

City of Sedgwick
City Council Meeting
November 5, 2025

TO: Mayor and City Council

SUBJECT: Station 31 Contract

INITIATED BY: Administration

AGENDA: New Business

Background: The City of Sedgwick PBC authorized the sale of bonds for the Station 31 Project at their October 15, 2025, meeting. At that time, the council had not determined the debt service option they wanted to move forward with in terms of years for the bond. Larry Kleeman of Ranson Financial prepared a review of debt service options for council consideration which include: 15-year level debt service, 20-year level debt service, 15-year interest only payments through 2031, and 20-year interest only payments through 2031.

Analysis: The difference between the 15-year level debt service option and the 15-year interest only option is approximately \$171,140. The 15-year interest only option allows the city to move into the bond payment at a slower pace, paying off the GO 2017-A debt, while not experiencing a sharp increase in debt service obligation immediately.

The difference between the 20-year level debt service option and the 20-year interest only option is approximately \$185,520. Similarly to the 15-year options, the interest only option allows the city to move into the bond payment at a slower pace, while not experiencing a sharp increase in debt service obligation.

The difference between the two 15-year and 20-year options ranges between \$419,859 and \$434,240 in payments over the life of the bond.

Financial: In reviewing the City debt service schedule, the city will have increased capacity to make debt service payments in 2031 when approximately \$190k becomes available. On average, the ½ cent sales tax generates approximately \$170,650 in revenue. When discussing this project, the intention was to utilize this revenue to make the debt service payment. This can be accomplished with minimal burden to other revenue sources through most of the debt service options presented tonight. Reallocation of the funds in 2031, will provide funding for the gap in sales tax revenue.

Recommended Action: Council determination

Option A: 15-year level debt service

Option B: 15-year interest only through 2031 debt service

Option C: 20-year level debt service

Option D: 20-year interest only through 2031 debt service

Attachments: Debt Service Options

| Bond Series | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | |
|--------------|--|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| 2010 | Dams, Ind. II | 140,975.00 | 145,775.00 | | | | | | | | | | | | | | | | | | | | |
| 2011 | Senior Ctr | 10,937.09 | 10,937.09 | 10,937.09 | 10,937.09 | 10,937.09 | 10,937.09 | 10,937.09 | 10,937.09 | 10,937.09 | 10,937.09 | 10,937.09 | 10,937.09 | 10,937.09 | 10,937.09 | 10,937.09 | 10,937.09 | 10,937.09 | 10,937.09 | 10,937.09 | 10,937.09 | 10,937.09 | |
| 2012A | Energy/KDHE | 51,437.50 | | | | | | | | | | | | | | | | | | | | | |
| 2015A | Resurfacing | 31,480.00 | 25,700.00 | | | | | | | | | | | | | | | | | | | | |
| 2016 | Streets/Alleys | 23,870.00 | 23,320.00 | 22,704.00 | | | | | | | | | | | | | | | | | | | |
| 2017 | Ref 2009/2010 | 122,100.00 | 129,400.00 | 186,400.00 | 191,600.00 | 196,500.00 | 196,100.00 | 190,550.00 | | | | | | | | | | | | | | | |
| 2021A | Redbarn | 4,715.00 | 4,610.00 | 4,505.00 | 4,400.00 | 5,295.00 | 5,155.00 | 5,015.00 | 4,875.00 | 4,735.00 | 1,595.00 | 4,455.00 | 4,315.00 | 5,175.00 | | | | | | | | | |
| 2025A | Land Purchase | | | 30,863.38 | 30,060.00 | 29,610.00 | 34,160.00 | 33,410.00 | 32,660.00 | 31,910.00 | 31,160.00 | 30,410.00 | 29,585.00 | 33,760.00 | 32,660.00 | 31,560.00 | 30,460.00 | 34,360.00 | 32,897.50 | 31,435.00 | 29,972.50 | 33,510.00 | 31,755.00 |
| | Total DS | 385,514.59 | 339,742.09 | 255,409.47 | 236,997.09 | 242,342.09 | 246,352.09 | 239,912.09 | 48,472.09 | 47,582.09 | 43,692.09 | 45,802.09 | 44,837.09 | 49,872.09 | 43,597.09 | 42,497.09 | 41,397.09 | 45,297.09 | 43,834.42 | 31,435.00 | 29,972.50 | 33,510.00 | 31,755.00 |
| | Ignoring orange amounts, which are assumed to be special assessment bonds... | | | | | | | | | | | | | | | | | | | | | | |
| | AT-LARGE DS | 239,824.59 | 189,357.09 | 250,904.47 | 232,597.09 | 237,047.09 | 241,197.09 | 234,897.09 | 43,597.09 | 42,847.09 | 42,097.09 | 41,347.09 | 40,522.09 | 44,697.09 | 43,597.09 | 42,497.09 | 41,397.09 | 45,297.09 | 43,834.42 | 31,435.00 | 29,972.50 | 33,510.00 | 31,755.00 |
| | Reduction in Debt Service from 2024 Level...Available for New Bonded Project... | | | | | | | | | | | | | | | | | | | | | | |
| | | 50,467.50 | (11,079.88) | 7,227.50 | 2,777.50 | (1,372.50) | 4,927.50 | 196,227.50 | 196,977.50 | 197,727.50 | 198,477.50 | 199,302.50 | 195,127.50 | 196,227.50 | 197,327.50 | 198,427.50 | 194,527.50 | 195,990.17 | 208,389.59 | 209,852.09 | 206,314.59 | 208,069.59 | |

