



AGENDA
CITY COUNCIL MEETING
7651 E. Central Park Ave, Bel Aire, KS
Video available at belaireks.gov
April 6, 2021 7:00 P.M.



I. CALL TO ORDER: Mayor Jim Benage

II. ROLL CALL

Jeff Elshoff ___ Dr. Joel Schroeder ___ Justin Smith ___
John Welch ___ Diane Wynn ___

III. OPENING PRAYER – Robert Lindsted

IV. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

V. PROCLAMATION: Luke Barnwell, Coach of the Year

VI. DETERMINE AGENDA ADDITIONS:

VII. CONSENT AGENDA

A. Minutes of the March 16, 2021 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 21-06 in the amount of \$897,211.33

Action: Motion to (approve / table / deny) Appropriations Ordinance 21-06.

Motion: _____ Second: _____ Vote: _____

IX. CITY REQUESTED APPEARANCES: Garver, Woodlawn update

X. CITIZEN CONCERNS: *Public comment may be sent by email to the City Clerk at least 2 hours before a City Council meeting, received via US mail to City Hall on or before the day of a City Council meeting, or via other online platform provided on the City's website, explicitly for public comment during the meeting or provided at the meeting. The City Clerk shall read comments for a period of time not to exceed 15 minutes during the Citizens Concerns segment of Council Meetings. Persons speaking live at the meeting are limited to 3 minutes.*

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 Bruce Roepke to the Tree Board. Appointment will be for four years ending in 2025.

Action: Motion to (confirm / deny / table) the Mayor's appointment of Bruce Roepke to the Tree Board.

Motion: _____ Second: _____ Vote: _____

B. Consideration of an Amendment to Development Agreement with David Key to extend the closing date to July 15, 2021 or before.

Action: Motion to (approve / deny / table) an Amendment to the Development Agreement with David Key and authorize the Mayor to sign.

Motion: _____ Second: _____ Vote: _____

C. Consideration of A Resolution Approving The Sale Of City Of Bel Aire, Kansas Public Building Commission Taxable Refunding Revenue Bonds, Series 2021, And Authorizing A Preliminary Official Statement For Such Bonds And Related Matters.

Action: Motion to (confirm / deny / table) A Resolution Approving The Sale Of City Of Bel Aire, Kansas Public Building Commission Taxable Refunding Revenue Bonds, Series 2021, And Authorizing A Preliminary Official Statement For Such Bonds And Related Matters and authorize the Mayor to sign all related documents.

Motion: _____ Second: _____ Vote: _____

D. Consideration of A Resolution Determining The Advisability Of The Making Of Certain Internal Improvements In The City Of Bel Aire, Kansas; Making Certain Findings With Respect Thereto; And Authorizing And Providing For The Making Of The Improvements In Accordance With Such Findings (Sanitary Sewer Improvements/Rock Springs 3rd Addition And Skyview At Block 49).

Action: Motion to (accept / deny / table) A Resolution Determining The Advisability Of The Making Of Certain Internal Improvements In The City Of Bel Aire, Kansas; Making Certain Findings With Respect Thereto; And Authorizing And Providing For The Making Of The Improvements In Accordance With Such Findings (Sanitary Sewer Improvements/Rock Springs 3rd Addition And Skyview At Block 49) and authorize the Mayor to sign.

Motion: _____ Second: _____ Vote: _____

E. Consideration of A Resolution Determining The Advisability Of The Making Of Certain Internal Improvements In The City Of Bel Aire; Making Certain Findings With Respect Thereto; And Authorizing And Providing For The Making Of The Improvements In Accordance With Such Findings (Paving Improvements/Skyview At Block 49 - Phase 1).

Action: Motion to (accept / deny / table) A Resolution Determining The Advisability Of The Making Of Certain Internal Improvements In The City Of Bel Aire; Making Certain Findings With Respect Thereto; And Authorizing And Providing For The Making Of The Improvements In Accordance With Such Findings (Paving Improvements/Skyview At Block 49 - Phase 1) and authorize the Mayor to sign.

