



**AGENDA**  
**CITY COUNCIL MEETING**  
**7651 E. Central Park Ave, Bel Aire, KS**  
**July 19, 2022 7:00 PM**



**I. CALL TO ORDER:** Mayor Jim Benage

**II. ROLL CALL**

Greg Davied \_\_\_\_\_ Tyler Dehn \_\_\_\_\_ Emily Hamburg \_\_\_\_\_

Justin Smith \_\_\_\_\_ John Welch \_\_\_\_\_

**III. OPENING PRAYER:** Mark Posson

**IV. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG**

**V. DETERMINE AGENDA ADDITIONS**

**VI. CONSENT AGENDA**

**A. Minutes of the July 5, 2022 City Council meeting.**

**Action:** Motion to (approve / table / deny) the Consent Agenda as (listed / amended) and authorize the Mayor to sign.

Motion \_\_\_\_\_ Second \_\_\_\_\_ Vote \_\_\_\_\_

**VII. DISCUSSION AND APPROVAL OF APPROPRIATIONS ORDINANCE**

**A. Consideration of Appropriations Ordinance 22-13 in the amount of \$298,485.47**

**Action:** Motion to (approve / deny / table) Appropriations Ordinance 22-13.

Motion \_\_\_\_\_ Second \_\_\_\_\_ Vote \_\_\_\_\_

**VIII. CITY REQUESTED APPEARANCES:** None

**IX. CITIZEN CONCERNS:** *If you wish to speak, fill out a "Request to Speak" card at the podium and give it to the City Clerk before the meeting begins. When you are called on by the Mayor, please go to the podium, speak into the microphone, and state your name and address before giving your comments. Please limit your comments to 3 minutes in the interest of time. If more time is needed, you may request an extension from the Mayor.*

## **X. REPORTS**

- A. Council Member Reports**
- B. Mayor's Report**
- C. City Attorney Report**
- D. City Manager Report**

## **XI. ORDINANCES, RESOLUTIONS AND FINAL ACTIONS**

- A. Consideration of the Following Actions related to GO Bond Issuance and Special Assessments:**

- 1. Approval of the Assessment Roll Certification, Notice of Public Hearing and Form of Notice of Hearing and Statement of Cost Proposed to be Assessed;**
- 2. Establish August 2, 2022 at 7:00 p.m. to meet for the purpose of hearing any and all written or oral objections to the respective assessments set forth therein;**
- 3. Authorize the publication by the City Clerk of Exhibit C (Notice of Public Hearing) in the official City newspaper, not less than 10 days prior to such public meeting date;**
- 4. Mail Exhibit D (Notice of Public Hearing and Statement of Cost Proposed to be Assessed) to each and all owners of property affected by such assessments at their last known post office address on the same date as the publication of Exhibit C (Notice of Public Hearing); and**
- 5. File each of said documents of record in the office of the City Clerk and make the same available for public inspection.**

**Action:** Motion to (approve / deny / table)

1. Approval of the Assessment Roll Certification, Notice of Public Hearing and Form of Notice of Hearing and Statement of Cost Proposed to be Assessed;
2. Establish August 2, 2022 at 7:00 p.m. to meet for the purpose of hearing any and all written or oral objections to the respective assessments set forth therein;
3. Authorize the publication by the City Clerk of Exhibit C (Notice of Public Hearing) in the official City newspaper, not less than 10 days prior to such public meeting date;
4. Mail Exhibit D (Notice of Public Hearing and Statement of Cost Proposed to be Assessed) to each and all owners of property affected by such assessments at their last known post office address on the same date as the publication of Exhibit C (Notice of Public Hearing); and
5. File each of said documents of record in the office of the City Clerk and make the same available for public inspection.

Motion \_\_\_\_\_ Second \_\_\_\_\_ Vote \_\_\_\_\_

**B. Consideration of a Letter of Intent to Issue (LOI) an Industrial Revenue Bond (IRB) for Block 49, LLC for Storage Units Located in Bel Aire.**

**Action:** Motion to (approve / deny / table) the LOI for an IRB with Block 49, LLC as (presented / amended) and authorize the Mayor to sign.

Motion \_\_\_\_\_ Second \_\_\_\_\_ Vote \_\_\_\_\_

**C. Consideration of an Agreement for Professional Services with Baughman for Sanitary Sewer Improvements to serve Lot 1, Block A, Homestead Senior Landing and Lots 1 through 16, Block E and Lots 1 through 24, Block F, Chapel Landing in the amount of \$26,500.00.**

**Action:** Motion to (approve / deny / table) an Agreement for Professional Services with Baughman for Sanitary Sewer Improvements to serve Lot 1, Block A, Homestead Senior Landing and Lots 1 through 16, Block E and Lots 1 through 24, Block F, Chapel Landing in the amount of \$\_\_\_\_\_ and authorize the Mayor to sign.

Motion \_\_\_\_\_ Second \_\_\_\_\_ Vote \_\_\_\_\_

**D. Consideration of An Ordinance establishing no parking along Prairie Court in the Prairie Preserve addition.**

**Action:** Motion to (approve / deny / table) An Ordinance Regulating Street Parking By Prohibiting The Parking Of Vehicles On Prairie Court In Bel Aire, Kansas And Providing Penalties For Violation Thereof and authorize the Mayor to sign.