City of Sedgwick, KS Public Building Commission

\$2,205,000

PBC Rev Bonds, Series 2025-prelim-15yrs-level

15 YEARS -- LEVEL DEBT SERVICE

Aggregate Net Debt Service

| DATE | GO 2017-A | GO 2011 | Taxable GO 2025A | PBC 2025 | TOTAL |
|--------------|-----------------------|---------------------|---------------------|-----------------------|-----------------------|
| 10/01/2025 | 129,400.00 | 10,831.37 | - | - | 140,231.37 |
| 10/01/2026 | 186,400.00 | 10,827.41 | 30,863.38 | - | 228,090.79 |
| 10/01/2027 | 191,600.00 | 10,823.30 | 30,060.00 | 198,845.00 | 431,328.30 |
| 10/01/2028 | 196,500.00 | 10,819.04 | 29,610.00 | 200,176.50 | 437,105.54 |
| 10/01/2029 | 196,100.00 | 10,814.62 | 34,160.00 | 196,432.50 | 437,507.12 |
| 10/01/2030 | 190,550.00 | 10,810.02 | 33,410.00 | 197,724.50 | 432,494.52 |
| 10/01/2031 | - | 10,805.25 | 32,660.00 | 198,837.00 | 242,302.25 |
| 10/01/2032 | - | 10,800.31 | 31,910.00 | 199,716.00 | 242,426.31 |
| 10/01/2033 | - | 10,795.17 | 31,160.00 | 200,288.00 | 242,243.17 |
| 10/01/2034 | - | 10,789.85 | 30,410.00 | 200,472.00 | 241,671.85 |
| 10/01/2035 | - | 10,784.33 | 29,585.00 | 200,368.00 | 240,737.33 |
| 10/01/2036 | - | 10,778.60 | 33,760.00 | 199,848.00 | 244,386.60 |
| 10/01/2037 | - | 10,772.66 | 32,660.00 | 198,911.50 | 242,344.16 |
| 10/01/2038 | - | 10,766.50 | 31,560.00 | 197,367.50 | 239,694.00 |
| 10/01/2039 | - | 10,760.10 | 30,460.00 | 200,256.00 | 241,476.10 |
| 10/01/2040 | - | 10,753.47 | 34,360.00 | 197,416.00 | 242,529.47 |
| 10/01/2041 | - | 10,746.58 | 32,897.50 | 199,082.00 | 242,726.08 |
| 10/01/2042 | - | 10,739.27 | 31,435.00 | - | 42,174.27 |
| 10/01/2043 | - | - | 29,972.50 | - | 29,972.50 |
| 10/01/2044 | - | - | 33,510.00 | - | 33,510.00 |
| 10/01/2045 | - | - | 31,755.00 | - | 31,755.00 |
| Total | \$1,090,550.00 | \$194,217.85 | \$636,198.38 | \$2,985,740.50 | \$4,906,706.73 |

Par Amounts Of Selected Issues

| | |
|--------------------------------|---------------------|
| GO Ref Bonds, Series 2017-A | 980,000.00 |
| GO Bonds, Series 2011 | 141,312.15 |
| Taxable GO Bonds, Series 2025A | 370,000.00 |
| PBC Rev Bonds, Series 2025-pre | 2,205,000.00 |
| TOTAL | 3,696,312.15 |

