



**MINUTES
CITY COUNCIL MEETING
City Hall – Bel Aire, Kansas
October 1, 2019 7:00 P.M.**



I. CALL TO ORDER: Mayor David Austin

II. ROLL CALL

Council Members present were Jeff Elshoff, Jeff Hawes, Betty Martine and Justin Smith. Council Member Jim Benage participated via video conference.

Also present were City Manager Ty Lasher, City Attorney Jacqueline Kelly, Director of Finance Ted Henry and City Clerk Melissa Krehbiel.

III. OPENING PRAYER:

A moment of silence was observed in honor of former mayor Dale Walters, who died last week. Father Michael Schemm then provided the opening prayer.

IV. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

Mayor Austin led the pledge of allegiance.

V. DETERMINE AGENDA ADDITIONS

There were no additions.

VI. CONSENT AGENDA

A. Minutes of the September 17, 2019 City Council Meeting.

MOTION: Council Member Smith moved to approve the consent agenda as listed and authorize the Mayor to sign. Council Member Hawes seconded the motion. *Motion carried 5-0.*

VII. DISCUSSION AND APPROVAL OF APPROPRIATIONS ORDINANCE

A. Consideration of Appropriations Ordinance 19-19 in the amount of \$1,053,327.85.

MOTION: Council Member Smith moved to approve Appropriations Ordinance 19-19. Council Member Elshoff seconded the motion. *Motion carried 5-0.*

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 assessment spread.

James D. Woolley, 819 W. Verona Ct, Andover, Kansas, stated he owns a property on the southwest corner of 53rd Street North and Webb Road. The property is farmland and there have been no improvements on the land. The property is in the county, not in the city, so he is unsure why it is included.

Don Herb, 5339 N Rock Spring Ct, stated he spoke to the finance director, and was told this was phase 4 of the development. He asked if other phases were also assessed extra tax money after streets and everything were done, on top of the specials already assessed.

Amy Manes, 5299 N. Rock Spring Ct, stated she and her family recently relocated from Texas. They didn't pay special taxes in Texas. The closing documents on her house only show \$20,952 in specials. The new specials will add an extra \$1,000 per year.

City Manager Lasher replied to the speakers' questions and explained the special assessment process. In south central Kansas specials are done for the costs of improvements such as water, sewer, streets, and storm water drainage. Because the costs are separated out, developers can offer lots at lower cost. The improvements are often done in phases, and as the phases are completed, special assessments are spread. The proposed special assessments are for improvements that were approved in 2016 and 2017 and have now been completed. Sellers are required to disclose special assessments in the closing documents for all property sales.

Kevin Cowan of Gilmore and Bell, bond counsel for the City, spoke. Regarding Mr. Woolley's property, more research will be done to see why it would be included in the original petition.

MOTION: Council Member Smith moved to close the public hearing. Council Member Hawes seconded the motion. *Motion carried 5-0.*

X. CITIZEN CONCERNS: No one spoke.

XI. REPORTS

A. Council Member Reports

Council Member Hawes reported that he attended a presentation regarding redeveloping the riverfront in Wichita. This is an important issue for the area and he encouraged residents to get more information at the website www.riverfrontlegacy.org.

Council Member Elshoff reported that he attended the September meeting of the CCUA. At the meeting, they discussed preventative maintenance on a well owned by Bel Aire. Recently, CCUA has sought additional RFPs for the sewer treatment plant project.

B. Mayor's Report

Mayor Austin reported he attended the funeral mass for former Mayor Dale Walters last Saturday. Also, he attended the presentation on the Wichita riverfront redevelopment. He also attended the CCUA meeting. He expects proposals for the treatment plant will be considered around March of next year.

C. City Attorney Report

No report was given.

D. City Manager Report

City Manager Lasher reminded residents about the upcoming Curbside Clean Up on October 5, Fall Fest on October 19, and flu shot clinic at the Senior Center on October 8. Two candidate forums will be held this month. On October 7, the Bel Aire Senior Club will sponsor a

Meet the Candidate forum at the Rec Center. On October 24, the Bel Aire Chamber of Commerce will sponsor a candidate forum at City Hall.

Also, Waste Connections will now provide 65 gallon recycling bins to new customers, and as replacements for damaged bins. If customers need more capacity they may request a second bin for no extra charge. He also announced that the police department has been awarded a grant to replace bullet-proof vests.

E. Committees/Boards/Commissions Reports

No reports were given.

