



**AGENDA**  
**CITY COUNCIL MEETING**  
**7651 E. Central Park Ave, Bel Aire, KS**  
**June 07, 2022 7:00 PM**



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

**II. ROLL CALL**

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

**III. OPENING PRAYER:** Gary Green

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

**V. PROCLAMATION:**

**A. National Flag Week - June 12-18, 2022**

**VI. DETERMINE AGENDA ADDITIONS**

**VII. CONSENT AGENDA**

**A. Minutes of the May 17, 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 \_\_\_\_

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

**A. Consideration of Appropriations Ordinance 22-10 in the amount of \$1,101,280.89**

**Action:** Motion to (approve / deny / table) Appropriations Ordinance 22-10.

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

**IX. CITY REQUESTED APPEARANCES**

**A. MKEC - Woodlawn update**

**B. Waste Connections – Herschel West**

- X. CITIZEN CONCERNS:** *Persons who wish to speak should 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..*

**XI. REPORTS**

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

**XII. ORDINANCES, RESOLUTIONS AND FINAL ACTIONS**

- A. Consideration of confirming the Mayor's appointment of Tyler Dehn to fill the seat vacated by Diane Wynn. The seat will be up for re-election in November of 2023.**

**Action:** Motion to (confirm / deny / table) the appointment of Tyler Dehn to fill Diane Wynn's seat.

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

- B. Swearing-In for New Councilmember**

- C. Consideration of a Revised Industrial Revenue Bond Policy.**

**Action:** Motion to (approve / deny / table) the IRB Policy as (presented / Amended) and authorize the Mayor to sign.

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

- D. Consideration of A Resolution Amending Resolution No. R-22-12 Of The City Of Bel Aire, Kansas, Which Determined The Advisability Of Issuing Health Care Facilities Revenue Bonds (Catholic Care Center), Series 2022, In One Or More Series, To Provide Funds For The Purpose Of Financing Improvements To Health Care And Retirement Facilities Owned And Operated By Catholic Care Center, Inc.; And Authorized Execution Of Certain Related Documents.**

**Action:** Motion to (approve / deny / table) A Resolution Amending Resolution No. R-22-12 Of The City Of Bel Aire, Kansas, Which Determined The Advisability Of Issuing Health Care Facilities Revenue Bonds (Catholic Care Center), Series 2022, with the following fees: \_\_\_\_\_, In One Or More Series, To Provide Funds For The Purpose Of Financing Improvements To Health Care And Retirement Facilities Owned And Operated By Catholic Care Center, Inc.; And Authorized Execution Of Certain Related Documents, and authorize the Mayor to sign.

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

**E. Consideration of An Ordinance Authorizing The City Of Bel Aire, Kansas To Issue Its Multifamily Housing Revenue Bonds, Series 2022 (Homestead Senior Residences Bel Aire, LLC) For The Purpose Of Paying Costs To Acquire, Construct And Equip A Senior Residence Facility; And Authorizing Certain Other Related Documents And Actions.**

**Action:** Motion to (approve / deny / table) An Ordinance Authorizing The City Of Bel Aire, Kansas To Issue Its Multifamily Housing Revenue Bonds, Series 2022 (Homestead Senior Residences Bel Aire, LLC) For The Purpose Of Paying Costs To Acquire, Construct And Equip A Senior Residence Facility; And Authorizing Certain Other Related Documents And Actions (as presented / amended) and authorize the mayor to sign.

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

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

**F. Consideration of a request from Waste Connections to increase trash rates by 2%.**

**Action:** Motion to (approve / deny / table) a \_\_\_\_% rate increase for trash and recycling to Waste Connections effective July 1, 2022 and adjust Bel Aire utility rates to reflect the increase.

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

**G. Consideration of accepting a Consent to Annex from Marjorie Wirth incorporating approximately 70 acres along Webb Road into the City of Bel Aire.**

**Action:** Motion to (accept / deny / table) the Consent to Annex from Marjorie Wirth and authorize the Mayor to sign.

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

**H. Consideration of An Ordinance Annexing And Incorporating A Portion Of Section 21 Into The Boundaries Of The City Of Bel Aire, Kansas (Wirth property).**

**Action:** Motion to (accept / deny / table) An Ordinance Annexing And Incorporating A Portion Of Section 21 Into The Boundaries Of The City Of Bel Aire, Kansas, and authorize the Mayor to sign.

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

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

**I. Consideration of A Charter Ordinance Amending The Terms Of Elected Officials Of The City Of Bel Aire, Kansas, And Providing Substitute And Additional Provisions For The Same.**

**Action:** Motion to (approve/ deny/ table) A Charter Ordinance Amending The Terms Of Elected Officials Of The City Of Bel Aire, Kansas, And Providing Substitute And Additional Provisions For The Same, and authorize the Mayor to sign.

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

Jim Benage \_\_\_\_ Greg Davied \_\_\_\_ Emily Hamburg \_\_\_\_

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

**J. Consideration of accepting a bid for water services installation in Chapel Landing 3rd. Three bids were received:**

Nowak Construction \$51,800.00

Duling Construction \$75,900.00

*Utility Maintenance Contractors \$38,600.00*

**Action:** Motion to (accept / deny / table) the bid from \_\_\_\_\_ in the amount of \$\_\_\_\_\_ for water services installation in Chapel Landing 3rd, and authorize all required signatures.

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

**K. Consideration of a Development Agreement for Prairie Preserve.**

**Action:** Motion to (accept / deny / table) the Development Agreement for Prairie Preserve and authorize the Mayor to sign.

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

**L. Consideration of a Development Agreement for Skyview at Block 49 3rd Addition.**

**Action:** Motion to (accept / deny / table) the Development Agreement for Skyview at Block 49 3rd Addition and authorize the Mayor to sign.

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

**M. Consideration of a Development Agreement for Chapel Landing 5th.**

**Action:** Motion to (accept / deny / table) the Development Agreement for Chapel Landing 5th and authorize the Mayor to sign.

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

**N. Consideration of an Agreement for Professional Services with Garver for Chapel Landing 5<sup>th</sup> – Phase 1 in the amount of \$267,900.00.**

**Action:** Motion to (approve / deny / table) an Agreement for Professional Services with Garver for Chapel Landing 5<sup>th</sup> in the amount of \$\_\_\_\_\_ and authorize the Mayor to sign.

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

**O. Consideration of confirming Mayor Benage's appointment of Jesse Miller to the Bel Aire Tree Board. The term will be for four years, expiring in June 2026.**

**Action:** Motion to (confirm / deny / table) the Mayor's Appointment of Jesse Miller to the Bel Aire Tree Board.

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

**XIII. EXECUTIVE SESSION**

**Action:** Motion to go into executive session for the sole purpose of discussion the subject of: (\_\_\_\_\_), pursuant to the KSA 75-4319 exception for: (\_\_\_\_\_). Invite the City Manager and the 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 \_\_\_\_\_

**XIV. DISCUSSION AND FUTURE ISSUES**

**XV. ADJOURNMENT**

**Action:** Motion to adjourn.

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

***Additional Attachments***

**A. Public Works Report - May 2022**

**B. City Manager's Report- June 7, 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 and put away.*