



MINUTES
CITY COUNCIL MEETING
7651 E. Central Park Ave, Bel Aire, KS
March 01, 2022 7:00 PM



I. CALL TO ORDER: Mayor Jim Benage called the meeting to order at 7:00 p.m.

II. ROLL CALL

Present were Greg Davied, Dr. Joel Schroeder, Justin Smith, and John Welch. Diane Wynn was absent.

Also present were City Manager Ty Lasher, City Attorney Jacqueline Kelly, City Engineer Anne Stephens, and City Clerk Melissa Krehbiel.

III. OPENING PRAYER: Gary Green provided the opening prayer.

IV. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

Mayor Benage led the pledge of allegiance.

V. PROCLAMATION

A. American Red Cross Month, March 2022

B. Severe Weather Awareness Week, March 7th—11th, 2022

Mayor Benage read and signed the proclamations.

VI. DETERMINE AGENDA ADDITIONS: There were no additions.

VII. CONSENT AGENDA

A. Minutes of the February 15, 2022 City Council meeting.

B. Approve Bellino Fireworks Kansas, Inc to be located at 4552 N Woodlawn Blvd as qualifying for Fireworks Sales Permit pending Sedgwick County Fire Marshall inspection.

C. Approve Shocker Fireworks to be located at 4501 N Oliver as qualifying for Fireworks Sales Permit pending Sedgwick County Fire Marshall inspection.

- D. **Approve Waz Up Fireworks, LLC to be located at 9745 E 50th St N (Clinic In A Can) as qualifying for Fireworks Sales Permit pending Sedgwick County Fire Marshall inspection.**
- E. **Approve Wholesale Fireworks Enterprises, LLC to be located at 6334 E Crestmark as qualifying for Fireworks Sales Permit pending Sedgwick County Fire Marshall inspection.**

MOTION: Councilmember Smith moved to approve the Consent Agenda.
Councilmember Schroeder seconded the motion. ***Motion carried 4-0.***

VIII. DISCUSSION AND APPROVAL OF APPROPRIATIONS ORDINANCE

- A. **Consideration of Appropriations Ordinance 22-04 in the amount of \$1,185,517.15.**

MOTION: Councilmember Schroeder moved to approve Appropriations Ordinance 22-04. Councilmember Davied seconded the motion. ***Motion carried 4-0.***

IX. CITY REQUESTED APPEARANCES

- A. **Slade Engstrom and Brett Letkowski, Transystems - KDOT TEAP Intersection Analysis, 53rd and Woodlawn, 53rd and Rock**
- B. **Ken Lee, Garver - Gravel Road Paving Analysis and Potential Petition Amounts**
- C. **Dakota Zimmerman and Eric Strecker, Garver - Woodlawn Reconstruction Progress**

Ken Lee presented the paving analysis and potential petition amounts and stood for questions from the Council. Dakota Zimmerman presented an update on Woodlawn construction progress. The TranSystems representatives were unable to attend; their presentation will be rescheduled.

X. CITIZEN CONCERNS:

Bonnie Stinson, 3800 N. Harding, spoke about her concerns regarding the cost of potential specials for road improvements in her neighborhood. Many people in the neighborhood are retired and on fixed incomes.

Carolyn Gunzelman, 5029 E 39th Street North, also spoke about her concerns regarding the cost of the potential road improvements.

XI. REPORTS

- A. **Council Member Reports**

Councilmember Welch asked residents to pray for the people of Ukraine.

B. Mayor's Report

Mayor Benage gave a brief report on the most recent meetings of the Chisholm Creek Utility Authority and the K-254 Corridor Development Association.

He also asked that residents pray for peace in Ukraine tomorrow on Ash Wednesday.

C. City Attorney Report – No report was given.

D. City Manager Report

City Manager Lasher reported that the City has been awarded the Tree City USA Award and thanked the Tree Board.

XII. ORDINANCES, RESOLUTIONS AND FINAL ACTIONS

A. Consideration of An Ordinance Changing the Zoning Classification from R-1 Estate Residential to R-4 Residential On Certain Property Located Within The Corporate City Limits of the City of Bel Aire, Kansas (Chapel Landing 6th).

MOTION: Councilmember Schroeder moved to accept An Ordinance Changing the Zoning Classification from R-1 Estate Residential to R-4 Residential On Certain Property Located Within The Corporate City Limits of the City of Bel Aire, Kansas (Chapel Landing 6th) and authorize the Mayor to sign. Councilmember Smith seconded the motion.

Roll Call Vote:

Jim Benage – Aye Greg Davied – Aye Dr. Joel Schroeder – Aye
Justin Smith – Aye Diane Wynn – [Absent] John Welch – Aye

Motion carried 5-0.