F. Public Works – City Engineer Anne Stephens

City Engineer Stephens reported that the Kansas Department of Transportation (KDOT) has announced a new cost sharing program. The annual program will be \$11 million with an extra \$50 million available in the first year. The program is intended for projects that are not priority under other programs that use KDOT money such as those reviewed by Wichita Area Metropolitan Planning Organization (WAMPO). Council may discuss possible projects in the coming months.

XII. ORDINANCES, RESOLUTIONS AND FINAL ACTIONS

A. Consideration of approving the Bike & Pedestrian Master Plan for the City of Bel Aire. PEC worked with citizens, Planning Commission and City Council to create the master plan.

Mitch Coffman, Professional Engineering Consultants, stated that the plan was put together with input from residents and reviewed by the Planning Commission at their last meeting. The list of projects included is like a menu to choose from, projects are not listed in priority order. The plan should help with new developments and connecting areas.

MOTION: Council Member Benage moved to approve The City of Bel Aire Master Biking & Walking Plan as presented and authorize the Mayor to sign. Council Member Elshoff seconded the motion. *Motion carried 5-0.*

B. Consideration of An Ordinance Levying Special Assessments On Certain Property To Pay The Costs Of Internal Improvements In The City Of Bel Aire, Kansas, As Heretofore Authorized By Resolution Nos. R-16-10 R-16-11, R-16-12, ,R-16-18, R-16-19, R-16-20, R-16-21, R-16-22, R-16-23, R-16-24, R-16-25, R-16-26, R-17-04, R-16-28, R-16-29, R-16-32, R-16-33, R-17-07, R-17-08, R-17-09 AND R-16-37; And Providing For The Collection Of Such Special Assessments.

Kevin Cowan, Gilmore and Bell, said that upon further research, Mr. Woolley's property was probably included in the original petition because it is surrounded on all sides by Bel Aire and is likely to benefit from its proximity to the improvements. If Mr. Woolley's property were excluded from the special assessments, costs could be spread to other properties, resulting in a minor increase of 2-3% for some properties.

Copies of the amended exhibit of the ordinance, excluding Mr. Woolley's property and spreading the specials to other properties, were provided for the council to review. Following discussion, there was consensus among Council to exclude Mr. Woolley's property from the special assessments.

MOTION: Council Member Elshoff moved to approve An Ordinance Levying Special Assessments On Certain Property To Pay The Costs Of Internal Improvements In The City Of Bel Aire, Kansas, As Heretofore Authorized By Resolution Nos. R-16-10 R-16-11, R-16-12, ,R-16-18, R-16-19, R-16-20, R-16-21, R-16-22, R-16-23, R-16-24, R-16-25, R-16-26, R-17-04, R-16-28, R-16-29, R-16-32, R-16-33, R-17-07, R-17-08, R-17-09 AND R-16-37; And Providing For The Collection Of Such Special Assessments, and authorize the mayor to sign pending the amendment to Exhibit A amending R-16-32 and R-16-33. Council Member Hawes seconded the motion.

Roll Call Vote:

Jim Benage- Aye

Betty Martine- Aye

Jeff Elshoff- Aye

Justin Smith- Aye

Jeff Hawes- Aye

Motion carried 5-0.

C. Consideration of accepting a quote to upsize the water mains from 4” to 8” in parts of Aurora Park. Staff solicited proposals from four companies and quotes were received as follows:

McCullough Excavation	\$141,330.00
Nowak Construction	\$152,880.00
Duling Construction	\$211,900.00
Mies Construction	\$225,500.00

City Engineer Anne Stephens said that because the project bids came in significantly under budget, the project can be extended to the next intersection. Staff recommends accepting the quote from McCullough Excavation. The directional drilling method will include less open excavation and less interruption of service to residents.

MOTION: Council Member Smith moved to accept the quote from McCullough Excavation at a price of \$141,330.00 for upsizing water mains in certain areas of Aurora Park and authorize the Mayor to sign. Council Member Hawes seconded the motion. *Motion carried 5-0.*

XIII. DISCUSSION AND FUTURE ISSUES

- **Council Workshop – October 8th at 6:30 pm?**

The council briefly discussed the date and agenda for the next workshop. There was consensus to schedule the workshop on Thursday, October 10.

XIV. EXECUTIVE SESSION

No executive session was held.

XV. ADJOURNMENT

MOTION: Council Member Elshoff moved to adjourn. Council Member Hawes seconded the motion. *Motion carried 5-0.*

The meeting adjourned at 8:35 p.m.