



AGENDA
CITY COUNCIL MEETING
7651 E. Central Park Ave, Bel Aire, KS
July 02, 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: Dr. Robert Lindsted

IV. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

V. DETERMINE AGENDA ADDITIONS

VI. CONSENT AGENDA

A. Approval of Minutes of the June 18, 2024 City Council meeting.

B. Approval of the Mayor's Reappointment of Terry Ercolani to Seat 2 on the Bel Aire Utility Advisory Committee (UAC). If approved, the term will expire on August 1, 2027.

C. Approval of the Mayor's Reappointment of Dan Broyles to Seat 1 on the Bel Aire Utility Advisory Committee (UAC). If approved, the term will expire on August 1, 2027.

D. Confirm the Mayor's reappointment of John Charleston to the Planning Commission. If approved, the term will expire on April 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. 24-12 in the amount of \$925,527.79.

Action: Motion to (approve / deny / table) Appropriations Ordinance No. 24-12.

Motion _____ Second _____ Vote _____

VIII. CITY REQUESTED APPEARANCES

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. PUBLIC HEARING

A. Industrial Revenue Bonds, WAM Investments - Phase 2: The purpose of the public hearing is to hear from taxpayers, citizens and other interested parties in regard to the issuance by the City of Bel Aire, Kansas of its Industrial Revenue Bonds (WAM Investments - Phase 2), in a principal amount not to exceed \$3,700,000 (the "Bonds") and in regard to an exemption from ad valorem taxation of property constructed or purchased with the proceeds of such Bonds. The Bonds are proposed to be issued by the Issuer under authority of K.S.A. 12-1740 et seq., as amended, to pay the costs of the acquiring, constructing and equipping of a commercial facility to be located at 9000 E. 46th Street North, Bel Aire, Kansas. The Issuer further intends to lease such facility to WAM Investments, LLC, a Kansas limited liability company, or another legal entity to be formed by the principals of WAM Investments, LLC (the "Tenant").

Action: Motion to close the public hearing.

Motion _____ Second _____ Vote _____

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 A Resolution Of The Governing Body Of The City Of Bel Aire, Kansas Determining The Advisability Of Issuing Industrial Revenue Bonds For The Purpose Of Financing The Acquiring, Constructing And Equipping Of A Commercial Facility To Be Located In The City; And Authorizing Execution Of Related Documents (WAM Investments, Phase 2).

Action: Motion to (adopt / deny / table) A Resolution Of The Governing Body Of The City Of Bel Aire, Kansas Determining The Advisability Of Issuing Industrial Revenue Bonds For The Purpose Of Financing The Acquiring, Constructing And Equipping Of A Commercial Facility To Be Located In The City; And Authorizing Execution Of Related Documents

Motion _____ Second _____ Vote _____

B. Consideration of accepting the dedication of streets and other public ways, service and utility easements and land dedicated for public use as shown on the Revised Final Plat of Chapel Landing 7th.

Action: Motion to (accept / deny / table) the dedications within the Revised Final Plat of Chapel Landing 7th, Bel Aire, Sedgwick County, Kansas, and authorize all required signatures.

Motion _____ Second _____ Roll Call Vote

Greg Davied _____ Tyler Dehn _____ Emily Hamburg _____

Tom Schmitz _____ John Welch _____ Mayor Jim Benage _____

C. Consideration of An Agreement Concerning The Development Of Chapel Landing 7th, Bel Aire, Sedgwick County, Kansas.

Action: Motion to (approve / table / deny) An Agreement Concerning The Development Of Chapel Landing 7th, Bel Aire, Sedgwick County, Kansas and authorize the Mayor to sign.

Motion _____ Second _____ Vote _____

D. Consideration of An Ordinance Approving The Recommendation Of The Bel Aire Planning Commission Recommending A Conditional Use Permit For A Home Occupation Of In-Home Daycare On Property Zoned R-5 And Located Within The Corporate City Limits Of The City Of Bel Aire, Kansas (CON-24-01).

Action: Motion to (adopt/ deny / table) the Ordinance Approving a Conditional Use Permit in CON-24-01 and authorize the Mayor to sign.

Motion _____ Second _____ Roll Call Vote

Greg Davied _____ Tyler Dehn _____ Emily Hamburg _____

Tom Schmitz _____ John Welch _____ Mayor Jim Benage _____

XIII. 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 discussions will be pursuant to K.S.A. 75- 4319(b)(2) for legal consultation with attorney Neil Gosch, which are 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 _____

B. Action: Motion to recess into executive session to discuss CCUA negotiations 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 and the 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 _____

XIV. DISCUSSION AND FUTURE ISSUES

- A. City Council Workshop - July 9, 2024, at 6:30 p.m.?**

XV. ADJOURNMENT

Action: Motion to adjourn.

Motion _____ Second _____ Vote _____

Additional Attachments:

- A. City Manager's Report - July 2, 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.belairreks.gov and on YouTube. Please make sure all cell phones and other electronics are turned off and put away.