AGENDA
CITY COUNCIL MEETING
7651 E. Central Park Ave, Bel Aire, KS
November 03, 2026 7:00 PM

City of Bel Aire

I. CALL TO ORDER: Mayor Jim Benage

II. ROLL CALL

Greg David ___ Tyler Dehn ___ Emily Hamburg ___
Brandon McIntosh ___ Mike Proctor ___

III. OPENING PRAYER:

A. Gary Green

IV. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

V. PROCLAMATION

A. Veteran's Day - November 11, 2026

VI. DETERMINE AGENDA ADDITIONS

VII. CONSENT AGENDA

A. Approval of Minutes of the October 20, 2026 City Council meeting.

B. Approve Change Order No. 2 from Mies Construction, Inc. at a cost not to exceed $5,830.00 and 2 additional working days for additional work related to utility conflicts (Sanitary Sewer Phase 1 Improvements to serve Skyview at Webb Addition).

Action: Motion to (approve / table / deny) the Consent Agenda as (listed / amended) and authorize the Mayor to sign.

Motion _____ Second _____ Vote _____

VIII. DISCUSSION AND APPROVAL OF APPROPRIATIONS ORDINANCE

A. Consideration of Appropriations Ordinance No. 26-20 in the amount of $1,038,446.58

Action: Motion to (approve / deny / table) Appropriations Ordinance No. 26-20.

Motion _____ Second _____ Vote _____

IX. CITY REQUESTED APPEARANCES

A. None

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 An Ordinance Authorizing and Providing for the Issuance of General Obligation Bonds, Series 2026A, of the City of Bel Aire, Kansas; Providing for the Levy and Collection of an Annual Tax for the Purpose of Paying the Principal of and Interest on Said Bonds as They Become Due; Authorizing Certain Other Documents and Actions in Connection Therewith; And Making Certain Covenants With Respect Thereto.

Action: Motion to (adopt/ deny/ table) An Ordinance Authorizing and Providing for the Issuance of General Obligation Bonds, Series 2026A, of the City of Bel Aire, Kansas; Providing for the Levy and Collection of an Annual Tax for the Purpose of Paying the Principal of and Interest on Said Bonds as They Become Due; Authorizing Certain Other Documents and Actions in Connection Therewith; And Making Certain Covenants With Respect Thereto and authorize all required signatures.

Motion _____ Second _____ Roll Call Vote:

Greg David ____ Tyler Dehn ____ Emily Hamburg ____
Brandon McIntosh ____ Mike Proctor ____

B. Consideration of A Resolution Prescribing the Form and Details of and Authorizing and Directing the Sale and Delivery of General Obligation Bonds, Series 2026A, of the City of Bel Aire, Kansas, Previously Authorized by Ordinance No. 769 of the Issuer; Making Certain Covenants and Agreements to Provide for the Payment and Security Thereof; And Authorizing Certain Other Documents and Actions Connected Therewith.

Action: Motion to (adopt / deny / table) A Resolution Prescribing the Form and Details of and Authorizing and Directing the Sale and Delivery of General Obligation Bonds, Series 2026A, of the City of Bel Aire, Kansas, Previously Authorized by Ordinance No. 769 of the Issuer; Making Certain Covenants and Agreements to Provide for the Payment and Security Thereof; And Authorizing Certain Other Documents and Actions Connected Therewith, and authorize all required signatures.

Motion _____ Second _____ Vote _____

C. Consideration of A Resolution Authorizing and Directing the Issuance, Sale and Delivery of General Obligation Temporary Notes, Series 2026B, of the City of Bel Aire, Kansas; Providing for the Levy and Collection of an Annual Tax, if Necessary, for the Purpose of Paying the Principal of and Interest on Said Notes as They Become Due; Making Certain Covenants and Agreements to Provide for the Payment and Security Thereof; And Authorizing Certain Other Documents and Actions Connected Therewith.

Action: Motion to (adopt / deny / table) A Resolution Authorizing and Directing the Issuance, Sale and Delivery of General Obligation Temporary Notes, Series 2026B, of the City of Bel Aire, Kansas; Providing for the Levy and Collection of an Annual Tax, if Necessary, for the Purpose of Paying the Principal of and Interest on Said Notes as They Become Due; Making Certain Covenants and Agreements to Provide for the Payment and Security Thereof; And Authorizing Certain Other Documents and Actions Connected Therewith and authorize all required signatures.

Motion _____ Second _____ Vote _____

D. Consideration of An Ordinance Authorizing the City of Bel Aire, Kansas, to Issue Taxable Industrial Revenue Bonds (Aspen Sunflower Industrial, II LLC Project), Series 2026, in a Principal Amount Not to Exceed $18,500,000, for the Purpose of Providing Funds to Pay the Cost of Acquiring Land and Constructing and Equipping a Building 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, II LLC Project), Series 2026, in a Principal Amount Not to Exceed $18,500,000, for the Purpose of Providing Funds to Pay the Cost of Acquiring Land and Constructing and Equipping a Building 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 _____ Roll Call Vote:

Greg Davied _____ Tyler Dehn _____ Emily Hamburg _____

Brandon McIntosh _____ Mike Proctor _____

E. Consideration of Work Order No. 26-27 from Professional Engineering Consultants, P.A. (PEC) for the 2027 Street Maintenance Program in the amount of $124,100.00.

Action: Motion to (approve / deny / table) PEC Work Order 26-27 for the 2027 Street Maintenance Program in the amount of $124,100.00 (as presented / as amended) and authorize the Mayor to sign.

Motion _____ Second _____ Vote _____

F. Consideration of the Purchase of Mobile Data Computers and Approval of a Contract.

Action: Motion to (Approve / Deny / Table) the purchase of mobile data computers from Turnkey Mobile, Inc. in the amount of $43,299.00; approve the Contract (As Presented / As Amended); and authorize the Mayor to sign.

Motion _____ Second _____ Vote_____

XIII. EXECUTIVE SESSION

A. None

XIV. DISCUSSION AND FUTURE ISSUES

A. City Council & Planning Commission Workshop #3 regarding Zoning Code Updates: November 10, 2026 at 7 p.m.

XV. ADJOURNMENT

Action: Motion to adjourn.

Motion _____ Second _____ Vote _____

Additional Attachments:

A. City Manager's Report for Nov 3, 2026 City Council meeting

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.