



**AGENDA**  
**CITY COUNCIL MEETING**  
**7651 E. Central Park Ave, Bel Aire, KS**  
**October 15, 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:** Father Terry Hedrick

**IV. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG**

**V. PROCLAMATION**

**A. Red Ribbon Week - October 23rd to 31st, 2024**

**VI. DETERMINE AGENDA ADDITIONS**

**VII. CONSENT AGENDA**

**A. Approval of Minutes of the October 1, 2024 City Council meeting.**

**B. Approval of Minutes of the October 8, 2024 City Council Special Meeting.**

**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. 24-19 in the amount of \$1,295,281.77.**

**Action:** Motion to (approve / deny / table) Appropriations Ordinance No. 24-19.

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

**IX. CITY REQUESTED APPEARANCES**

- A. **Special Presentation to Keith Price**
- B. **Aaron Maxwell, President of the Bel Aire Area Chamber of Commerce - Quarterly Report**
- C. **Ken Lee, Garver - Aurora Park Project**
- D. **Schaefer Architecture - New Public Works Facility**

**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 A Resolution Authorizing The Offering For Sale Of General Obligation Bonds, Series 2024A And General Obligation Temporary Notes, Series 2024B, Of The City Of Bel Aire, Kansas.**

**Action:** Motion to (accept / deny / table) the Resolution Authorizing The Offering For Sale Of General Obligation Bonds, Series 2024A And General Obligation Temporary Notes, Series 2024B, Of The City Of Bel Aire, Kansas and authorize the Mayor to sign.

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

- B. **Consideration of a Government Service Agreement For Plan Review Code, Inspection And Enforcement Of Building, Electrical, Mechanical And Plumbing Codes By Sedgwick County In The City Of Bel Aire, Kansas (MABCD).**

**Action:** Motion to (approve / deny / table) the Government Service Agreement For Plan Review Code, Inspection And Enforcement Of Building, Electrical, Mechanical And Plumbing Codes By Sedgwick County In The City Of Bel Aire, Kansas and authorize the Mayor to sign.

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

- C. **(PUD-24-03) Consideration of An Ordinance Approving The Recommendation Of The Bel Aire Planning Commission Recommending a Final PUD Planned Unit Development containing approved duplexes to be converted to townhouses with zero interior lot lines on a reduced lot size in a R-4 Single-Family Residential District as built. (A protest petition was not filed with the Bel Aire City Clerk within 14 days, after conclusion of the public hearing on 09/12/24.)**

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

1. Motion to approve the findings of fact and recommendation of the Planning Commission for PUD-24-03, Adopt the Ordinance as Presented, and authorize the Mayor to sign. (simple majority)
2. Motion to override the findings of fact and recommendation of the Planning Commission for PUD-24-03, Adopt alternate findings, disapprove the zone change request and Ordinance. (2/3 majority)
3. Motion to return the findings of fact and recommendation of the Planning Commission for PUD-24-03 to the Planning Commission for further consideration, with a statement specifying the basis for failure to approve or disapprove, the statement is; \_\_\_\_\_. (simple majority)

Motion \_\_\_\_\_ Second \_\_\_\_\_ Roll Call Vote:

Greg Davied \_\_\_\_\_ Tyler Dehn \_\_\_\_\_ Emily Hamburg \_\_\_\_\_

Tom Schmitz \_\_\_\_\_ John Welch \_\_\_\_\_ Mayor Jim Benage \_\_\_\_\_

**D. Consideration of A Planned Unit Development Agreement Concerning The Development Of Bristol Hollows Addition To The City Of Bel Aire, Kansas (PUD-24-03).**

**Action:** Motion to (approve / deny / table) the Planned Unit Development Agreement Concerning The Development Of Bristol Hollows Addition to the City of Bel Aire, Kansas, (as presented / as amended), and authorize the Mayor to sign.

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

**E. Consideration of Supplemental Agreement # 2 with Garver for daily inspections required by KDOT for the Woodlawn Reconstruction Project.**

**Action:** Motion to (accept / deny / table) Supplemental Agreement # 2 with Garver for daily inspections required by KDOT for the Woodlawn Reconstruction Project and authorize the Mayor to sign.

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

**F. Consideration of Incorporating by Reference, the Standard Traffic Ordinance for Kansas Cities (51st Edition), as published by the League of Kansas Municipalities in 2024. (STO 2024)**

**Action:** Motion to (adopt / deny / table) the Ordinance (as presented / as amended) and authorize the Mayor to sign.

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

**G. Consideration of Incorporating by Reference, the Uniform Public Offense Code for Kansas Cities (40<sup>th</sup> Edition), as published by the League of Kansas Municipalities in 2024. (UPOC 2024)**

**Action:** Motion to (adopt / deny / table) the Ordinance (as presented / as amended) and authorize the Mayor to sign.

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

**XIII. 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 \_\_\_\_\_

**XIV. DISCUSSION AND FUTURE ISSUES**

**XV. ADJOURNMENT**

**Action:** Motion to adjourn.

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

*Additional Attachments:*

- A.** Public Works Report - September 2024
- B.** Recreation Update - September 2024
- C.** Manager's Report - October 15, 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.belaireks.gov](http://www.belaireks.gov) and on YouTube. Please make sure all cell phones and other electronics are turned off and put away.*