



AGENDA
CITY COUNCIL MEETING
7651 E. Central Park Ave, Bel Aire, KS
August 06, 2024 7:00 PM



I. CALL TO ORDER: Mayor Jim Benage

II. ROLL CALL

Greg Davied ____ Tyler Dehn ____ Emily Hamburg ____
Tom Schmitz ____ John Welch ____

III. OPENING PRAYER: Father Terry Hedrick

IV. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

V. DETERMINE AGENDA ADDITIONS

VI. CONSENT AGENDA

A. Approval of Minutes of the July 16, 2024 City Council meeting.

B. Approval of the Mayor's Appointment of Jesse Miller to the Sedgwick County Fire District No. 1 Steering Committee to fill the unexpired term of Jim Benage. If approved, Jesse Miller's term will end on February 1, 2027.

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 No. 24-14 in the amount of \$936,802.73.

Action: Motion to (approve / deny / table) Appropriations Ordinance No. 24-14.

Motion _____ Second _____ Vote _____

VIII. CITY REQUESTED APPEARANCES

A. Annual Audit Presentation – Tara Laughlin of Allen, Gibbs & Houlik, L.C. (AGH)

Action: Accept, receive, and file the 2023 audit for the City of Bel Aire prepared by Allen, Gibbs & Houlik, L.C. (AGH)

Motion _____ Second _____ Vote _____

IX. 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.*

X. REPORTS

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

XI. ORDINANCES, RESOLUTIONS AND FINAL ACTIONS

- A. Consideration of An Ordinance Changing The Zoning District Of Certain Lands Located In The City Of Bel Aire, Kansas, from the current R-4 zoning district classification to AG Agricultural Use (ZON-24-01).**

Action: Motion to (adopt / deny / table) An Ordinance Changing The Zoning District Of Certain Lands Located In The City Of Bel Aire, Kansas, Under The Authority Granted By The Zoning Regulations Of The City (ZON-24-01) and authorize the Mayor to sign.

Motion _____ Second _____ Roll Call Vote:

Greg Davied _____ Tyler Dehn _____ Emily Hamburg _____

Tom Schmitz _____ John Welch _____ Jim Benage _____

- B. Consideration of An Ordinance Changing The Zoning District Of Certain Lands Located In The City Of Bel Aire, Kansas Under The Authority Granted By The Zoning Regulations Of The City (Sunflower Commerce Park 4th, PUD-24-01).**

Action: Motion to (adopt/ deny / table) the Ordinance An Ordinance Changing The Zoning District Of Certain Lands Located In The City Of Bel Aire, Kansas Under The Authority Granted By The Zoning Regulations Of The City (Sunflower Commerce Park 4th, PUD-24-01) and authorize the Mayor to sign.

Motion _____ Second _____ Roll Call Vote:

Greg Davied _____ Tyler Dehn _____ Emily Hamburg _____

Tom Schmitz _____ John Welch _____ Jim Benage _____

C. Consideration of the dedication of streets and other public ways, service and utility easements and land dedicated for public use as shown on the Final Plat of Sunflower Commerce Park 4th.

Action: Motion to (accept / deny / table) the dedications within the Final Plat for Sunflower Commerce Park 4th and authorize all required signatures.

Motion _____ Second _____ Vote _____

D. Consideration of a Planned Unit Development Agreement for Sunflower Commerce Park 4th.

Action: Motion to (accept / deny / table) the Planned Unit Development Agreement for Sunflower Commerce Park 4th and authorize all required signatures.

Motion _____ Second _____ Vote _____

E. Consideration of selecting an Architecture and Engineering Firm for Utilities and Public Works Facility project. Four firms responded to a Request for Proposal: Gravity Works Architecture, LK Architecture, Schaefer Architecture, and Tessere.

Action: Motion to accept the Proposal from _____ and authorize staff to (negotiate an agreement / reject all proposals / table this item).

Motion _____ Second _____ Vote _____

F. Consideration of an Agreement with Professional Engineering Consultants (PEC) for owner representation/ project management services for the City of Bel Aire New Public Works Facility Project (Work Order No. 24-08, PEC Master Services Agreement).

Action: Motion to (approve / deny / table) Work Order No 24-08 with PEC for owner representation/ project management services for the City of Bel Aire New Public Works Facility Project in the amount not to exceed \$6,704,710.00 and authorize the Mayor to sign.

Motion _____ Second _____ Vote _____

XII. EXECUTIVE SESSION

A. Action: Motion to recess into executive session to discuss with legal counsel and receive legal advice related to the Woodlawn Roadway Project. The discussion will be pursuant to K.S.A. 75-4319 (b)(2) for legal consultation with the City Attorney which would be deemed privileged in the attorney-client relationship. Invite the City Manager, City Attorney, City Engineer, and Neil Gosch. 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 Work Session - August 13, 2024 at 6:30 p.m.?

XIV. ADJOURNMENT

Action: Motion to adjourn.

Motion _____ Second _____ Vote _____

Additional Attachments:

A. Manager's Report - August 6, 2024

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