



**AGENDA**  
**CITY COUNCIL MEETING**  
7651 E. Central Park Ave, Bel Aire, KS  
Video available at [belaireks.gov](http://belaireks.gov)  
September 1, 2020 7:00 P.M.



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

**II. ROLL CALL**

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

**III. OPENING PRAYER – Mark Posson**

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

**V. DETERMINE AGENDA ADDITIONS – City Manager**

**VI. CONSENT AGENDA**

**A. Minutes of the August 18, 2020 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 20-16 in the amount of \$458,377.88.**

**Action:** Motion to (approve / table / deny) Appropriations Ordinance 20-16.

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

**VIII. CITY REQUESTED APPEARANCES: None**

**IX. PUBLIC HEARING:** The purpose of the public hearing is to give property owners and other interested parties the opportunity to speak on the proposed Industrial Revenue Bond and associated exemption from ad valorem taxation of property constructed or purchased with the proceeds from the IRB for Clinic in a Can.

*(Please move to the podium and state your name & address so that you can be clearly heard by the viewing public as well as the Governing Body. Comments are limited to three (3) minutes unless additional time is granted by the Mayor).*

**Action:** Motion to close the public hearing.

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

**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 an amended Letter of Intent to Issue an IRB for Clinic in a Can (CIAC, LLC).**

**Action:** Motion to (approve / table / deny) the Amended Letter of Intent to issue an IRB for Clinic in a Can and authorized the Mayor to sign.

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

**B. Consideration of A Resolution of the Governing Body of the City Of Bel Aire, Kansas Determining the Advisability of Issuing Taxable Industrial Revenue Bonds for the Purpose of Financing the Acquisition, Construction and Equipping of a Warehouse and Office Facility to be Located in Said City; And Authorizing Execution of Related Documents (CIAC, LLC).**

**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 For The Purpose Of Financing The Acquisition, Construction And Equipping Of A Warehouse And Office Facility To Be Located In Said City; And Authorizing Execution Of Related Documents and authorize the Mayor to sign.

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

**C. Consideration of approving a Developer’s Agreement with Homestead Senior Residences Bel Aire, LLC.**

**Action:** Motion to (approve/ deny / table) the Developer’s Agreement with Homestead Senior Residences Bel Aire, LLC and authorize the Mayor to sign.

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

**D. Consideration of approving dedication of land for public purposes by Homestead Senior Residences Bel Aire, L.L.C**

**Action:** Motion to (approve /conditionally approve/ disapprove) the dedication of land for public purposes as provided for in the notes on the final plat (Homestead Senior Residence, Bel Aire, Sedgwick County, Kansas). Land for public use shall be granted to the City by separate instrument to be filed with the County prior to the start of any construction.

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

Jim Benage \_\_\_\_\_ Jeff Elshoff \_\_\_\_\_ Dr. Joel Schroeder \_\_\_\_\_

Justin Smith \_\_\_\_\_ John Welch \_\_\_\_\_ Diane Wynn \_\_\_\_\_



**E. Consideration of approving a quote from Utility Maintenance Contractors to rehab sewer manholes at a cost of \$65,530.00.**

**Action:** Motion to (accept / deny / table) the quote from Utility Maintenance Contractors at a cost of \$65,530.00 for sewer manhole rehab and authorize the Mayor to sign.

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

**F. Consideration of approving an agreement with Garver, LLC for professional services related to paving, sanitary sewer, and water line improvements to serve Rock Spring Addition, Phase 7.**

**Action:** Motion to (accept / deny / table) the Agreement with Garver, LLC for professional services related to paving, sanitary sewer, and water line improvements to serve Rock Spring Addition, Phase 7 and authorize the Mayor to sign.

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

**G. Consideration of approving a quote to repair the Bel Aire Recreation Center parking lot. Three bids were received:**

- **PP&J Construction** **\$24,230**
- **South Central Sealing & Paving** **\$26,640**
- **Pave the Way** **\$50,339**

**Action:** Motion to (accept / deny / table) the quote from \_\_\_\_\_ at a cost of \$\_\_\_\_\_ for repair of the Bel Aire Recreation Center parking lot and authorize the Mayor to sign.

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

### XIII. EXECUTIVE SESSION

**Action:** Motion to go into executive session for the sole purpose of discussing the subject of: **Consultation with Attorney to discuss legal assessment of a certain negotiations**, pursuant to the KSA 75-4319 exception for: **Attorney client privileged consultation**. 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

- Council Workshop – September 8<sup>th</sup> at 6:30 pm.
- Land Bank Meeting – September 3<sup>rd</sup> at 5:30 pm?

### 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. Please make sure cell phones and other electronic devices are turned off and put away.