



AGENDA
CITY COUNCIL MEETING
7651 E. Central Park Ave, Bel Aire, KS
September 01, 2026 7:00 PM



I. CALL TO ORDER: Mayor Jim Benage

II. ROLL CALL

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

III. OPENING PRAYER

A. Michael Wearda

IV. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

V. DETERMINE AGENDA ADDITIONS

VI. CONSENT AGENDA

- A. Approval of Minutes of the August 18, 2026 City Council meeting.**
- B. Accept petitions for Phase 2 Paving and Drainage, Sanitary Sewer and Waterline Improvements to serve Bel Aire Lakes Addition.**
- C. Adopt A Resolution Determining the Advisability of the Making of Certain Internal Improvements in the City of Bel Aire; Making Certain Findings with Respect Thereto; and Authorizing and Providing for the Making of the Improvements in Accordance with Such Findings (Paving and Drainage Improvements/Bel Aire Lakes Addition Phase 2).**
- D. Adopt A Resolution Determining the Advisability of the Making of Certain Internal Improvements in the City of Bel Aire; Making Certain Findings with Respect Thereto; and Authorizing and Providing for the Making of the Improvements in Accordance with Such Findings (Sanitary Sewer Improvements/Bel Aire Lakes Addition Phase 2).**
- E. Adopt A Resolution Determining the Advisability of the Making of Certain Internal Improvements in the City of Bel Aire; Making Certain Findings with Respect Thereto; and Authorizing and Providing for the Making of the Improvements in Accordance with Such Findings (Water Line Improvements/Bel Aire Lakes Addition Phase 2).**

- F. Accept petitions for Phase 3 Paving and Drainage, Sanitary Sewer, and Waterline Improvements to serve Bel Aire Lakes Addition.**
- G. Adopt A Resolution Determining the Advisability of the Making of Certain Internal Improvements in the City of Bel Aire; Making Certain Findings with Respect Thereto; and Authorizing and Providing for the Making of the Improvements in Accordance with Such Findings (Paving and Drainage Improvements/Bel Aire Lakes Addition Phase 3).**
- H. Adopt A Resolution Determining the Advisability of the Making of Certain Internal Improvements in the City of Bel Aire; Making Certain Findings with Respect Thereto; and Authorizing and Providing for the Making of the Improvements in Accordance with Such Findings (Sanitary Sewer Improvements/Bel Aire Lakes Addition Phase 3).**
- I. Adopt A Resolution Determining the Advisability of the Making of Certain Internal Improvements in the City of Bel Aire; Making Certain Findings with Respect Thereto; and Authorizing and Providing for the Making of the Improvements in Accordance with Such Findings (Water Line Improvements/Bel Aire Lakes Addition Phase 3).**

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. 26-16 in the amount of \$762,943.86.**

Action: Motion to (approve / deny / table) Appropriations Ordinance No. 26-16.

Motion _____ Second _____ Vote _____

VIII. CITY REQUESTED APPEARANCES

- A. Presentation of Promotion by Chief Darrell Atteberry**
- B. Tara Laughlin, Allen, Gibbs & Houlik, L.C - Annual Audit Presentation**
- C. Presentation on Woodlawn Traffic Control (Robert Miller, PEC)**

IX. PUBLIC HEARING

- A. Public Hearing regarding proposed property tax levy in excess of the Revenue Neutral Rate and adoption of Revenue Neutral Rate Resolution.**

i. Action 1: Open the Public Hearing and receive public comment.

ii. Action 2: Motion to (approve/ deny / table) A Resolution of The City of Bel Aire, Kansas to Levy a Property Tax Rate Exceeding the Revenue Neutral Rate for the 2027 budget and authorize the Mayor to sign.

Motion _____ Second _____ Roll Call Vote:

Greg Davied _____ Tyler Dehn _____ Emily Hamburg _____

Brandon McIntosh _____ Mike Proctor _____

iii. Action 3: Motion to close the Public Hearing.

