



AGENDA
CITY COUNCIL MEETING
7651 E. Central Park Ave, Bel Aire, KS
December 16, 2025 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: Dr. Robert Lindsted

IV. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

V. DETERMINE AGENDA ADDITIONS

VI. CONSENT AGENDA

- A. Approval of Minutes of the December 2, 2025 City Council meeting.**
- B. Approve the Mayor's appointment of Kent Koehler to the Sedgwick County Fire District No. 1 Steering Committee.**
- C. Approve Renewal of Cereal Malt Beverage License for DG Retail, LLC dba Dollar General, for sales of Cereal Malt Beverages in original and unopened containers.**
- D. Approve Renewal of Cereal Malt Beverage License for Seiko, LLC dba Mirai Ramen & Sushi, for sales of Cereal Malt Beverages for consumption on the premises.**

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. 25-23 in the amount of \$2,127,910.28.**

Action: Motion to (approve / deny / table) Appropriations Ordinance No. 25-23.

Motion _____ Second _____ Vote _____

VIII. CITY REQUESTED APPEARANCES

- IX. PUBLIC HEARING:** Anyone wishing to address the City Council related to the proposed 2025 Budget Amendment are asked to complete a "Request to Speak" card and present it to the City Clerk prior to the start of the meeting. When called on by the Mayor, please move to the podium and state your name & address so that you can be clearly heard by the viewing public as well as the Governing Body. Comments are limited to three (3) minutes unless additional time is granted by the Mayor.

A. Public Hearing on the proposed 2025 City of Bel Aire Budget Amendment.

Action: Motion to close the public hearing.

Motion _____ Second _____ Vote _____

- X. 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.*

XI. REPORTS

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

XII. ORDINANCES, RESOLUTIONS AND FINAL ACTIONS

A. Consideration of the City of Bel Aire 2025 Budget Amendment.

Action: Motion to (Adopt / Deny / Table) the City of Bel Aire 2025 Budget Amendment (As Presented / As Amended), and request all governing body members in attendance to sign the amended budget certificate for calendar year 2025.

Motion _____ Second _____ Vote _____

B. Consideration of An Ordinance Authorizing The City Of Bel Aire, Kansas To Issue Its Taxable Industrial Revenue Bonds, Series 2025C (Bel Aire Secure Storage, LLC Phase 2) For The Purpose Of The Acquisition, Construction And Equipping Of A Storage 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 2025C (Bel Aire Secure Storage, LLC Phase 2) For The Purpose Of The Acquisition, Construction And Equipping Of A Storage Facility; And Authorizing Other Related Documents And Actions, and authorize all required signatures.

Motion _____ Second _____ Vote _____

C. Consideration of A Resolution Updating the Fee Schedule for 2026, Relating to Service, License, and Permit Fees.

Action: Motion to (Adopt / Deny / Table) A Resolution Updating the Fee Schedule for 2026 (As Presented / As Amended), and authorize the Mayor to sign.

Motion _____ Second _____ Vote _____

D. Consideration of a Real Estate Purchase Agreement by and between Premier Holdings LLC for real property described as 3807 N Harding Ave Bel Aire, KS 67220

Action: Motion to (approve / deny / table) the Real Estate Purchase Agreement by and between Premier Holdings LLC for real property described as 3807 N Harding Ave Bel Aire, KS 67220, and authorize the Mayor to sign.

Motion _____ Second _____ Vote _____

E. Consideration of A Resolution Declaring The Legal Boundaries of the City of Bel Aire, Kansas, as of 12/31/25, pursuant to KSA 12-517.

Action: Motion to (Adopt / Deny / Table) A Resolution Declaring the Legal Boundaries of the City, and authorize the Mayor to sign.

Motion _____ Second _____ Vote _____

XIII. 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 _____

XIV. DISCUSSION AND FUTURE ISSUES

- A. Phase 1 Bicycle and Pedestrian Trail Concept**

XV. ADJOURNMENT

Action: Motion to adjourn.

Motion _____ Second _____ Vote _____

Additional Attachments:

- A. Public Works Report - November 2025**

- B. Recreation Activities Report – November 2025
- C. City Manager's Report - December 16, 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.