



AGENDA

CITY COUNCIL WORKSHOP

7651 E. Central Park Ave, Bel Aire, KS

Video Available at belaireks.gov

April 14, 2026 7:00 PM



I. CODE ENFORCEMENT CASES

A. Abatement

II. COMPREHENSIVE PLAN

A. Comp Plan Overview

III. FLOCK SAFETY

A. Chief Darrell Atteberry

B. Shawn Dow

IV. GOLF CARTS DISCUSSION

A. Golf Carts

V. PROPERTY TAX LEGISLATION

A. 2025 Legislative Review on Property Tax Legislation

VI. Notice

It is possible that sometime between 6:30 PM 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 on www.belaireks.gov or YouTube.

STAFF COMMUNICATION

FOR MEETING OF	4/14/2026
CITY COUNCIL	
INFORMATION ONLY	

STAFF REPORT

DATE: 04/02/2026

TO: Bel Aire City Council
FROM: Paula Downs
RE: Abatement Workshop

SUMMARY: City of Bel Aire Abatement Case Discussion

General Information:

The current code violation enforcement process for the City of Bel Aire is as follows:

1. Verify the code violation;
2. Open a case for the code violation and attempt to contact residents and/or owner via phone or letter;
3. Initial contact potential solutions are discussed, and resource information is provided;
4. After contact is made or attempted, an initial code compliance letter is provided with an agreed upon timeline for compliance. If contact is not made, the follow up timeline is 15 days;
5. If property is in compliance the case is closed;
6. If the property is not in compliance a second non-compliance letter is provided with a 10-day timeframe for follow up;
7. After 10-day time frame if the property is in compliance the case is closed; and
8. If no contact or compliance has been completed next steps are proceeding with Abatement.

The City has not moved forward with the abatement process for code violation cases to date. The abatement process is used for extreme and chronic cases affecting the health and safety of the public.

The City currently has an abatement case that is past the second non-compliance violation letter. This property is a long-term chronic case that needs to move through the abatement process.

Types of Abatement Issues:

1. Tall grass & dead/diseased trees;
2. Inoperable vehicles, campers, boats and trailers;
3. Dilapidated/Abandoned/Unmaintained structures;
4. Bulky waste on the exterior of the home;
5. Combination of one or more issues.

Way to Identify Code Violation:

- 1. Front yard- can view;
- 2. Back yard- may receive a complaint and can see the backyard or issue is visible through fence (chain link) or above fence (overgrown grass, dead trees, etc.);
- 3. Inside the home- must be invited in to view the premises.

Abatement Process- State Statute Requirements (handout provided)

Next Steps:

- 1. Follow the abatement process
- 2. City will fund the clean-up of the property to make it safe for neighbors
- 3. City will send invoice to property owner for payment reimbursement
- 4. City will assess the costs like a special assessment if owner does not pay invoice
- 5. If property is on the unpaid tax rolls, then property will be eligible for sale
- 6. Sale of property will result in the city being reimbursed for a share of the cost expended

Staff Recommendation: Staff recommends moving forward with the abatement process for the identified property to ensure the health and safety of the public.

Abatement Process

1. Statement from professionals with all details and if the property is safe
 - a. Meetings
 - b. Mailings
 - c. Conditions
2. Resolution
 - a. Based on the statement that governing body
 - b. Point of Resolution is to establish a public hearing
3. After Resolution approves we publish
 - a. #1-Have to publish for example: Wednesday after Tuesday meeting with certified mail sent out on Friday.
 - b. #2 Have to publish for example: Wednesday the following week
 - c. Within three days of publishing, must be mailed certified to every property owner, agent owner, occupant, bank
 - d. City is responsible for requesting and paying for owners list- including banks, etc. Have to figure out if the mortgage company shows up as an owner or how to get information on anyone who has financial interest in the property- is it at the Register of Deeds
4. After publication and notification after the second publication then City Council meeting has to be after 30 days
5. Public hearing at City Council- we talk about the statements
 - a. How they decide has to be reasonable
 - b. Can't say "we do or don't want to do" something based on money- we are doing it for health, etc.
 - c. Can't play financial advisor- can't talk about how to pay for it or how to get reimbursed
 - d. Staff has to provide options for what we are going to do.
6. Resolution #2 to approve- same process but only have to publish once and send certified letter- posted on the property
 - a. Resolution will include all items that will be disposed of
 - b. Detail what is in plain sight
7. Once approved no protest petition period
8. Resolution #3- is what we did or what has been done on the property- publish NO mail