Motion _____ Second _____ Vote _____

B. Public Hearing regarding the 2027 City of Bel Aire Budget

i. Action 1: Open the Public Hearing and receive public comment.

ii. Action 2: Motion to close the Public Hearing.

Motion _____ Second _____ Vote _____

- 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 Approving the 2027 City of Bel Aire Budget.

Action: Motion to (approve / deny / table) the 2027 City of Bel Aire Budget as (presented/ amended) and authorize all required signatures.

Motion _____ Second _____ Roll Call Vote:

Greg Davied _____ Tyler Dehn _____ Emily Hamburg _____

Brandon McIntosh _____ Mike Proctor _____

B. Consideration of Actions related to Special Assessments.

Action: Motion that the governing body take the following actions:

1. Approve the Statement of Final Costs, Assessment Roll Certification, Notice of Public Hearing, and Form of Notice of Hearing and Statement of Cost Proposed to be Assessed (Exhibits A, B, C, & D) as presented;
2. Establish September 15, 2026 at 7:00 p.m., or as soon thereafter as may be heard, to meet for the purpose of hearing any and all written or oral objections to the respective assessments set forth therein;
3. Authorize the publication by the City Clerk of Exhibit C (Notice of Public Hearing) in the official City newspaper, not less than 10 days prior to such public meeting date;
4. Mail Exhibit D (Form of Notice of Hearing and Statement of Cost Proposed to be Assessed) to each and all owners of property affected by such assessments at their last known post office address on the same date as the publication of Exhibit C; and
5. File each of said documents of record in the office of the City Clerk and make the same available for public inspection.

Motion _____ Second _____ Vote _____

C. Consideration Of An Ordinance Approving The Recommendation Of The Bel Aire Planning Commission Recommending Approval Of A Zone Change Request From Neighborhood Commercial Office and Retail District (C-1) to Planned Unit Development Commercial Office and Retail District (C-2), generally located at the Northwest corner of East 53rd Street and North Webb Road, Bel Aire, Sedgwick County, Kansas.

Action: Please choose one of the following (3) options, in accordance with K.S.A. 12-757(d).

1. Motion to approve the findings of fact and recommendation of the Planning Commission for PUD-26-03, 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-26-03, 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-26-03 to the Planning Commission for further consideration, with a statement specifying the basis for failure to approve or disapprove, the statement is; _____. (simple majority, 4 votes required)

Motion _____ Second _____

Roll Call Vote:

Greg Davied ____ Tyler Dehn ____ Emily Hamburg ____

Brandon McIntosh ____ Mike Proctor ____ Jim Benage ____

D. Consideration of Bids and Contract for Janitorial Services.

Action: Motion to (Approve / Deny / Table) the Bid from _____, in an amount not to exceed \$_____; approve the contract (As Presented / As Amended); and authorize the Mayor and city staff to sign all necessary documents.

Motion _____ Second _____ Vote _____

E. Consideration of an Agreement with Certified Engineering Design, PA (CED) for Professional Services related to Bel Aire Lakes Addition, Phase 2 and Phase 3, Water, Sanitary Sewer, Paving and Drainage Project.

Action: Motion to (approve / deny / table) the contract with Certified Engineering Design, PA (CED) for Bel Aire Lakes Addition, Phase 2 and Phase 3, Water, Sanitary Sewer, Paving and Drainage Project (As Presented / As Amended) at an amount not to exceed \$454,124 and authorize the Mayor to sign.

Motion _____ Second _____ Vote _____

F. Consideration of an Ordinance Establishing a City Records Management Program.

Action: Motion to (approve / deny / table) an Ordinance establishing a City Records Management Program (As Presented / As Amended) and authorize the Mayor to sign.

Motion _____ Second _____ Vote _____

XIII. EXECUTIVE SESSION

A. No Executive Session

XIV. DISCUSSION AND FUTURE ISSUES

A. City Council Workshop - September 8, 2026 at 7 p.m.

XV. ADJOURNMENT

Action: Motion to adjourn.

Motion _____ Second _____ Vote _____

Additional Attachments:

A. Financial Report - July 2026

B. City Manager's Report - September 1, 2026

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.