



AGENDA
CITY COUNCIL MEETING
7651 E. Central Park Ave, Bel Aire, KS
January 06, 2026 7:00 PM



I. CALL TO ORDER: Mayor Jim Benage

II. ROLL CALL

Greg Davied ____ Tyler Dehn ____ Emily Hamburg ____
Brandon McIntosh ____ Mike Proctor ____

III. OPENING PRAYER: Mark Posson

IV. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

V. DETERMINE AGENDA ADDITIONS

VI. DISCUSSION AND APPROVAL OF APPROPRIATIONS ORDINANCE

A. Consideration of Appropriations Ordinance No. 25-24 in the amount of \$2,141,742.77.

Action: Motion to (approve / deny / table) Appropriations Ordinance No. 25-24.

Motion _____ Second _____ Vote _____

VII. CITY REQUESTED APPEARANCES

A. Kenly Zehring, Sedgwick County Register of Deeds - Property and Notary Fraud Alert Programs

VIII. 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.*

IX. REPORTS

- A. Council Member Reports**
- B. Mayor's Report**
- C. City Attorney Report**
- D. City Manager Report**

X. ORDINANCES, RESOLUTIONS AND FINAL ACTIONS

A. Consideration of SD-24-02, Final Plat of the Chapel Landing 8th Addition, Generally Located at Southwest Corner of 53rd Street North and Woodlawn Blvd.

Action: Motion to (Approve / Deny / Table) the Final Plat of the Chapel Landing 8th Addition and authorize the Mayor to sign.

Motion _____ Second _____ Roll Call Vote:

Greg Davied ___ Tyler Dehn ___ Emily Hamburg ___

Brandon McIntosh ___ Mike Proctor ___

B. Consideration of Development Agreement for the Chapel Landing 8th Addition.

Action: Motion to (Approve / Deny / Table) the Development Agreement for the Chapel Landing 8th Addition and authorize the Mayor to sign.

Motion _____ Second _____ Vote _____

C. Consideration of An Ordinance Approving the Recommendation of The Bel Aire Planning Commission Recommending a Special Use Request in the City to Allow a Group Home-Limited Use in One-Half of a Two-Family Duplex Unit, Generally Located at North 53rd Street and Toben Road.

Action: Please choose one of the following (3) options, in accordance with K.S.A. 12-757.

1. Motion to approve the findings of fact and recommendation of the Planning Commission for SP-25-01, Adopt the Ordinance as Presented, and authorize the Mayor to sign. (simple majority, 4 votes required)

2. Motion to override the findings of fact and recommendation of the Planning Commission for SP-25-01, Adopt alternate findings, disapprove the Special Use request and Ordinance. (2/3 majority, 4 votes required)

3. Motion to return the findings of fact and recommendation of the Planning Commission for SP-25-01 to the Planning Commission for further consideration, with a statement specifying the basis for failure to approve or disapprove, the statement is; _____. (simple majority, 4 votes required)

Motion _____ Second _____ Roll Call Vote:

Greg Davied ___ Tyler Dehn ___ Emily Hamburg ___

Brandon McIntosh ___ Mike Proctor ___

XI. CONSENT AGENDA

A. Approval of Minutes of the December 16, 2025 City Council meeting.

B. Accept a Petition for Paving Improvements to serve Phase 1 of Chapel Landing 8th.

- C. **Accept a Petition for Sanitary Sewer Improvements to serve Phase 1 of Chapel Landing 8th**
- D. **Accept a Petition for Storm Water Drain Improvements to serve Chapel Landing 8th.**
- E. **Accept a Petition for Water Distribution System Improvements to serve Phase 1 of Chapel Landing 8th.**
- F. **Adopt 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 (Phase 1 Paving Improvements/Chapel Landing 8th Addition).**
- G. **Adopt 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 (Phase 1 Sanitary Sewer Improvements/Chapel Landing 8th Addition).**
- H. **Adopt 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 Sewer Improvements/Chapel Landing 8th Addition).**
- I. **Adopt 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 (Phase 1 Water Distribution Improvements/ Chapel Landing 8th Addition).**

Action: Motion to (approve / table / deny) the Consent Agenda as (listed / amended) and authorize the Mayor to sign.

Motion _____ Second _____ Vote _____

XII. Executive Session

Action: Motion to recess into executive session to discuss with legal counsel and receive legal advice related to pending litigation. The discussion will be pursuant to K.S.A. 75- 4319 (b)(2) for legal consultation, which would be deemed privileged in the attorney-client relationship. Invite the City Manager and City Attorney. 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 _____

XIII. DISCUSSION AND FUTURE ISSUES

- A. **City Council Workshop - January 13th at 7 p.m.**

XIV. ADJOURNMENT

Action: Motion to adjourn.

Motion _____ Second _____ Vote _____

Additional Attachments:

- A.** Public Works Report - December 2025
- B.** City Manager's Report - January 6, 2026

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.belairesks.gov and on YouTube. Please make sure all cell phones and other electronics are turned off and put away.