Motion: _____ Second: _____ Vote: _____

F. Consideration of A Resolution Determining The Advisability Of The Making Of Certain Internal Improvements In The City Of Bel Aire, Kansas; Making Certain Findings With Respect Thereto; And Authorizing And Providing For The Making Of The Improvements In Accordance With Such Findings (Sanitary Sewer Improvements/Skyview At Block 49 - Phase 1).

Action: Motion to (accept / deny / table) A Resolution Determining The Advisability Of The Making Of Certain Internal Improvements In The City Of Bel Aire, Kansas; Making Certain Findings With Respect Thereto; And Authorizing And Providing For The Making Of The Improvements In Accordance With Such Findings (Sanitary Sewer Improvements/Skyview At Block 49 - Phase 1) and authorize the Mayor to sign.

Motion: _____ Second: _____ Vote: _____

G. Consideration of A Resolution Determining The Advisability Of The Making Of Certain Internal Improvements In The City Of Bel Aire, Kansas; Making Certain Findings With Respect Thereto; And Authorizing And Providing For The Making Of The Improvements In Accordance With Such Findings (Sidewalk Improvements— Skyview At Block 49 - Phase 1).

Action: Motion to (accept / deny / table) A Resolution Determining The Advisability Of The Making Of Certain Internal Improvements In The City Of Bel Aire, Kansas; Making Certain Findings With Respect Thereto; And Authorizing And Providing For The Making Of The Improvements In Accordance With Such Findings (Sidewalk Improvements— Skyview At Block 49 - Phase 1) and authorize the Mayor to sign.

Motion: _____ Second: _____ Vote: _____

H. Consideration of A Resolution Determining The Advisability Of The Making Of Certain Internal Improvements In The City Of Bel Aire, Kansas; Making Certain Findings With Respect Thereto; And Authorizing And Providing For The Making Of The Improvements In Accordance With Such Findings (Storm Water Drain Improvements/Skyview At Block 49 - Phase 1).

Action: Motion to (accept / deny / table) A Resolution Determining The Advisability Of The Making Of Certain Internal Improvements In The City Of Bel Aire, Kansas; Making Certain Findings With Respect Thereto; And Authorizing And Providing For The Making Of The Improvements In Accordance With Such Findings (Storm Water Drain Improvements/Skyview At Block 49 - Phase 1) and authorize the Mayor to sign.

Motion: _____ Second: _____ Vote: _____

I. Consideration of A Resolution Determining The Advisability Of The Making Of Certain Internal Improvements In The City Of Bel Aire, Kansas; Making Certain Findings With Respect Thereto; And Authorizing And Providing For The Making Of The Improvements In Accordance With Such Findings (Water Distribution System Improvements/Skyview At Block 49 - Phase 1).

Action: Motion to (accept / deny / table) A Resolution Determining The Advisability Of The Making Of Certain Internal Improvements In The City Of Bel Aire, Kansas; Making Certain Findings With Respect Thereto; And Authorizing And Providing For The Making Of The Improvements In Accordance With Such Findings (Water Distribution System Improvements/Skyview At Block 49 - Phase 1) and authorize the Mayor to sign.

Motion: _____ Second: _____ Vote: _____

J. Consideration of A Resolution Determining The Advisability Of The Making Of Certain Internal Improvements In The City Of Bel Aire; Making Certain Findings With Respect Thereto; And Authorizing And Providing For The Making Of The Improvements In Accordance With Such Findings (Paving Improvements/Skyview At Block 49 - Phase 2).

Action: Motion to (accept / deny / table) A Resolution Determining The Advisability Of The Making Of Certain Internal Improvements In The City Of Bel Aire; Making Certain Findings With Respect Thereto; And Authorizing And Providing For The Making Of The Improvements In Accordance With Such Findings (Paving Improvements/Skyview At Block 49 - Phase 2) and authorize the Mayor to sign.

