



AGENDA
CITY COUNCIL MEETING
7651 E. Central Park Ave, Bel Aire, KS
May 17, 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: Father Terry Hedrick

IV. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

V. PROCLAMATION:

A. Public Works Week - May 16-20, 2022

B. Kids to Parks Day, May 21, 2022

C. Memorial Day - May 30, 2022

VI. DETERMINE AGENDA ADDITIONS

VII. CONSENT AGENDA

A. Minutes of the May 3, 2022 City Council meeting.

B. City Council Minutes of the May 10, 2022 Special Meeting.

C. Accept Petitions for Paving, Sanitary Sewer, Storm Water Drain, and Water Distribution System Improvements to serve Cedar Pass, Phases 1 and 2.

D. Approve Authorizing Resolutions for Paving, Sanitary Sewer, Storm Water Drain, and Water Distribution System Improvements to serve Cedar Pass, Phases 1 and 2.

E. Accept Petitions for Paving, Sanitary Sewer, Storm Water Drain, and Water Distribution System to serve Chapel Landing 5th Phases 1 and 2.

F. Approve Authorizing Resolutions for Paving, Sanitary Sewer, Storm Water Drain, and Water Distribution System to serve Chapel Landing 5th Phases 1 and 2.

- G. Accept Petitions for Paving, Sidewalk, Sewer, Storm Water Drain, and Water Distribution System Improvements to serve Skyview at Block 49 2nd Addition Phase 1.**
- H. Approve Authorizing Resolutions for Paving, Sidewalk, Sewer, Storm Water Drain, and Water Distribution System Improvements to serve Skyview at Block 49 2nd Addition Phase 1.**

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 22-09 in the amount of \$2,204,531.19.**

Action: Motion to (approve / deny / table) Appropriations Ordinance 22-09.

Motion _____ Second _____ Vote _____

IX. CITY REQUESTED APPEARANCES

- A. Woodlawn update from MKEC**
- B. Catholic Care Center**

- X. CITIZEN CONCERNS:** *If you wish to speak, please 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. PUBLIC HEARING

- A. Catholic Care Center -** The purpose of the public hearing is to give property owners and other interested parties the opportunity to speak on the proposed issuance by the City of its Health Care Facilities Revenue Bonds (Catholic Care Center) in one or more series (the "Bonds"), in an aggregate principal amount of not to exceed \$25,000,000, the proceeds of which will be loaned to Catholic Care Center, Inc., a Kansas not for profit corporation.

Action: Motion to close the public hearing.

Motion _____ Second _____ Vote _____

XII. REPORTS

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

XIII. ORDINANCES, RESOLUTIONS AND FINAL ACTIONS

- A. 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 _____

- B. Consideration of An Ordinance Authorizing The City Of Bel Aire, Kansas, To Issue Its Health Care Facilities Revenue Bonds (Catholic Care Center), Series 2022, In One Or More Series, To Provide Funds For The Purpose Of Financing And Refinancing Improvements To Health Care And Retirement Facilities Owned And Operated By Catholic Care Center, Inc.; And Approving Certain Documents And Actions In Connection With The Issuance Of Said Bonds.**

Action: Motion to (approve / deny / table) An Ordinance Authorizing The City Of Bel Aire, Kansas, To Issue Its Health Care Facilities Revenue Bonds (Catholic Care Center), Series 2022, In One Or More Series, To Provide Funds For The Purpose Of Financing And Refinancing Improvements To Health Care And Retirement Facilities Owned And Operated By Catholic Care Center, Inc.; And Approving Certain Documents And Actions In Connection With The Issuance Of Said Bonds, and authorize the Mayor to sign.

Motion _____ Second _____

Greg Davied _____ Emily Hamburg _____ Justin Smith _____ John Welch _____

- C. 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 _____

Greg Davied _____ Emily Hamburg _____ Justin Smith _____ John Welch _____

D. Consideration of a bid for removal and replacement of fire hydrants and installation of valves at various locations. Three bids were received:

McCullough Excavation	\$71,350
Nowak Construction	\$44,400
Utility Maintenance Contractors (UMC)	\$39,175

Action: Motion to (accept / deny / table) the bid from _____ in the amount of \$_____ for removal and replacement of fire hydrants and installation of valves, and authorize all required signatures.

Motion _____ Second _____ Vote _____

E. Consideration of a bid for 2022 Outsourced Sanitary Sewer cleaning and televising. Two bids were received:

Mayer Specialty Services	\$52, 850.00
Utility Maintenance Contractors (UMC)	\$50,313.20

Action: Motion to (accept / deny / table) the bid from _____ in the amount of \$_____ for 2022 Outsourced Sanitary Sewer cleaning and televising.

Motion _____ Second _____ Vote _____

F. Consideration of a Memorandum of Understanding between the City of Bel Aire, Kansas and Terry Beall (Municipal Court Judge).

Action: Motion to (approve / deny / table) the Memorandum of Understanding between the City of Bel Aire, Kansas and Terry Beall and authorize the Mayor to sign.

Motion _____ Second _____ Vote _____

G. Consideration of an Agreement for Professional Services with Garver for Cedar Pass (Rock Spring 5th) in the amount of \$507,000.

Action: Motion to (approve / deny / table) an Agreement for Professional Services with Garver for Cedar Pass (Rock Spring 5th) in the amount of \$_____ and authorize the Mayor to sign.

Motion _____ Second _____ Vote _____

H. Consideration of a Development Agreement for Cedar Pass Addition.

Action: Motion to (accept / deny / table) the Development Agreement for Cedar Pass Addition and authorize the Mayor to sign.

Motion _____ Second _____ Vote _____

I. Consideration of a Developer's Agreement for Homestead Senior Landing.

Action: Motion to (accept / deny / table) the Developer's Agreement for Homestead Senior Landing and authorize the Mayor to sign.

Motion _____ Second _____ Vote _____

XIV. 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 _____

XV. DISCUSSION AND FUTURE ISSUES

XVI. ADJOURNMENT

Action: Motion to adjourn.

Motion _____ Second _____ Vote _____

Additional Attachments:

- A. Rec Activities, April 2022
- B. Planning and Zoning Staff Report, April 2022
- C. Manager's Report - May 17, 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. Please make sure all cell phones and other electronics are turned off and put away.