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STAFF REPORT

DATE: 04/02/2026

TO: Bel Aire City Council Workshop

FROM: Paula Downs

RE: Comprehensive Plan Next Steps

SUMMARY: Comprehensive Plan Next Steps

General Information:

In 2023, the City of Bel Aire initiated the development of a new comprehensive plan that established value statements and goals to guide the community’s growth and development through 2035. The plan was developed through engagement and input from community members, City staff, the Planning Commission, and the City Council.

The comprehensive plan established value statements, goals, land use and growth framework and provided community statistics.

The comprehensive plan sets the direction and identifies priorities and long-term needs of the community. As a result, the Capital Improvement Plan (CIP) turns strategies into specific projects needed to achieve community priorities. As the organization develops the CIP, goals strategies from the comprehensive plan will be used to decide which projects are funded. Linking the two plans helps show citizens how the city’s vision translates into community improvements.

The plan identified six strategic areas, each accompanied by an associated value statement and set of goals.

1. **Economic Development-** *Bel Aire’s non-residential environment will enhance the quality of life for all residents and visitors alike. (7 goals)*
2. **Transportation-** *Bel Aire’s transportation system will be safe, enhance the aesthetic appreciation of the City, and provide efficient options for all transportation modes.(9 goals)*
3. **Parks & Recreation-** *Bel Aire’s parks and recreation system will provide first class spaces and programming for all ages and abilities. (6 goals)*
4. **Community Identity & Character-** *Bel Aire’s built environment will communicate a distinct identity to create cohesion, increase community pride, and attract residents, businesses, and visitors. (8 goals)*
5. **Growth & Investment-** *Bel Aire will concentrate on sustainable growth through smart investments and community communication. (8 goals)*
6. **Housing-** *Bel Aire will be a destination of choice for people at all stages of life. (6 goals)*

Establishing Strategies:

Value statements articulate the community's shared principles and priorities, providing a foundation for the goals and strategies outlined in the comprehensive plan.

Goals provide specific direction for implementing the community's vision and values, guiding future policies, programs, and land-use decisions.

Strategies outline the specific actions and approaches necessary to achieve the goals of the comprehensive plan, providing guidance for implementation.

Strategy Examples

1. **Economic Development-** Goal 1- *Review internal regulatory processes with the goal of streamlining operations, i.e. applications, application processing, fees, internal reviews, etc., to ensure high levels of service for those wishing to do business in Bel Aire.*
 - a. Strategy 1: Update application forms and instructions that coincide with Bel Aire City Code language and information.
 - b. Progress: Planning and Zoning Applications updated: Planned Unit Development (PUD); Zoning; Variance; and Special Use.

2. **Transportation-** Goal 7- *Consider crash reduction, prevention, and mitigation in all transportation system projects – both vehicular and pedestrian.*
 - a. Strategy 1: Identify and obtain funding to mitigate high risk roads and enhance stop controlled intersections.
 - b. Progress: Received High Risk Urban Road (HRUR) funds for LED lit stop sign installations at 53rd and Greenwich, 45th and Greenwich, 53rd and Oliver and 53rd and Webb.

3. **Parks & Recreation-** Goal 4- *Assess additional funding/revenue sources for parks and recreation system improvements and maintenance.*
 - a. Strategy 1: Identify and obtain funding to improve park equipment in high priority parks.
 - b. Progress: Received funding for new playground equipment and safety surface in Eagle Lake Park.

