



AGENDA
CITY COUNCIL MEETING
7651 E. Central Park Ave, Bel Aire, KS
December 03, 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 Andrew Labenz

IV. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

V. PROCLAMATION

A. Purple Heart City

VI. DETERMINE AGENDA ADDITIONS

VII. CONSENT AGENDA

A. Approval of Minutes of the November 19, 2024 City Council meeting.

B. Confirm the Mayor's appointment of Brian Mackey to the Planning Commission, term expiring 12/01/2027.

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. 24-22 in the amount of \$907,723.84.

Action: Motion to (approve / deny / table) Appropriations Ordinance No. 24-21.

Motion _____ Second _____ Vote _____

IX. CITY REQUESTED APPEARANCES

- A. Update and Presentation on Bel Aire's Sewer Monitoring Program by Rebecca Lewis (Burns & McDonnell)

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 Of The Governing Body Of The City Of Bel Aire, Kansas Authorizing The Sale And Conveyance Of Certain Property To WAM Investments, LLC.**

Action: Motion to (adopt/ deny / table) A Resolution Of The Governing Body Of The City Of Bel Aire, Kansas Authorizing The Sale And Conveyance Of Certain Property To WAM Investments, LLC and authorize the Mayor to sign all related documents.

Motion _____ Second _____ Vote _____

- B. **Consideration of An Ordinance Authorizing The City Of Bel Aire, Kansas To Issue Its Taxable Industrial Revenue Bonds, Series 2024 (Bayside Development Project) For The Purpose Of The Acquisition, Construction And Equipping Of A Commercial Facility; And Authorizing Other Related Documents And Actions.**

Action: Motion to (adopt / deny / table) An Ordinance Authorizing The City Of Bel Aire, Kansas To Issue Its Taxable Industrial Revenue Bonds, Series 2024 (Bayside Development Project) For The Purpose Of The Acquisition, Construction And Equipping Of A Commercial Facility; And Authorizing Other Related Documents And Actions and authorize the Mayor to sign.

Motion _____ Second _____ Vote _____

- C. **Consideration of selecting a Proposal for Improvements to Eagle Lake Park. Four Proposals were received:**

<u>Company</u>	<u>Budget</u>	<u>Bid</u>
VersaSport	\$150,000	\$126,308
Fry	\$150,000	\$161,156

Athco \$150,000 \$185,270

Crouch \$150,000 \$185,664

Action: Motion to (accept / deny / table) the Proposal from _____ in the amount not to exceed \$_____ and authorize the Mayor to sign.

Motion _____ Second _____ Vote _____

- D. PUD-24-07 (previously PUD-24-03) Consideration of An Ordinance Approving The Recommendation Of The Bel Aire Planning Commission Recommending a zone change request in the City from Single-Family Residential District (R-4) to a Planned Unit Development Residential District (R-PUD) to create the Bristol Hollows Addition R-PUD, for the purpose of bringing structures that were conforming in 2020 and made non-conforming in 2023, due to lot splits that were completed without City notice and approval, generally located at 53rd Street North and Bristol Street. (A protest petition was not filed with the Bel Aire City Clerk within 14 days, after conclusion of the public hearing on 11/14/24.)**

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-24-07, 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-24-07, 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-24-07 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 _____

- E. Consideration of approving an update to page 20, Section C, 'Overtime Requirements' of the Personnel Policy to change the Police Department's hourly staff pay schedule to a 40-hour pay period.**

Action: Motion to (approve / deny / table) the update to page 20 of the Personnel Policy as presented.

Motion _____ Second _____ Vote _____

XIII. EXECUTIVE SESSION

Action: Motion to recess into executive session to discuss with legal counsel and receive legal advice related to pending litigation. The discussion will be pursuant to K.S.A. 75- 4319 (b)(2) for legal consultation with Neil Gosch which would be deemed privileged in the attorney-client relationship. Invite the City Manager, City Attorney, and Katherine Chlumsky. 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. No Council Workshop in December

B. Discussion on improvements along K-254

XV. ADJOURNMENT

Action: Motion to adjourn.

Motion _____ Second _____ Vote _____

Additional Attachments:

A. City Manager's Report - December 3, 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 and on YouTube.

Please make sure all cell phones and other electronics are turned off and put away.