



AGENDA
CITY COUNCIL MEETING
7651 E. Central Park Ave, Bel Aire, KS
November 18, 2025 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:

IV. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

V. DETERMINE AGENDA ADDITIONS

VI. CONSENT AGENDA

A. Approval of Minutes of the November 4, 2025 City Council meeting.

B. Approval of Minutes of the November 10, 2025 City Council special 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 No. 25-21 in the amount of \$3,968,829.91.

Action: Motion to (approve / deny / table) Appropriations Ordinance No. 25-21.

Motion ____ Second ____ Vote ____

VIII. SPECIAL PRESENTATION

Council Members John Welch and Tom Schmitz will be recognized for their service.

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 Authorizing The City Of Bel Aire, Kansas, To Issue Taxable Industrial Revenue Bonds (Aspen Sunflower Industrial I, LLC Project), Series 2025, In A Principal Amount Not To Exceed \$18,000,000, For The Purpose Of Providing Funds To Pay The Cost Acquiring Land And Constructing And Equipping Buildings For Use In Industrial, Manufacturing, Warehouse, Distribution, Flex And/Or Office Purposes; Authorizing The Issuer To Enter Into Certain Documents And Actions In Connection With The Issuance Of Said Bonds.**

Action: Motion to (adopt / deny / table) An Ordinance Authorizing The City Of Bel Aire, Kansas, To Issue Taxable Industrial Revenue Bonds (Aspen Sunflower Industrial I, LLC Project), Series 2025, In A Principal Amount Not To Exceed \$18,000,000, For The Purpose Of Providing Funds To Pay The Cost Acquiring Land And Constructing And Equipping Buildings For Use In Industrial, Manufacturing, Warehouse, Distribution, Flex And/Or Office Purposes; Authorizing The Issuer To Enter Into Certain Documents And Actions In Connection With The Issuance Of Said Bonds, and authorize all required signatures.

Motion _____ Second _____ Vote _____

- B. Consideration of An Ordinance Authorizing The City Of Bel Aire, Kansas To Issue Its Taxable Industrial Revenue Bonds, Series 2025b (Waltons 53rd Holdings LLC) For The Purpose Of The Acquisition, Construction And Equipping Of A Meat Processing Supply And Equipment Commercial Facility; And Authorizing Other Related Documents And Actions.**

Action: Motion to (adopt / deny / table) An Ordinance Authorizing The City Of Bel Aire, Kansas To Issue Its Taxable Industrial Revenue Bonds, Series 2025b (Waltons 53rd Holdings LLC) For The Purpose Of The Acquisition, Construction And Equipping Of A Meat Processing Supply And Equipment Commercial Facility; And Authorizing Other Related Documents And Actions, and authorize all required signatures.

Motion _____ Second _____ Vote _____

C. Consideration of a 2026 Funding Agreement By And Between City Of Bel Aire, Kansas And Bel Aire Area Chamber Of Commerce, Inc.

Action: Motion to (accept / deny / table) the 2026 Funding Agreement By And Between City Of Bel Aire, Kansas And Bel Aire Area Chamber Of Commerce, Inc, and authorize the Mayor to sign.

Motion _____ Second _____ Vote _____

D. Consideration of A Resolution Rescinding Council's Prior Motion on August 19, 2025, Approving A Contract with SEH for Engineering Services Related to Construction on Sunflower Commerce Park Phase 2.

Action: Motion to (Approve / Deny / Table) a Resolution Rescinding Council's Prior Motion on August 19, 2025, Approving a Contract with SEH for Engineering Services related to construction on Sunflower Commerce Park Phase 2, and authorize the Mayor to sign.

Motion _____ Second _____ Vote _____

E. Consideration of a Contract with SEH for Engineering Services related to construction on Sunflower Commerce Park Phase 2.

Action: Motion to (accept / deny / table) the contract with SEH for Engineering Services related to construction on Sunflower Commerce Park Phase 2 in an amount not to exceed \$245,500.00, and authorize the Mayor to sign.

Motion _____ Second _____ Vote _____

F. Consideration of Work Order 25-11 to the Master Services Agreement with PEC dated February 08, 2024 for updating the written description for the City of Bel Aire city limits to be utilized in the boundary resolution, at a cost not to exceed \$15,000.00.

Action: Motion to (approve / deny / table) Work Order 25-11 to the Master Services Agreement with PEC dated February 08, 2024 for updating the written description for the City of Bel Aire city limits to be utilized in the boundary resolution, at a cost not to exceed \$15,000.00 and authorize the Mayor to sign.

Motion _____ Second _____ Vote _____

G. Consideration of An Ordinance Appointing the Bel Aire Planning Commission as the Bel Aire Airport Zoning Commission in Accordance with K.S.A. 3-705(2).

Action: Motion to (Adopt / Deny / Table) Ordinance Appointing the Planning Commission as the Airport Zoning Commission (As Presented / As Amended) 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 pending litigation. The discussion will be pursuant to K.S.A. 75-4319 (b)(2) for legal consultation with Neil Gosch, which would be deemed privileged in the attorney-client relationship. Invite Neil Gosch, Katherine Chlumsky, City Manager, City Attorney and City Engineer. 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. Budget Amendment Overview - Barry Smith, Director of Finance**

XIV. ADJOURNMENT

Action: Motion to adjourn.

Motion _____ Second _____ Vote _____

Additional Attachments:

- A. Managers Report - November 18, 2025**

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.belaireks.gov and on YouTube.

Please make sure all cell phones and other electronics are turned off and put away.