4. **Community Identity & Character-** Goal 4- *Continue to develop and enhance signature events.*
 - a. Strategy 1: Deliver a 250th United States celebration event for the Bel Aire Community.
 - b. Progress: Identified format and date to engage the community for the 250th celebration.

- 5. **Growth & Investment-** Goal 6- *Consider regulations and establish coordination with regional entities aimed at protection of Colonel James Jabara Airport.*
 - a. Strategy 1: Develop and approve an Ordinance for Airport Hazard Zoning Regulations within the vicinity of Colonel James Jabara Airport.
 - b. Progress: Regulations have been developed and the Preliminary Report, per statute, has been approved by the Planning Commission. Final report will be on the April 9 Planning Commission agenda for recommended approval by the City Council at their April or May meeting.

- 6. **Housing-** Goal 6- *Explore amending or redoing the zoning code, especially as it pertains to residential development, to ensure best practices are in place for the City, the developer, and the citizens.*
 - a. Strategy 1: Update Zoning and Subdivision Regulations to follow state statutes and best practices.
 - b. Progress: Governing body has approved a project under the Professional Engineering Consultants (PEC) master contract to update zoning and subdivision regulations in 2026. PEC and staff currently finalizing the project process and schedule.

Strategy Development Format/Process:

- 1. Internal Development team**
 - a. Consists of department heads and staff
 - b. Review goals and identify draft strategies for each goal
 - c. Review and present draft strategies to Advisory Body
- 2. Technical Advisory Committee**
 - a. Consists of:
 - i. City Manager
 - ii. Community Development Director
 - iii. Finance Director
 - iv. Designated City Council member
 - v. Designated Planning Commission member
 - b. Review and assist in finalizing draft strategies from Internal Development Team
 - c. Approve final draft strategies.
- 3. City Council/Planning Commission Review**
 - a. Review two (2) value statement/goal proposed strategies across three (3) workshop/City Council meetings.
- 4. Internal Development Team**
 - a. Finalize strategies
 - b. Work with legal to develop Comprehensive Plan Amendment Ordinance for City Council approval
 - c. Establish priorities for strategy implementation
 - d. Develop a timeline for strategy implementation

5. City Council Approval

- a. Approve amended ordinance
- b. Review priorities and timeline for strategy implementation

6. City Staff Implementation

- a. Implement strategies
- b. Deliver an annual comprehensive plan update



Bel Aire 2035 Comprehensive Plan Value Statement and Goals

Economic Development

Value Statement: *Bel Aire's non-residential environment will enhance the quality of life for all residents and visitors alike.*

Goals:

1. Review internal regulatory processes with the goal of streamlining operations, i.e. applications, application processing, fees, internal reviews, etc., to ensure high levels of service for those wishing to do business in Bel Aire.
2. Review and amend adopted regulations to identify inconsistencies, improvements, and revisions. The focus of review should be on the incorporation of modern best practices for non-residential regulation tailored specifically to assist with the implementation of this Plan.
3. Support small/local business development.
4. Strengthen relationships and communication with regional development entities.
5. Explore a public-facing GIS portal providing access to accurate and relevant zoning and land use information.
6. Review and market economic development incentive policies and processes.
7. Continue to monitor and refine process coordination with the Metropolitan Area Building and Construction Department.