Motion \_\_\_\_\_ Second \_\_\_\_\_ Vote:

Greg Davied \_\_\_\_\_ Tyler Dehn \_\_\_\_\_ Emily Hamburg \_\_\_\_\_

Justin Smith \_\_\_\_\_ John Welch \_\_\_\_\_

**E. Consideration of An Ordinance Changing The Zoning Classification From AG Agricultural Zoning To R-5 Residential Use On Certain Property, Bel Aire Lakes Addition Located Within The Corporate City Limits Of The City Of Bel Aire, Kansas.**

**Action:** Motion to (approve / deny / table) An Ordinance Changing The Zoning Classification From AG Agricultural Zoning To R-5 Residential Use On Certain Property, Bel Aire Lakes Addition Located Within The Corporate City Limits Of The City Of Bel Aire, Kansas, and authorize the Mayor to sign.

Motion \_\_\_\_\_ Second \_\_\_\_\_ Vote:

Jim Benage \_\_\_\_\_ Greg Davied \_\_\_\_\_ Tyler Dehn \_\_\_\_\_

Emily Hamburg \_\_\_\_\_ Justin Smith \_\_\_\_\_ John Welch \_\_\_\_\_

**F. Consideration of An Order Vacating A Portion Of A Platted Building Setback Line On Certain Property Located In The Lawn Terrace Addition Within The Corporate City Limits Of The City Of Bel Aire, Kansas.**

**Action:** Motion to (approve / deny / table) An Order Vacating A Portion Of A Platted Building Setback Line On Certain Property Located In The Lawn Terrace Addition Within The Corporate City Limits Of The City Of Bel Aire, Kansas.

Motion \_\_\_\_\_ Second \_\_\_\_\_ Vote \_\_\_\_\_

**G. Consideration of a bid for installation of 4,602 linear feet of 8” Cured-In-Place-Pipe (CIPP) and 2,020 linear feet of 10” CIPP in Lawn Terrace. One of the three contractors that were contacted responded with a bid that met specifications:**

| <u>Contractor</u>        | <u>Total Bid</u>     | <u>Protruding Tap Removal</u> |
|--------------------------|----------------------|-------------------------------|
| Insituform               | \$228,196.80         | \$220.00                      |
| UMC                      | No Bid               |                               |
| Mayer Specialty Services | Could not meet specs |                               |

**Action:** Motion to (accept/ deny / table) the bid from Insituform in the amount not to exceed \$228,196.80 and authorize the Mayor to sign.

Motion \_\_\_\_\_ Second \_\_\_\_\_ Vote \_\_\_\_\_

**H. Consideration of the Revised Tax Increment Financing (TIF) Policy for the City of Bel Aire.**

**Action:** Motion to (approve / deny / table) the Revised Tax Increment Financing Policy for the City of Bel Aire and authorize the Mayor to sign.

Motion \_\_\_\_\_ Second \_\_\_\_\_ Vote \_\_\_\_\_

**I. Consideration of appointing three voting delegates to the League of Kansas Municipalities 2022 Annual Business Meeting and Convention of Voting Delegates on October 10, 2022 at noon in Overland Park.**

**Action:** Motion to (appoint / deny / table) Ty Lasher, Tyler Dehn and Jim Benage as Bel Aire Voting Delegates to the 2022 League of Kansas Municipalities Annual Business Meeting.

Motion \_\_\_\_\_ Second \_\_\_\_\_ Vote \_\_\_\_\_

**J. Consideration of appointing three alternate voting delegates to the League of Kansas Municipalities 2022 Annual Business Meeting and Convention of Voting Delegates on October 10, 2022 at noon in Overland Park.**

**Action:** Motion to (appoint / deny / table) \_\_\_\_\_, \_\_\_\_\_ and \_\_\_\_\_ as Bel Aire Alternate Voting Delegates to the 2022 League of Kansas Municipalities Annual Business Meeting.

Motion \_\_\_\_\_ Second \_\_\_\_\_ Vote \_\_\_\_\_

**XII. EXECUTIVE SESSION**

- A. Action:** Motion to go into executive session for the sole purpose of discussing the subject of: matters related to Council employees, pursuant to the KSA 75-4319 exception for: non-elected personnel and invite the (City Manager and / or City Attorney). The meeting will be for a period of (\_\_\_\_) minutes, and the open meeting will resume in City Council Chambers at (\_\_\_\_) PM.

Motion \_\_\_\_\_ Second \_\_\_\_\_ Vote \_\_\_\_\_

**B. Consideration of the revised Employment Agreement with the City Manager.**

**Action:** Motion to (approve / deny / table) the Revised Employment Agreement with City Manager Lasher as (presented / amended) and authorize the Mayor to sign.

Motion \_\_\_\_\_ Second \_\_\_\_\_ Vote \_\_\_\_\_

**XIII. DISCUSSION AND FUTURE ISSUES**

**XIV. ADJOURNMENT**

**Action:** Motion to adjourn.

Motion \_\_\_\_\_ Second \_\_\_\_\_ Vote \_\_\_\_\_

*Additional Attachments:*

- A.** Planning and Zoning Staff report- June 2022
- B.** Rec Activities - June 2022
- C.** Treasurer's Report - 2nd Quarter 2022
- D.** Manager's Report - July 19, 2022

**Notice**

*It is possible that sometime between 6:30 and 7:00 PM immediately prior to this meeting, during breaks, and directly after the meeting, a majority of the Governing Body may be present in the Council Chambers or the lobby of City Hall. No one is excluded from these areas during these times. Cox Cable Channel 7 rebroadcasts of this meeting are scheduled daily or can be streamed on YouTube and at [www.belaireks.gov](http://www.belaireks.gov). Please make sure all cell phones and other electronics are turned off.*