



**MINUTES**  
**CITY COUNCIL MEETING**  
**7651 E. Central Park Ave, Bel Aire, KS**  
**January 04, 2022 7:00 PM**



**I. CALL TO ORDER:** Mayor Jim Benage called the meeting to order at 7:00 p.m.

**II. ROLL CALL**

Present were Justin Smith and John Welch. Greg Davied and Dr. Joel Schroeder participated by videoconference. Diane Wynn was absent.

Also present were City Manager Ty Lasher, City Attorney Jacqueline Kelly, City Engineer Anne Stephens, and City Clerk Melissa Krehbiel.

**III. OPENING PRAYER:** Father David Lies provided the opening prayer.

**IV. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG** – Mayor Benage led the pledge of allegiance.

**V. PROCLAMATION**

**A. Martin Luther King Jr. Day - January 17, 2022**

The proclamation was read by Councilmember Smith and signed by Mayor Benage.

**VI. DETERMINE AGENDA ADDITIONS** – There were no additions.

**VII. CONSENT AGENDA**

**A. Minutes of the December 7, 2021 City Council meeting.**

**B. Minutes of the December 14, 2021 City Council special meeting.**

**MOTION:** Councilmember Smith moved to approve the Consent Agenda.  
Councilmember Welch seconded the motion. *Motion carried 4-0.*

**VIII. DISCUSSION AND APPROVAL OF APPROPRIATIONS ORDINANCE**

**A. Consideration of Appropriations Ordinance 21-23 in the amount of \$1,823,405.11.**

**MOTION:** Councilmember Smith moved to approve Appropriations Ordinance 21-23.  
Councilmember Welch seconded the motion. *Motion carried 4-0.*

**IX. CITY REQUESTED APPEARANCES:** None

**X. CITIZEN CONCERNS:** No one spoke.

**XI. REPORTS**

**A. Council Member Reports**

Councilmember Welch noted the recent rise in COVID-19 cases and urged residents to do everything they can to prevent the spread of the disease.

**B. Mayor's Report**

- The South Central Association of Cities meets at Bel Aire City Hall this Saturday.
- Mayor Benage attended the Utility Advisory Committee meeting on Wednesday and the volunteer appreciation dinner on December 14<sup>th</sup>.
- He reported briefly on the most recent meetings of the Chisholm Creek Utility Authority and the K-254 Corridor Development Association.
- Mayor Benage gave a state of the City report. He reviewed the City's successes and challenges in 2021 and his plans for 2022. Some highlights of 2021 included new City policies enacted, street and infrastructure repairs, reduction of the city's land debt through land sales, and approval of infrastructure for eleven active developments. In 2022, Mayor Benage looks forward to pursuing many goals including continuing to sell land at market price, continuing work on roads and infrastructure, developing a management plan for the K-254 corridor, maintaining a budget reserve around thirty percent, proposing the use of cash for all CIP projects, pursuing ARPA funds, discussing interlocal agreements for road maintenance, keeping streams cleaned and better maintained, and marketing Bel Aire for future retail.

**C. City Attorney Report**

City Attorney Kelly reported on discussions regarding changing the speed limit on certain roads in Aurora Park in order to control dust. Any speed limit change would need to be supported by evidence and meet an objective standard. Currently, engineering and public safety professional staff, having consulted industry resources, do not see support for recognizing dust on gravel roads as a condition which would prompt such a change. A traffic study would provide information about typical speeds on the roads but would not provide information on dust. Following Councilmember comments, City Attorney Kelly stated that staff will hold off on the traffic study and associated costs until Council receives details on the overall gravel paving options being prepared by Garver and will advise staff when Council is ready to proceed with a more permanent solution.

Police Chief Darrell Atteberry spoke to Council regarding speed limits. He has not received any complaints of speeding in the neighborhood. If citizens want to report issues on roads, they can call 911 at any time.

#### **D. City Manager Report**

City Manager Lasher reported that 118 new housing units were constructed in Bel Aire in 2021. Also, City offices will be closed on Martin Luther King Jr. Day on January 17<sup>th</sup>.