B. Consideration of accepting the recommendation of the Bel Aire Planning Commission and approving An Ordinance approving a conditional use (CON-21-03) on certain property in a C-1 Commercial zoning district. If approved, the applicant will be allowed to add an LED message board to an existing sign pole base located in a utility easement, contingent on a 60-day Planning Commission review. (LED Sign Woodlawn)

MOTION: Councilmember Smith moved to accept An Ordinance Allowing A Conditional Use (CON-21-03) On Certain Property Zoned C-1 Located Within The Corporate City Limits Of The City Of Bel Aire, Kansas. Councilmember Davied seconded the motion.

Roll Call Vote:

Jim Benage – Aye Greg Davied – Aye Dr. Joel Schroeder – Aye
Justin Smith – Aye Diane Wynn – [Absent] John Welch – Aye

Motion carried 5-0.

C. Consideration of An Ordinance Approving A Conditional Use On Certain Property Zoned R-5 Located Within The Corporate City Limits of the City Of Bel Aire, Kansas (CON-22-01 - Private Pool on Chris St.).

MOTION: Councilmember Welch moved to approve An Ordinance Approving A Conditional Use (CON-22-01) On Certain Property Zoned R-5 Located Within The Corporate City Limits of the City of Bel Aire, Kansas and authorize the Mayor to sign. Councilmember Schroeder seconded the motion.

Roll Call Vote:

Jim Benage – Aye Greg Davied – Aye Dr. Joel Schroeder – Aye
Justin Smith – Aye Diane Wynn – [Absent] John Welch – Aye

Motion carried 5-0.

D. Consideration of accepting the dedication of streets and other public ways, service and utility easements and land dedicated for public use as shown on the Final Plat of Skyview at Block 49 2nd.

MOTION: Councilmember Davied moved to accept the dedications within the Final Plat for Skyview at Block 49 2nd and authorize all required signatures.

Roll Call Vote:

Jim Benage – Aye Greg Davied – Aye Dr. Joel Schroeder – Aye
Justin Smith – Aye Diane Wynn – [Absent] John Welch – Aye

Motion carried 5-0.

E. Consideration of accepting the dedication of streets and other public ways, service and utility easements and land dedicated for public use as shown on the Final Plat of Skyview at Block 49 3rd with PUD overlay.

MOTION: Councilmember Welch moved to accept the dedications within the Final Plat for Skyview at Block 49 3rd with PUD overlay and authorize all required signatures. Councilmember Schroeder seconded the motion.

Roll Call Vote:

Jim Benage – Aye Greg Davied – Aye Dr. Joel Schroeder – Aye
Justin Smith – Aye Diane Wynn – [Absent] John Welch – Aye

Motion carried 5-0.

F. Consideration of accepting the dedication of streets and other public ways, service and utility easements and land dedicated for public use as shown on the Final Plat of Lycee.

MOTION: Councilmember Schroeder moved to accept the dedications within the Final Plat for Lycee and authorize all required signatures. Councilmember Welch seconded the motion.

Roll Call Vote:

Jim Benage – Aye Greg Davied – Aye Dr. Joel Schroeder – Aye
Justin Smith – Aye Diane Wynn – [Absent] John Welch – Aye

Motion carried 5-0.

G. Consideration of an Agreement for Professional Services with Garver for 47th Street Reconstruction in the amount of \$19,537.50.

MOTION: Councilmember Welch moved to approve an Agreement for Professional Services with Garver for the 47th Street Reconstruction in the amount of \$19,537.50 and authorize the Mayor to sign. Councilmember Schroeder seconded the motion.

Motion carried 4-0.

H. Consideration of An Agreement with Skyview at Block 49, LLC Concerning The Development Of Skyview At Block 49 2nd Addition, Bel Aire, Sedgwick County, Kansas.

MOTION: Councilmember Smith moved to table An Agreement Concerning The Development Of Skyview At Block 49 2nd Addition, Bel Aire, Sedgwick County, Kansas, and authorize the Mayor to sign. Councilmember Welch seconded the motion.

Motion carried 4-0.

XIII. EXECUTIVE SESSION: There was no need for an executive session.

XIV. DISCUSSION AND FUTURE ISSUES: The Council briefly discussed the agenda for the March Council workshop, which will be held on Tuesday, March 8th at 6:30 p.m.

XV. ADJOURNMENT

MOTION: Councilmember Smith moved to adjourn. Councilmember Davied seconded the motion. *Motion carried 4-0.*

The meeting adjourned at 8:28 p.m.

Approved by the City Council this 15th day of March, 2022.


Jim Benage, Mayor

ATTEST:


Melissa Krehbiel, City Clerk