Motion: _____ Second: _____ Vote: _____

K. Consideration of A Resolution Determining The Advisability Of The Making Of Certain Internal Improvements In The City Of Bel Aire, Kansas; Making Certain Findings With Respect Thereto; And Authorizing And Providing For The Making Of The Improvements In Accordance With Such Findings (Sanitary Sewer Improvements/Skyview At Block 49 - Phase 2).

Action: Motion to (accept / deny / table) A Resolution Determining The Advisability Of The Making Of Certain Internal Improvements In The City Of Bel Aire, Kansas; Making Certain Findings With Respect Thereto; And Authorizing And Providing For The Making Of The Improvements In Accordance With Such Findings (Sanitary Sewer Improvements/Skyview At Block 49 - Phase 2) and authorize the Mayor to sign.

Motion: _____ Second: _____ Vote: _____

L. Consideration of A Resolution Determining The Advisability Of The Making Of Certain Internal Improvements In The City Of Bel Aire, Kansas; Making Certain Findings With Respect Thereto; And Authorizing And Providing For The Making Of The Improvements In Accordance With Such Findings (Sidewalk Improvements— Skyview At Block 49 - Phase 2).

Action: Motion to (accept / deny / table) A Resolution Determining The Advisability Of The Making Of Certain Internal Improvements In The City Of Bel Aire, Kansas; Making Certain Findings With Respect Thereto; And Authorizing And Providing For The Making Of The Improvements In Accordance With Such Findings (Sidewalk Improvements— Skyview At Block 49 - Phase 2) and authorize the Mayor to sign.

Motion: _____ Second: _____ Vote: _____

M. Consideration of A Resolution Determining The Advisability Of The Making Of Certain Internal Improvements In The City Of Bel Aire, Kansas; Making Certain Findings With Respect Thereto; And Authorizing And Providing For The Making Of The Improvements In Accordance With Such Findings (Storm Water Drain Improvements/Skyview At Block 49 - Phase 2).

Action: Motion to (accept / deny / table) A Resolution Determining The Advisability Of The Making Of Certain Internal Improvements In The City Of Bel Aire, Kansas; Making Certain Findings With Respect Thereto; And Authorizing And Providing For The Making Of The Improvements In Accordance With Such Findings (Storm Water Drain Improvements/Skyview At Block 49 - Phase 2) and authorize the Mayor to sign.

Motion: _____ Second: _____ Vote: _____

N. Consideration of A Resolution Determining The Advisability Of The Making Of Certain Internal Improvements In The City Of Bel Aire, Kansas; Making Certain Findings With Respect Thereto; And Authorizing And Providing For The Making Of The Improvements In Accordance With Such Findings (Water Distribution System Improvements/Skyview At Block 49 - Phase 2).

Action: Motion to (accept / deny / table) A Resolution Determining The Advisability Of The Making Of Certain Internal Improvements In The City Of Bel Aire, Kansas; Making Certain Findings With Respect Thereto; And Authorizing And Providing For The Making Of The Improvements In Accordance With Such Findings (Water Distribution System Improvements/Skyview At Block 49 - Phase 2) and authorize the Mayor to sign.

Motion: _____ Second: _____ Vote: _____

O. Consideration of accepting a bid from Tree Top Nursery for Landscaping Improvements for Central Park 3rd Addition. One bid was received:

Contractor	Total Bid
Tree Top Nursery	\$55,256.00
Engineer's Estimate	\$99,600.00

Action: Motion to (approve / deny / table) the bid from Tree Top Nursery at a cost not to exceed \$55,256.00 and authorize the Mayor to sign.

Motion: _____ Second: _____ Vote: _____

P. Consideration of accepting a bid for Central Park 3rd, Phase 3 and Prestwick Avenue Paving Improvements. Five bids were received (see staff report for bid results).