## **XII. ORDINANCES, RESOLUTIONS AND FINAL ACTIONS**

### **A. Consideration of the Bel Aire Chamber Funding Agreement.**

Gary O’Neal, President of the Bel Aire Area Chamber of Commerce, spoke to Council and answered questions.

**MOTION:** Councilmember Welch moved to approve the Bel Aire Chamber Funding Agreement as presented and authorize the Mayor to sign. Councilmember Smith seconded the motion. ***Motion carried 3-1*** with Dr. Schroeder voting against the motion.

### **B. Consideration of selecting a provider for outsourced IT and managed service. Four companies responded to the Request for Proposal:**

<b>Company</b>	<b>Monthly Fee</b>	<b>Yearly Total</b>	<b>One-Time Fee</b>
Gilmore Solutions	\$4,750	\$57,000	\$13,500
Digital Office Systems	\$4,451	\$53,412	\$5,000
Galaxie Business Equipment	\$4,058	\$48,696	\$0
TkFast Inc.	\$3,995	\$47,940	\$0

**MOTION:** Councilmember Smith moved to approve the proposal from Gilmore Solutions and authorize the Mayor to sign contract documents. Councilmember Welch seconded the motion. ***Motion carried 4-0.***

### **C. Consideration of proposed Change Order #001 from Dondlinger Construction (through Pearson Construction as General Contractor) for Woodlawn – 37<sup>th</sup> to 45<sup>th</sup> Street Reconstruction in the approximate amount of \$22,000.00.**

City Engineer Anne Stephens and Jay Anglemeyer, MKEC, stood for questions from Council regarding Agenda Items C and D. The need for the change orders and the final cost will not be known until the area is excavated. Staff requested Council’s input on these possible upcoming critical decisions.

**MOTION:** Councilmember Smith moved to table Agenda Item C. Councilmember Welch seconded the motion. ***Motion carried 4-0.***

### **D. Consideration of proposed Change Order #002 from Dondlinger Construction (through Pearson Construction as General Contractor) for Woodlawn – 37<sup>th</sup> to 45<sup>th</sup> Street Reconstruction.**

**MOTION:** Councilmember Smith moved to table Agenda Item D. Councilmember Welch seconded the motion. ***Motion carried 4-0.***

**E. Consideration of the Woodlawn Critical Path Policy.**

**MOTION:** Councilmember Smith moved to accept the Woodlawn Critical Path Policy as presented and authorize the Mayor to sign. Councilmember Welch seconded the motion. ***Motion carried 4-0.***

**MOTION:** Councilmember Smith moved to hold a 5-minute recess. Councilmember Welch seconded the motion. ***Motion carried 4-0.***

At 9:19 p.m. the Council adjourned for recess. At 9:23 p.m. Mayor Benage called the meeting back to order in open session.

**XIII. EXECUTIVE SESSION**

**MOTION:** Councilmember Smith moved to go into executive session for the sole purpose of discussing the subject of Attorney-Client consultation regarding contractual obligations pursuant to the KSA 75-4319 exception for attorney-client privilege. Invite the City Manager, City Attorney and Jennifer Hill. The meeting will be for a period of 45 minutes, and the open meeting will resume in City Council Chambers at 10:10 p.m. Councilmember Welch seconded the motion. ***Motion carried 4-0.***

The council then adjourned for executive session. Mayor Benage called the meeting back to order in open session at 10:15 p.m. and stated no binding action was taken.

**XIV. DISCUSSION AND FUTURE ISSUES**

**A. Workshop – January 11<sup>th</sup> at 6:30 pm?**

The council briefly discussed the agenda for the next Council workshop, to be held on January 11<sup>th</sup> at 6:30 p.m.

**XV. ADJOURNMENT**

**MOTION:** Councilmember Smith moved to adjourn. Councilmember Welch seconded the motion. ***Motion carried 4-0.***

The meeting adjourned at 10:23 p.m.