

MANAGER'S REPORT

DATE: October 30, 2025
TO: Mayor Benage and City Council
FROM: Ted Henry, City Manager
RE: November 4, 2025 Agenda



Proclamation (Item V)

In 1954, the federal government declared November 11th as Veterans Day and designated it a federal legal holiday. Veterans Day is celebrated and commemorated in observance of those Americans serving or have served in the armed forces, for their honor, sacrifice, courage, and dedication.

Consent Agenda (Item VII)

The consent agenda contains only the Minutes of the October 7th City Council meeting.

Appropriations Ordinance (Item VIII)

This appropriation ordinance encompasses 10/15/2025 through 10/28/2025 expenses and one payroll cycle. Expenditures amounted to \$383,513.93. None of the reported expenses are infrastructure costs for new developments paid through special assessments.

City Requested Appearances (Item IX)

Jesse Miller will provide an update from the Sedgwick County Fire District No. 1 Steering Committee.

Consent and Ordinance for Annexation (Item A & B)

The City has received a request from GF Industrial LLC (Occidental Management) to annex approximately 140 acres located at the southwest corner of K-254 and Greenwich Road into the City of Bel Aire. GF Industrial LLC (Occidental Management) has unveiled plans for a multi-phase industrial development that will include industrial, warehouse, logistics space, and is open to commercial opportunities along K-254. The development is expected to bring substantial new investment and job opportunities to Bel Aire and the region. The site's proximity to K-254 and the Sunflower Commerce Park makes it ideal for large-scale light industrial users. The annexation will position Bel Aire to manage zoning, planning, and infrastructure coordination for future growth in this corridor.

The subject property is adjacent to the current City boundary, and the request and executed consent to annexation is presented by 100% of the owners of the fee simple interest in the property. This meets the criteria set out in K.S.A. 12-520, allowing a tract of agricultural land greater than 21 acres to be annexed, and allows it to be done without a prior resolution, notice or hearing.

Executive Session (Item XIII)

There is one executive session on the agenda.