



**AGENDA**  
**CITY COUNCIL MEETING**  
**7651 E. Central Park Ave, Bel Aire, KS**  
**January 21, 2025 7:00 PM**



**I. CALL TO ORDER:** Council President Greg Davied

**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 January 7, 2025 City Council meeting.**
- B. Approve the Mayor's reappointment of Hildegard Yops to the Bel Aire Tree Board, term effective March 1, 2025 to March 1, 2027.**
- C. Confirm the Mayor's appointment of Brian Stuart to the Planning Commission, term effective from 2/1/2025 to 2/1/2028.**
- D. Accept and file the Bel Aire Land Bank 2024 Ending Sales and Financial Report.**
- E. Accept \$2,672,597 into the General Fund, for further transfer to special projects account, paid from the City of Bel Aire Land Bank in reimbursement to the City for special assessments and debt pay off on Land Bank property.**

**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. 25-01 in the amount of \$611,503.07.**

**Action:** Motion to (approve / deny / table) Appropriations Ordinance No. 25-01.

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. 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 \$15,000 Funding Agreement With The Bel Aire Chamber Of Commerce For 2025.**

**Action:** Motion to (approve / deny / table) the 2025 Funding Agreement with the Bel Aire Chamber of Commerce (as presented / as amended), and authorize the Mayor to sign.

Motion \_\_\_\_\_ Second \_\_\_\_\_ Vote \_\_\_\_\_

- B. Consideration Of A Funding Agreement For The Bel Aire Senior Center.**

**Action:** Motion to (approve / deny / table) a Funding Agreement between Sedgwick County and the City of Bel Aire, for the Bel Aire Senior Center, and authorize the Mayor to sign.

Motion \_\_\_\_\_ Second \_\_\_\_\_ Vote \_\_\_\_\_

- C. ZON-24-02 Consideration of An Ordinance Approving The Recommendation Of The Bel Aire Planning Commission Recommending a zone change request in the City from C-1 Neighborhood Commercial, Office and Retail, to R-5 Garden and Patio Homes, Townhouses and Condominiums Uses (Skyview at Webb Addition,) generally located at ¼ mile South of East 53<sup>rd</sup> Street North and North Webb Road, on the West side.**

**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 ZON-24-02, 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 ZON-24-02, 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 ZON-24-02 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 \_\_\_\_\_

**D. Consideration of A Resolution Of The Governing Body Of The City Of Bel Aire, Kansas Authorizing The Redemption And Payment Of Its Taxable Industrial Revenue Bonds, Series 2024, (Bayside Development Project) And The Sale And Conveyance Of Certain Property To Bayside Development, LLC.**

**Action:** Motion to (adopt / deny / table) A Resolution Of The Governing Body Of The City Of Bel Aire, Kansas Authorizing The Redemption And Payment Of Its Taxable Industrial Revenue Bonds, Series 2024, (Bayside Development Project) And The Sale And Conveyance Of Certain Property To Bayside Development, LLC and authorize the Mayor to sign.

Motion \_\_\_\_\_ Second \_\_\_\_\_ Vote \_\_\_\_\_

**XII. EXECUTIVE SESSION**

**Action:** Motion to recess into executive session to discuss confidential financial data. The discussion will be pursuant to K.S.A. 75- 4319 (b)(4) to discuss data relating to financial affairs or trade secrets of corporations, partnerships, trusts, and individual proprietorships. Invite the City Manager and 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 \_\_\_\_\_

**XIII. DISCUSSION AND FUTURE ISSUES**

**XIV. ADJOURNMENT**

**Action:** Motion to adjourn.

Motion \_\_\_\_\_ Second \_\_\_\_\_ Vote \_\_\_\_\_

*Additional Attachments:*

**A. December 2024 Recreation Activities**

**B.** 2024 Rec, Pool, & Senior Participation

**C.** Manager's Report - January 21, 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](http://www.belaireks.gov) and on YouTube. Please make sure all cell phones and other electronics are turned off and put away.*