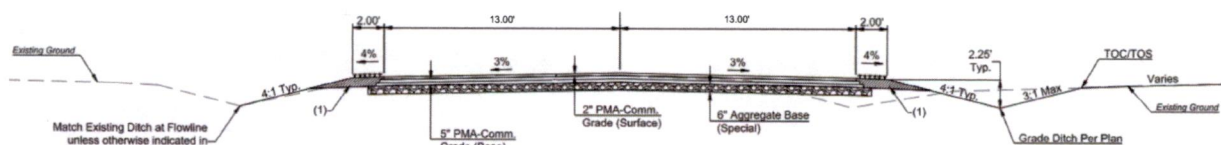
Sincerely,

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

PAVING PETITION

To the Mayor and City Council
Bel Aire, Kansas

Dear Council Members:

2. We, the undersigned owners of record as below designated, of Lots, Parcels, and Tracts of real property described as follows:

Aurora Park

Lot 1 and Lots 20 – 21, Block E

Lots 1 – 9, Block F

Lots 18 – 26, Block G

Parcel in Aurora Park

That Part of Lots 18-19, Block E Lying North of a Line Beginning at a point on Parkwood Lane 200 Feet Southwest of the Northwest Corner of Lot 18, Block E and Running Due East to a point 180 Feet South of the NE Corner of Lot 19, Block E Aurora Park Addition.

do hereby petition, pursuant to the provisions of K.S.A. 12-6a01 et seq., as amended, as follows:

- (b) That there be constructed pavement on **PARKWOOD AVENUE** from the south line of Lot 18, Block G Aurora Park Addition to the north line of Aurora Park Addition; **40TH STREET NORTH** from the east line of Parkwood Avenue to the west line of Edgemoor Drive.

That said pavement on the above listed roads between aforesaid limits be constructed as a 7" asphalt mat pavement for a width of twenty-six (26) feet from edge to edge with open ditches on both sides of the roads with plans and specifications to be furnished by the City Engineer of the City of Bel Aire, Kansas. Drainage to be installed where necessary.

- (b) That the estimated and probable cost of the foregoing improvement being Six Hundred Seventy-Seven Thousand Dollars (\$677,000), with the cost to be payable by the improvement district as outlined below. Said estimated cost as above set forth may be increased to include temporary interest or finance costs incurred during the course of design and construction of the project, and also may be increased at the pro rata of 1 percent per month from and after November 1, 2022.
- (c) The City of Bel Aire, Kansas will pay \$96,000 of the cost of drainage improvements. The land or area above described shall be constituted as an improvement district against which shall be assessed the remainder of the total actual cost of the improvement for which the improvement district is liable.

If this improvement is abandoned, altered and/or constructed privately in part or whole that precludes building this improvement under the authority of this petition, any costs that the City of Bel Aire incurs shall be assessed to the property described above in accordance with the terms of the petition. In addition, if the improvement is abandoned at any state during the design and/or construction of the improvement or if it is necessary for the City of Bel Aire to redesign, repair or reconstruct the improvement after its initial design and/or construction because the design or construction does not meet the requirements of the City, then such costs associated with the redesign, repair or reconstruction of said improvement shall be assessed to the property described above in accordance with the terms of this petition.

- (d) That the method of assessment of all costs of the improvement or which the improvement district shall be liable shall be on a fractional basis.

The fractional shares provided for herein have been determined on the basis of equal shares being assessed to lots or parcels of substantially comparable size and/or value:

Aurora Park

Lot 1 and Lots 20 – 21, Block E
Lots 1 – 9, Block F
Lots 18 – 26, Block G

Parcel in Aurora Park

That Part of Lots 18-19, Block E Lying North of a Line Beginning at a point on Parkwood Lane 200 Feet Southwest of the Northwest Corner of Lot 18, Block E and Running Due East to a point 180 Feet South of the NE Corner of Lot 19, Block E Aurora Park Addition.

The above listed lots, parcels and tracts shall each pay 1/22 of the total cost of the improvements.

In the event all or part of the lots or parcels in the improvement district are replatted before assessments have been levied, the assessments against the replatted area shall be recalculated on the basis of the method of assessment set forth herein. Where the ownership of a single lot is or may be divided into two or more parcels, the assessment to the lot so divided shall be assessed to each ownership or parcel on a square foot basis.

Except when driveways are requested to serve a particular tract, lot, or parcel, the cost of said driveway shall be in addition to the assessment to said tract, lot, or parcel and shall be in addition to the assessment for other improvements.

2. It is requested that the improvements hereby petitioned be made without notice and hearing, which but for this request, would be required by K.S.A. 12-6a04. This petition may be combined with other petitions of similar nature in order to form one public improvement project.

3. That names may not be withdrawn from this petition by the signers thereof after the Governing body commences consideration of the petition or later than seven (7) days after filing, whichever comes first.

4. That when this petition has been filed with the City Clerk and it has been certified that the signatures thereon are according to the records of the Register of Deeds of Sedgwick County, Kansas, the petition may be found sufficient if signed by either (1) a majority of the resident owners of record of property liable for assessment under the proposal, or (2) the resident owners of record of more than one-half of the area liable for assessment under the proposal, or (3) the owners of record (whether resident or not) of more than one-half of the area liable for assessment under the proposal. The Governing Body is requested to proceed in the manner provided by statute to the end that the petitioned improvements may be expeditiously completed and placed in use.

WITNESS our signatures attached with respect to each of which is indicated the property owned and the date of signing.

(SEE INDIVIDUAL SIGNATURE SHEETS ATTACHED)

**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