Transportation

Value Statement: *Bel Aire's transportation system will be safe, enhance the aesthetic appreciation of the City, and provide efficient options for all transportation modes.*

Goals:

1. Develop a transportation system master plan identifying key corridors, future vehicular and pedestrian connections, recommended regulation revisions, typical street sections, etc.
2. Consider the development and adoption of a Complete Streets Policy and related design guidelines.
3. Review and amend adopted regulations and standards related to sidewalk requirements both within neighborhoods and connecting neighborhoods.
4. Explore a multi-use pathway connection into regionally significant trail systems.
5. Explore public transportation options between Bel Aire and the surrounding communities.
6. Continue to implement existing pavement maintenance program, establish a regular interval of condition reassessment, and add sidewalks and pathways into the system.
7. Consider crash reduction, prevention, and mitigation in all transportation system projects – both vehicular and pedestrian.
8. Assess additional funding/revenue sources for transportation system improvements and maintenance.
9. Ensure that the City's desired land use goals are coordinated with transportation system improvements.

Parks & Recreation

Value Statement: *Bel Aire's parks and recreation system will provide first class spaces and programming for all ages and abilities.*

Goals:

1. Establish a Park, Recreation, and Trails Advisory Board.
2. Consider developing performance measures to assess parks and recreation levels of service and plan improvements/additions accordingly.
3. Assess public dedication policies and regulations during development proposals related to parks, recreation, and open space.
4. Assess additional funding/revenue sources for parks and recreation system improvements and maintenance.
5. Monitor operation and maintenance budgets and staffing levels as parks and recreation assets/programs are added and/or improved.
6. Continue to audit existing spaces, facilities, equipment, and programs to ensure adequate accessibility for all ability levels.

Community Identity & Character

Value Statement: *Bel Aire's built environment will communicate a distinct identity to create cohesion, increase community pride, and attract residents, businesses, and visitors.*

Goals:

1. Evaluate public placemaking initiatives for projects of all scales.
2. Encourage placemaking projects during private development projects.
3. Encourage unique and differentiating right-of-way treatments along key corridors to enhance Bel Aire's sense of place.
4. Continue to develop and enhance signature events.
5. Encourage civic participation with community clean up days, community walks, etc.
6. Assess the City's marketing strategy and assets to ensure they align with the City's identity and goals.
7. Consider overlay districts and/or design guidelines within key corridors.
8. Consider cohesive enhancements at identified major gateways into the City.

Growth & Investment

Value Statement: *Bel Aire will concentrate on sustainable growth through smart investments and community communication.*

Goals:

1. Develop and maintain a structured Capital Improvement Program, including a public-facing utility for the public to monitor progress.
2. Explore a public-facing GIS portal providing accurate utility and transportation information.
3. Review and plan for improvements set forth in the utility master plans adopted by the City.
4. Review smart growth principles, including a "return on investment" perspective, when considering infrastructure and utility improvements/extensions and land use decisions.
5. Continue to assess and participate in regional issues related to water supply/treatment and sanitary sewer treatment.
6. Consider regulations and establish coordination with regional entities aimed at protection of Colonel James Jabara Airport.
7. Enhance efforts to ensure citizens are aware of public decision-making processes.
8. Foster relationships with USD 259 and USD 375 in order to enhance local educational opportunities.

Housing

Value Statement: *Bel Aire will be a destination of choice for people at all stages of life.*

Goals:

1. Review internal regulatory processes with the goal of streamlining operations, i.e. applications, application processing, fees, internal reviews, etc., to ensure high levels of service for those wishing to do develop housing in Bel Aire.
2. Review and amend adopted regulations to identify inconsistencies, improvements, and revisions. The focus of review should be on the incorporation of modern best practices for housing regulation tailored specifically to assist with the implementation of this Plan.
3. Promote multiple housing types and densities of housing to ensure residents at all stages of life can remain in Bel Aire.
4. Support and encourage the maintenance and redevelopment of underutilized and/or deteriorating existing neighborhoods.
5. Foster the creation of a local and incremental development community that is responsive to local housing needs, i.e. accessory dwelling unit policies, renovation programs, regulation reform, public education, permitting process, etc.
6. Explore amending or redoing the zoning code, especially as it pertains to residential development, to ensure best practices are in place for the City, the developer, and the citizens.

What is Flock?

Flock is a public safety technology company that builds connected camera, audio, and investigative systems to help communities respond to and investigate safety incidents using objective evidence.