City of Sedgwick, KS Public Building Commission

\$2,210,000

PBC Rev Bonds, Series 2025-prelim-20yrs-level

20 YEARS -- LEVEL DEBT SERVICE

Aggregate Net Debt Service

| DATE | GO 2017-A | GO 2011 | Taxable GO 2025A | PBC 2025 | TOTAL |
|--------------|-----------------------|---------------------|---------------------|-----------------------|-----------------------|
| 10/01/2025 | 129,400.00 | 10,831.37 | - | - | 140,231.37 |
| 10/01/2026 | 186,400.00 | 10,827.41 | 30,863.38 | - | 228,090.79 |
| 10/01/2027 | 191,600.00 | 10,823.30 | 30,060.00 | 173,344.00 | 405,827.30 |
| 10/01/2028 | 196,500.00 | 10,819.04 | 29,610.00 | 170,792.00 | 407,721.04 |
| 10/01/2029 | 196,100.00 | 10,814.62 | 34,160.00 | 168,296.00 | 409,370.62 |
| 10/01/2030 | 190,550.00 | 10,810.02 | 33,410.00 | 170,824.00 | 405,594.02 |
| 10/01/2031 | - | 10,805.25 | 32,660.00 | 173,180.50 | 216,645.75 |
| 10/01/2032 | - | 10,800.31 | 31,910.00 | 170,327.50 | 213,037.81 |
| 10/01/2033 | - | 10,795.17 | 31,160.00 | 172,375.50 | 214,330.67 |
| 10/01/2034 | - | 10,789.85 | 30,410.00 | 169,107.50 | 210,307.35 |
| 10/01/2035 | - | 10,784.33 | 29,585.00 | 170,763.50 | 211,132.83 |
| 10/01/2036 | - | 10,778.60 | 33,760.00 | 172,083.50 | 216,622.10 |
| 10/01/2037 | - | 10,772.66 | 32,660.00 | 168,062.00 | 211,494.66 |
| 10/01/2038 | - | 10,766.50 | 31,560.00 | 168,767.50 | 211,094.00 |
| 10/01/2039 | - | 10,760.10 | 30,460.00 | 169,026.50 | 210,246.60 |
| 10/01/2040 | - | 10,753.47 | 34,360.00 | 168,874.50 | 213,987.97 |
| 10/01/2041 | - | 10,746.58 | 32,897.50 | 168,318.50 | 211,962.58 |
| 10/01/2042 | - | 10,739.27 | 31,435.00 | 172,343.50 | 214,517.77 |
| 10/01/2043 | - | - | 29,972.50 | 170,728.50 | 200,701.00 |
| 10/01/2044 | - | - | 33,510.00 | 168,714.50 | 202,224.50 |
| 10/01/2045 | - | - | 31,755.00 | 171,334.00 | 203,089.00 |
| 10/01/2046 | - | - | - | 168,336.00 | 168,336.00 |
| Total | \$1,090,550.00 | \$194,217.85 | \$636,198.38 | \$3,405,599.50 | \$5,326,565.73 |

Par Amounts Of Selected Issues

| | |
|--------------------------------|---------------------|
| GO Ref Bonds, Series 2017-A | 980,000.00 |
| GO Bonds, Series 2011 | 141,312.15 |
| Taxable GO Bonds, Series 2025A | 370,000.00 |
| PBC Rev Bonds, Series 2025-pre | 2,210,000.00 |
| TOTAL | 3,701,312.15 |

City of Sedgwick, KS Public Building Commission

\$2,205,000

PBC Rev Bonds, Series 2025-prelim-15yrs-wrap

15 YEARS -- INTEREST ONLY UNTIL 2031

Aggregate Net Debt Service

| DATE | GO 2017-A | GO 2011 | Taxable GO 2025A | PBC 2025 | TOTAL |
|--------------|-----------------------|---------------------|---------------------|-----------------------|-----------------------|
| 10/01/2025 | 129,400.00 | 10,831.37 | - | - | 140,231.37 |
| 10/01/2026 | 186,400.00 | 10,827.41 | 30,863.38 | - | 228,090.79 |
| 10/01/2027 | 191,600.00 | 10,823.30 | 30,060.00 | 88,062.00 | 320,545.30 |
| 10/01/2028 | 196,500.00 | 10,819.04 | 29,610.00 | 88,062.00 | 324,991.04 |
| 10/01/2029 | 196,100.00 | 10,814.62 | 34,160.00 | 88,062.00 | 329,136.62 |
| 10/01/2030 | 190,550.00 | 10,810.02 | 33,410.00 | 88,062.00 | 322,832.02 |
| 10/01/2031 | - | 10,805.25 | 32,660.00 | 253,062.00 | 296,527.25 |
| 10/01/2032 | - | 10,800.31 | 31,910.00 | 252,831.50 | 295,541.81 |
| 10/01/2033 | - | 10,795.17 | 31,160.00 | 257,255.50 | 299,210.67 |
| 10/01/2034 | - | 10,789.85 | 30,410.00 | 256,063.50 | 297,263.35 |
| 10/01/2035 | - | 10,784.33 | 29,585.00 | 254,551.50 | 294,920.83 |
| 10/01/2036 | - | 10,778.60 | 33,760.00 | 252,559.50 | 297,098.10 |
| 10/01/2037 | - | 10,772.66 | 32,660.00 | 255,091.00 | 298,523.66 |
| 10/01/2038 | - | 10,766.50 | 31,560.00 | 256,706.50 | 299,033.00 |
| 10/01/2039 | - | 10,760.10 | 30,460.00 | 257,440.00 | 298,660.10 |
| 10/01/2040 | - | 10,753.47 | 34,360.00 | 252,360.00 | 297,473.47 |
| 10/01/2041 | - | 10,746.58 | 32,897.50 | 256,711.00 | 300,355.08 |
| 10/01/2042 | - | 10,739.27 | 31,435.00 | - | 42,174.27 |
| 10/01/2043 | - | - | 29,972.50 | - | 29,972.50 |
| 10/01/2044 | - | - | 33,510.00 | - | 33,510.00 |
| 10/01/2045 | - | - | 31,755.00 | - | 31,755.00 |
| Total | \$1,090,550.00 | \$194,217.85 | \$636,198.38 | \$3,156,880.00 | \$5,077,846.23 |