Action: Motion to (accept / deny / table) the (concrete / asphalt) bid for the Prestwick Avenue Paving Improvements and the (concrete / asphalt) bid for the Central Park 3rd, Phase 3 Paving Improvements from _____ in the amount of \$ _____ and authorize the Mayor to sign all related documents.

Motion: _____ Second: _____ Vote: _____

Q. Consideration of accepting a bid for Water Main Improvements to serve Prestwick Avenue. Five bids were received:

Contractor	Water Main
Dondlinger	\$34,311.00
Dutton	\$27,323.00
McCullough	\$40,450.00
Mies	\$32,568.00
Nowak	\$31,852.00
Engineer's Estimate	\$32,492.00

Action: Motion to (approve / deny / table) the bid from _____ at a cost not to exceed \$ _____ for Water Main Improvements to serve Prestwick Avenue and authorize the Mayor to sign.

Motion: _____ Second: _____ Vote: _____

R. Consideration of a Contract for Engineering Services with MKEC Engineering, Inc. (Villas at Prestwick Addition).

Action: Motion to (approve / deny / table) a Contract for Engineering Services with MKEC Engineering, Inc. (Villas at Prestwick Addition) in the amount of \$123,243.00 and authorize the Mayor to sign.

Motion: _____ Second: _____ Vote: _____

S. Consideration of a Professional Services Agreement with Garver for Engineering Services (Chapel Landing 4th).

Action: Motion to (approve / deny / table) a professional services agreement with Garver for engineering services (Chapel Landing 4th) in the amount of \$81,025.00 and authorize the Mayor to sign.

Motion: _____ Second: _____ Vote: _____

T. Consideration of Accepting Petitions for Paving, Sanitary Sewer, Sidewalk, and Water Distribution System Improvements (Chapel Landing and Chapel Landing 4th).

Action: Motion to (accept / deny / table) petitions for Paving, Sanitary Sewer, Sidewalk, and Water Distribution System Improvements (Chapel Landing and Chapel Landing 4th).

Motion: _____ Second: _____ Vote: _____

U. Consideration of a Professional Services Agreement with Garver for Engineering Services (Rock Spring 4th).

Action: Motion to (approve / deny / table) a professional services agreement with Garver for engineering services (Rock Spring 4th) in the amount of \$407,900.00 and authorize the Mayor to sign.

Motion: _____ Second: _____ Vote: _____

V. Consideration of Accepting Petitions for Sanitary Sewer, Storm Water Drain, Water Distribution System, and Phase 1 Paving Improvements (Rock Spring 4th Addition).

Action: Motion to (accept / deny / table) petitions for Sanitary Sewer, Storm Water Drain, Water Distribution System, and Phase 1 Paving Improvements (Rock Spring 4th Addition)

Motion: _____ Second: _____ Vote: _____

W. Consideration of Accepting A Revised Petition for Water Distribution System Improvements (Rock Spring 3rd, Phase 2 and Rock Spring 4th, Lot 38, Block 3)

Action: Motion to (accept / deny / table) a revised petition for Water Distribution System Improvements (Rock Spring 3rd, Phase 2 and Rock Spring 4th, Lot 38, Block 3)

Motion: _____ Second: _____ Vote: _____

XIII. EXECUTIVE SESSION

Action: Motion to go into executive session for the sole purpose of discussing the subject of: _____ ; pursuant to the KSA 75-4319 exception for the same. Request to invite in The City Manager and City Attorney. The meeting will be for a period of ___minutes, and the open meeting will resume in Council Chambers at _____PM.

Motion: _____ Second: _____ Vote: _____

XIV. DISCUSSION AND FUTURE ISSUES

XV. ADJOURNMENT

Action: Motion to adjourn.

Motion: _____ Second: _____ Vote: _____

Notice

It is possible that sometime between 6:30 and 7:00 p.m. 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 lobby of City Hall. No one is excluded from these areas during those times. Channel 7 rebroadcasts of this meeting are scheduled daily or can be streamed on YouTube. Please make sure cell phones and other electronic devices are turned off and put away.