Flock technology combines video, gunshot detection, and investigative software to help law enforcement, schools, and businesses locate vehicles, understand incidents, and collaborate across jurisdictions while maintaining clear privacy safeguards, local control, and responsible data use.

Most crimes, including theft, burglary, assault, and missing person cases, involve vehicles. Flock cameras provide objective vehicle information, allowing investigators and security teams to focus on strong leads. This eliminates the need to sort through hours of footage or rely on incomplete witness descriptions, or not solve the crime at all.

Flock license plate readers are motion-activated cameras paired with cloud-based software built specifically for public safety and security. Unlike traditional security cameras that record continuous video, Flock cameras focus on capturing specific vehicle information as vehicles pass through a defined location. This includes:

- License plate number
- Vehicle make, model, color, and body type
- Date, time, and general location of detection

The information is stored securely, allowing authorized users to search the data or receive alerts concerning safety incidents.

Around the country, Flock cameras are used by:

- Businesses and Property Managers
- Cities, Towns, & Counties
- Neighborhoods and Homeowners Associations
- Public Safety Agencies
- Schools and College Campuses

How Flock Works

1. Vehicle Capture

Flock cameras are designed to capture an image focused solely on the vehicle when it passes by, deliberately avoiding the capture of unnecessary personal details about people.

2. License Plate recognition

Flock uses advanced computer vision and License Plate Recognition (LPR) technology to analyze images from its cameras. The system identifies key vehicle characteristics (make, model, color, body type) and accurately reads the license plate, converting the visual data into searchable digital text. Together, these features create comprehensive records that serve as a powerful tool for law enforcement and community safety.

3. Secure Cloud Storage

The information is encrypted and securely stored in Flock’s cloud platform. Only authorized users with proper permissions can access it.

4. Alerts and Searches

Authorized users can search for vehicles using license plate numbers or vehicle attributes. They can also receive alerts when a specific vehicle of interest is detected, such as a stolen vehicle.

5. Automatic Data Deletion

Data about vehicles is deleted automatically after a client-specified retention period, unless the data is required for an ongoing investigation.

How Flock protects privacy and controls data

Flock cameras do not use facial recognition technology. Flock’s ALPR solution focuses solely on vehicles and license plates, not people. It does not identify individuals, analyze faces, or use any form of biometric data.

Flock is also not mass surveillance. It is a purpose-built tool focused on vehicle information related to safety incidents. Flock cameras are placed in specific locations and used in response to defined safety needs. They are not designed to monitor people’s daily activities or create permanent records of lawful behavior. The Flock company goal is to help communities respond to incidents more effectively while maintaining clear boundaries around how data is used.

Only authorized users with approved access can view or search Flock camera data. The access is controlled through role-based permissions, user authentication, and detailed audit logs. Law enforcement agencies must follow departmental policies and applicable laws. All access is logged to promote accountability and responsible use.

Why choose Flock?

Some of the reasons Flock is used by thousands of communities across the country as part of broader safety strategies to:

- Help solve crime and solve crime more quickly
- Support faster stolen vehicle and property recovery
- Reduce time spent reviewing traditional video footage
- Provide clear controls for data access and retention
- Emphasize transparency and responsible use

Flock cameras provide vehicle-related information to assist communities and organizations in responding more efficiently to safety incidents.

CITY COUNCIL STAFF REPORT

Meeting Date: September 10, 2018

Agenda Item Title/Item: Golf Carts

Prepared by: Staff

AGENDA ITEM DESCRIPTION: The City of Bel Aire does not currently allow for the use of golf carts on any public street within the corporate city limits or on any street with a posted speed limit greater than 30 mph. (Crossing roadways)

BACKGROUND / HISTORY: The City of Bel Aire has never allowed for the use of golf carts on public streets within the corporate city limits.

