



AGENDA
CITY COUNCIL MEETING
7651 E. Central Park Ave, Bel Aire, KS
April 16, 2024 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: Dr. Robert Lindsted

IV. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

V. PROCLAMATION

A. Arbor Day - April 20, 2024

VI. DETERMINE AGENDA ADDITIONS

VII. CONSENT AGENDA

A. Approval of Minutes of the April 2, 2024 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 No. 24-07 in the amount of \$324,861.28.

Action: Motion to (approve / deny / table) Appropriations Ordinance No. 24-07.

Motion _____ Second _____ Vote _____

IX. CITY REQUESTED APPEARANCES

A. President Aaron Maxwell, Bel Aire Chamber of Commerce - Quarterly Report

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. The Purpose of the Public Hearing is to hear from taxpayers, Bel Aire residents and other stakeholders in regard to the issuance by the City of its Taxable Industrial Revenue Bonds (Aspen Funds LLC), in a principal amount not to exceed \$105,000,000 (the "Bonds") and in regard to an exemption from ad valorem taxation of property acquired, constructed or purchased with the proceeds of such Bonds. The Bonds are proposed to be issued by the City under authority of K.S.A. 12-1740 et seq., as amended, to pay the costs of acquiring land and constructing and equipping approximately five (5) buildings of approximately 912,925 total square feet for use in industrial, manufacturing, warehouse, distribution, flex and/or office purposes, to be located immediately northeast of the intersection of 53rd Street North and Webb Road in the City. The City further intends to lease such facilities to Aspen Funds LLC, a Kansas limited liability company, or a related entity (the "Tenant").

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 Of The Governing Body Of The City Of Bel Aire, Kansas Determining The Advisability Of Issuing Taxable Industrial Revenue Bonds To Finance Acquiring Land, And Equipping And Constructing Buildings For Use In Industrial, Manufacturing, Warehouse, Distribution, Flex And/Or Office Purposes To Be Located Immediately Northeast Of The Intersection Of 53rd Street North And Webb Road In The City; And Authorizing Execution Of Related Documents.

Action: Motion to (approve / deny / table) A Resolution Of The Governing Body Of The City Of Bel Aire, Kansas Determining The Advisability Of Issuing Taxable Industrial Revenue Bonds To Finance Acquiring Land, And Equipping And Constructing Buildings For Use In Industrial, Manufacturing, Warehouse, Distribution, Flex And/Or Office Purposes To Be Located Immediately Northeast Of The Intersection Of 53rd Street North And Webb Road In The City; And Authorizing Execution Of Related Documents

Motion _____ Second _____ Vote _____

B. Consideration of accepting a Bid for paving improvements to serve Cozy Drive. Bids were received from three companies:

	<u>Eng. Estimate</u>	<u>APAC</u>	<u>KS Paving</u>	<u>Pearson</u>
Base Bid	\$353,073.00	\$516,245.76	\$433,203.60	\$341,344.00
Alt 1 (Ditch)	\$35,568.75	\$36,857.80	\$40,129.30	\$16,641.50
Base + Alt 1	\$388,641.75	\$553,103.56	\$473,332.90	\$357,985.50
Alt 2 (Concrete)	\$16,484.00	\$61,152.00	\$45,864.00	\$28,224.00
Base + Alt 2	\$369,568.00	\$577,397.76	\$479,067.60	\$369,568.00
Base + Alt 1 & 2	\$405,105.75	\$614,255.56	\$519,196.90	\$386,209.50

Action: Motion to (accept / deny / table) the Base Bid from _____

(and/ or) Alternate 1

(and/or) Alternate 2

For a total bid amount not to exceed \$ _____ and authorize the Mayor to sign.

Motion _____ Second _____ Vote _____

C. Consideration of a Bid for Paving Improvements to serve Aurora Park (40th & Parkwood). Bids were received from three companies:

	<u>Eng. Estimate</u>	<u>APAC</u>	<u>KS Paving</u>	<u>Pearson</u>
Base Bid	\$519,098.50	\$927,791.00	\$717,257.00	\$786,926.50
Alt 1: Intersection	(\$5,200.00)	(\$5,980.00)	(\$5,720.00)	(\$9,100.00)
Base + Alt 1	\$513,898.50	\$921,811.00	\$711,537.00	\$777,826.50
Alt 2: Ditch	\$101,355.00	\$255,702.00	\$173,577.00	\$359,352.00
Base + Alt 2	\$620,453.50	\$1,183,493.00	\$890,834.00	\$1,124,464.50
Base + Alt 1 & 2	\$615,253.50	\$1,177,513.00	\$885,114.00	\$1,115,364.50
Alt 3: Concrete	\$128,340.00	\$147,591.00	\$102,672.00	\$147,591.00
Base + Alt 3	\$647,438.50	\$1,075,382.00	\$819,929.00	\$934,517.50
Base + Alt 1, 2 & 3	\$743,593.50	\$1,325,104.00	\$987,786.00	\$1,262,955.50

Action: Motion to (accept / deny / table) the Base Bid from _____

(and/ or) Alternate 1

(and/or) Alternate 2

(and/or) Alternate 3

For a total bid amount not to exceed \$ _____ and authorize the Mayor to sign.

Motion _____ Second _____ Vote _____

D. Consideration of accepting a quote for a 550 Crane Truck. Three quotes were received:

<u>Company</u>	<u>Purchasing Price</u>	<u>Wait Times</u>
Master Tech	\$187,857.00	Available Now
Pritchard Commercial	\$196,281.00	6-8 Months build time
Rush Truck Center	\$178,890.00	9-11 month build time

Action: Motion to (accept / deny / table) the quote from _____ at a cost not to exceed \$187,857.00 and authorize the City Manager to sign all related documents.

Motion _____ Second _____ Vote _____

XIV. EXECUTIVE SESSION

- A. Action:** Motion to go into executive session for the sole purpose of discussing the subject of: attorney-client consultation regarding contractual obligations pursuant to K.S.A. 75-4319(b)(2) for consultation with an attorney for the public body or agency which would be deemed privileged in the attorney-client relationship. Invite the City Manager, Assistant City Manager, City Attorney, City Engineer and Neil Gosch. The meeting will be for a period of (____) minutes, and the open meeting will resume in City Council Chambers at (____) p.m.

Motion _____ Second _____ Vote _____

XV. DISCUSSION AND FUTURE ISSUES

XVI. ADJOURNMENT

Action: Motion to adjourn.

Motion _____ Second _____ Vote _____

Additional Attachments:

- A.** Monthly Financial Report, March 2024
- B.** Pool Resurfacing Update
- C.** Public Works Report, March 2024
- D.** Recreation Activities Report - March 2024
- E.** Manager's Report - April 16, 2024

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. Video of this meeting can be streamed at www.belaireks.gov and on YouTube. Please make sure all cell phones and other electronics are turned off and put away.