



AGENDA
CITY COUNCIL MEETING
7651 E. Central Park Ave, Bel Aire, KS
May 20, 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: Mark Posson

IV. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

V. DETERMINE AGENDA ADDITIONS

VI. CONSENT AGENDA

A. Approval of Minutes of the May 6, 2025 City Council meeting.

B. Approve the reappointment of Ted Henry as City Manager for the next twelve months.

C. Approve the reappointment of Maria Schrock as City Attorney for the next twelve months.

D. Approve the reappointment of Terry Beall as Municipal Court Judge for the next twelve months.

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. 25-09 in the amount of \$1,761,973.55.

Action: Motion to (approve / deny / table) Appropriations Ordinance No. 25-09.

Motion _____ Second _____ Vote _____

VIII. CITY REQUESTED APPEARANCES

- A. **Gary Janzen, Director of Public Works & Utilities, City of Wichita - Water Reuse**

- 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 a request by Waste Connections for a rate increase of 2%, for solid waste and recycling services. Herschel West, Waste Connections, will present the request.**

Action: Motion to (approve / deny / table) a _____ % rate increase for solid waste and recycling services fees paid by the City to Waste Connections, effective June 1, 2025, (As Presented / As Amended) in the First Amendment Agreement, and authorize the Mayor to sign.

Motion _____ Second _____ Vote _____

- B. **Consideration of the Change Order Request No. 3 from APAC for additional full-depth asphalt replacement in the amount of \$120,502.00.**

Action: Motion to (approve / deny / table) the Change Order Request No. 3 from APAC in the amount of \$120,502.00 for additional full-depth replacement, and authorize the Mayor to sign all related documents.

Motion _____ Second _____ Vote _____

- C. **Consideration of accepting a bid for the 45th and Oliver Bridge Project. Two bids were received:**

	<u>Engineer's Est.</u>	<u>Dondlinger</u>	<u>Mies</u>
Bid	\$429,585.50	\$362,037.20	\$430,000.00

Action: Motion to (accept / deny / table) the bid from _____ in the amount of \$_____ for the 45th and Oliver Bridge Project and authorize the Mayor to sign the Agreement and Notice of Award

Motion _____ Second _____ Vote _____

D. Consideration of accepting a bid for the 53rd and Rock Road Culvert Replacement Project. Two bids were received:

Engineer's Est Dondlinger Mies

Bid \$104,730.00 \$130,689.00 \$136,000.00

Action: Motion to (accept / deny / table) the bid from _____ in the amount of \$_____ for the 53rd and Rock Road Culvert Replacement Project and authorize the Mayor to sign the Agreement and Notice of Award.

Motion _____ Second _____ Vote _____

E. Consideration of A Second Amendment to the Tierra Verde Planned Unit Development (PUD) Agreement.

Action: Motion to (approve / deny / table) A Second Amendment to the Tierra Verde PUD Agreement for the Tierra Verde South Addition (As Presented / As Amended), contingent upon all PUD property owners signing the agreement, and authorize the Mayor to sign.

Motion _____ Second _____ Vote _____

F. (VAC-25-02) Consideration of An Ordinance Approving the Recommendation of The Bel Aire Planning Commission Recommending a Vacation Request in the City to Vacate a Platted Fifteen-Foot-Wide Building Setback on Lot 1, Block 2, Tierra Verde South Addition, To Proceed with the Development of Twelve, Two-Family Dwellings and Site Work, Generally Located Between 45th And 49th Street on Tierra Lakes Parkway and West of Webb Road.

Action: Please choose one of the following (3) options.

1. Motion to approve the findings of fact and recommendation of the Planning Commission for VAC-25-02, 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 VAC-25-02, Adopt alternate findings, disapprove the Vacation request and Ordinance. (2/3 majority, 4 votes required)

3. Motion to return the findings of fact and recommendation of the Planning Commission for VAC-25-02 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 ____
Tom Schmitz ____	John Welch ____	Mayor Jim Benage ____

G. PUD-25-01 Consideration Of An Ordinance Approving The Recommendation Of The Bel Aire Planning Commission Recommending An Amendment To The Tierra Verde PUD, That Amends The Allowed Density Of Units, Minimum Setbacks, Height And Area Regulations, Parking, And Landscape Requirements, Generally Located Between 45th And 49th Street On Tierra Lakes Parkway And West Of Webb Road.

Action: Please choose one of the following (3) options, in accordance with K.S.A. 12-756(b).

1. Motion to approve the findings of fact and recommendation of the Planning Commission for PUD-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 PUD-25-01, Adopt alternate findings, disapprove the zone change request and Ordinance. (2/3 majority, 4 votes required)

3. Motion to return the findings of fact and recommendation of the Planning Commission for PUD-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 _____
Tom Schmitz _____ John Welch _____ Mayor Jim Benage _____

H. Consideration of accepting a bid for the Bel Aire Lakes Paving and Drainage Project. Four bids were received:

	<u>APAC</u>	<u>KS Paving</u>	<u>Pearson</u>	<u>Prado</u>
Base Bid	\$2,034,478.20	\$1,718,570.25	\$1,685,465.35	No Bid
Add Alt A	\$27,631.00	No Bid	\$68,624.00	No Bid
Base + Alt A	\$2,062,109.20	No Bid	\$1,754,089.35	No Bid
Add Alt B	\$429,134.00	\$234,894.40	\$146,809.00	\$477,129.35
Base + Alt B	\$2,463,612.20	\$1,953,464.65	\$1,832,274.35	\$1,936,145.60
Base + A + B	\$2,491,243.20	No Bid	\$1,900,898.35	No Bid

Action: Motion to (accept / deny / table) the bid from _____ for (asphalt / concrete) paving in the amount of \$_____ for the Bel Aire Lakes Paving and Drainage Project and authorize the Mayor to sign the Agreement and Notice of Award.

Motion _____ Second _____ Vote _____

I. Consideration of Resolution Accepting A (BASE) Grant Award from the Kansas Department of Commerce.

Action: Motion to (adopt / deny / table) A Resolution authorizing acceptance of the Building A Stronger Economy (BASE) Grant Award of \$4,716,225 from the Kansas Department of Commerce (As Presented / As Amended) and authorize the Mayor to sign.

Motion _____ Second _____ Vote _____

J. Consideration of accepting a quote to purchase a replacement UTV for the Bel Aire Recreation Center. Three quotes were received:

<u>Model</u>	<u>Vendor</u>	<u>Quote</u>
Cushman Hauler 1200x	Kansas Golf & Turf	\$9570.75
John Deere Gator TX	Prairieland Partners	\$10,643.88
Club Car 550	Clear Creek Golf Cars	\$14,003.00

Action: Motion to (accept / deny / table) a quote for a new UTV, from _____ in an amount not to exceed \$ _____ funded by the equipment replacement fund, and authorize Mayor to sign the Contract (As Presented / As Amended.)

Motion _____ Second _____ Vote _____

XII. EXECUTIVE SESSION

Action: Motion to go into executive session for the sole purpose of discussion the subject of: (_____), pursuant to the KSA 75-4319 exception for: (_____). Invite the City Manager and the City Attorney. The meeting will be for a period of (__) minutes, and the open meeting will resume in City Council Chambers at (_____) PM.

Motion _____ Second _____ Vote _____

XIII. DISCUSSION AND FUTURE ISSUES

XIV. ADJOURNMENT

Action: Motion to adjourn.

Motion _____ Second _____ Vote _____

Additional Attachments:

- A. Public Works Report - April 2025
- B. Planning Commission Approved Minutes - April 2025
- C. Recreation Activities - April 2025

D. City Manager's Report - May 20, 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.