The Standard Traffic Ordinance for Kansas Cities, (Standard Traffic Ordinance or STO), in large part, parallels the state traffic act. Additional provisions for local regulations, if any, may be included in the incorporating ordinance. The City of Bel Aire has adopted the Standard Traffic Ordinance for use by the Bel Aire Police Department for traffic enforcement.

The Standard Traffic Ordinance has the following definition for golf carts:

Golf Cart. A motor vehicle that has not less than three wheels in contact with the ground, an unladen weight of not more than 1,800 pounds, is designed to be and is operated at not more than 25 miles per hour and is designed to carry not more than four persons including the driver.

The Standard Traffic Ordinance referencing the operation of a golf cart is:

Sec. 114.4. Unlawful Operation of a Golf Cart.

- (a) It shall be unlawful for any person to operate a golf cart:
 - (1) On any interstate highway, federal highway, or state highway;
 - (2) On any public highway or street within the corporate limits of any city unless authorized by such city; or
 - (3) On any street or highway with a posted speed limit greater than 30 miles per hour. (b) The provisions of subsection
- (b) shall not prohibit a golf cart from crossing a federal or state highway or a street or highway with a posted speed limit in excess of 30 miles per hour.
- (c) A golf cart shall be operated on any public street or highway only during the hours between sunrise and sunset, unless equipped with:
 - (1) Lights as required for motorcycles by Sections 183 through Section 188 of this ordinance; and
 - (2) A properly mounted slow-moving vehicle emblem as required by K.S.A. 8-1717, and amendments thereto. (K.S.A. Supp. 8-15,108)

In the past five years, questions regarding the use of golf carts on city streets have come up. The police department has relied on the Standard Traffic Ordinance for direction. It is unlawful to operate golf carts on public streets in the City of Bel Aire.

Of the cities listed on the Golf Cart Study attachment, each has ordinance restrictions greater than state law. Most Kansas cities have additional requirements including:

- Age restrictions of drivers and occupants
- Driver’s license requirements
- Speed restrictions
- Time restrictions
- Registration and Fees
- Insurance requirements
- Capacity restrictions
- Sidewalk use restrictions and
- Long lists of required equipment for use on public streets including:
 - Working lights: Head, brake, and tail lights with turn signals
 - DOT approved tires, windshield wiper and seat belts
 - Minimum top speed between 20 and 25 mph
 - A 17-digit Vehicle Identification Number (VIN)
 - Interior and exterior mounted mirrors
 - Speedometer
 - Horn
 - Reflex reflectors on all corners of cart
 - A lighted license plate bracket

Other cities have also had to contend with collateral issues regarding the storage and parking of golf carts when they are not in use.

FINANCIAL IMPACT: Currently, there is no financial impact as golf carts are not allowed in the City of Bel Aire.

STAFF RECOMMENDATION: Staff recommends maintaining our current position of not allowing golf cart use on public streets in the City of Bel Aire.

 X Attachments for review

Proposal for Golf Carts in Bel Aire

Equipment

Meets Kansas law for definition of Golf Cart.

Must have brake lights.

If used after sunset or before sunrise, must have two headlights and two tail lights.

Must have Kansas Minimum Liability Insurance.

Operation

Max speed limit of 25 MPH.

Only allowed on residential streets.

May cross thoroughfare streets but not drive down them.

For the purposed of Golf Carts thoroughfare streets is any street with a speed limit of 35 MPH or higher.

May not use sidewalks, bike paths, or bike/ped paths.

Must follow all rules/laws of the road; e.g., stop at stop signs, drive within speed limits, drive and park on the right side of the road, when in public parking lot using appropriate marked parking spaces, pedestrian right of way, etc.

No passengers on laps of others except enfant less than 2 years of age may be on the lap of a passenger but not the lap of the driver.

No more than four persons, including the driver. The enfant exception above does not count in this four-person limit.

Driver

Must be a licensed driver to operate.

Driver may not be intoxicated as defined by Kansas law for the operation of motor vehicles.