Par Amounts Of Selected Issues

| | |
|--------------------------------|---------------------|
| GO Ref Bonds, Series 2017-A | 980,000.00 |
| GO Bonds, Series 2011 | 141,312.15 |
| Taxable GO Bonds, Series 2025A | 370,000.00 |
| PBC Rev Bonds, Series 2025-pre | 2,205,000.00 |
| TOTAL | 3,696,312.15 |

City of Sedgwick, KS Public Building Commission

\$2,215,000

PBC Rev Bonds, Series 2025-prelim-20yrs-wrap

20 YEARS -- INTEREST ONLY UNTIL 2031

Aggregate Net Debt Service

| DATE | GO 2017-A | GO 2011 | Taxable GO 2025A | PBC 2025 | TOTAL |
|--------------|-----------------------|---------------------|---------------------|-----------------------|-----------------------|
| 10/01/2025 | 129,400.00 | 10,831.37 | - | - | 140,231.37 |
| 10/01/2026 | 186,400.00 | 10,827.41 | 30,863.38 | - | 228,090.79 |
| 10/01/2027 | 191,600.00 | 10,823.30 | 30,060.00 | 97,781.00 | 330,264.30 |
| 10/01/2028 | 196,500.00 | 10,819.04 | 29,610.00 | 97,781.00 | 334,710.04 |
| 10/01/2029 | 196,100.00 | 10,814.62 | 34,160.00 | 97,781.00 | 338,855.62 |
| 10/01/2030 | 190,550.00 | 10,810.02 | 33,410.00 | 97,781.00 | 332,551.02 |
| 10/01/2031 | - | 10,805.25 | 32,660.00 | 202,781.00 | 246,246.25 |
| 10/01/2032 | - | 10,800.31 | 31,910.00 | 199,452.50 | 242,162.81 |
| 10/01/2033 | - | 10,795.17 | 31,160.00 | 201,008.50 | 242,963.67 |
| 10/01/2034 | - | 10,789.85 | 30,410.00 | 202,224.50 | 243,424.35 |
| 10/01/2035 | - | 10,784.33 | 29,585.00 | 198,176.50 | 238,545.83 |
| 10/01/2036 | - | 10,778.60 | 33,760.00 | 198,944.50 | 243,483.10 |
| 10/01/2037 | - | 10,772.66 | 32,660.00 | 199,348.50 | 242,781.16 |
| 10/01/2038 | - | 10,766.50 | 31,560.00 | 199,236.00 | 241,562.50 |
| 10/01/2039 | - | 10,760.10 | 30,460.00 | 198,633.00 | 239,853.10 |
| 10/01/2040 | - | 10,753.47 | 34,360.00 | 202,585.00 | 247,698.47 |
| 10/01/2041 | - | 10,746.58 | 32,897.50 | 200,871.50 | 244,515.58 |
| 10/01/2042 | - | 10,739.27 | 31,435.00 | 198,701.50 | 240,875.77 |
| 10/01/2043 | - | - | 29,972.50 | 201,106.50 | 231,079.00 |
| 10/01/2044 | - | - | 33,510.00 | 197,840.00 | 231,350.00 |
| 10/01/2045 | - | - | 31,755.00 | 199,187.00 | 230,942.00 |
| 10/01/2046 | - | - | - | 199,899.00 | 199,899.00 |
| Total | \$1,090,550.00 | \$194,217.85 | \$636,198.38 | \$3,591,119.50 | \$5,512,085.73 |

Par Amounts Of Selected Issues

| | |
|--------------------------------|---------------------|
| GO Ref Bonds, Series 2017-A | 980,000.00 |
| GO Bonds, Series 2011 | 141,312.15 |
| Taxable GO Bonds, Series 2025A | 370,000.00 |
| PBC Rev Bonds, Series 2025-pre | 2,215,000.00 |
| TOTAL | 3,706,312.15 |