



MINUTES
CITY COUNCIL MEETING
7651 E. Central Park Ave, Bel Aire, KS
April 02, 2024 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 Councilmembers Tyler Dehn, Emily Hamburg, Justin Smith, and John Welch. Councilmember Greg Davied was absent.

Also present were City Manager Ted Henry, City Attorney Maria Schrock, City Engineer Anne Stephens, Director of Public Works Marty McGee, City Clerk Melissa Krehbiel, Bond Counsel Kevin Cowan of Gilmore and Bell, PA and Ken Lee, P.E. of Garver.

III. OPENING PRAYER: John Barkett provided the opening prayer.

IV. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

Mayor Benage led the pledge of allegiance.

V. DETERMINE AGENDA ADDITIONS: There were no additions.

VI. CONSENT AGENDA

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

B. Accept and file a Termination and Release of Real Estate Exchange Agreement between the Bel Aire PBC and Willowrock Properties, LLC.

MOTION: Councilmember Smith moved to approve the Consent Agenda as listed and authorize the Mayor to sign. Councilmember Dehn seconded the motion. *Motion carried 4-0.*

VII. DISCUSSION AND APPROVAL OF APPROPRIATIONS ORDINANCE

A. Consideration of Appropriations Ordinance No. 24-06 in the amount of \$1,040,810.35.

MOTION: Councilmember Dehn moved to approve Appropriations Ordinance No. 24-06. Councilmember Smith seconded the motion. *Motion carried 4-0.*

VIII. CITY REQUESTED APPEARANCES

A. City Manager Ted Henry - Oath of Office

Ted Henry took the Oath of Office for his new role as City Manager.

B. Gary Northwall - Service Recognition

Mayor Benage recognized Gary Northwall and presented a plaque to him for his many years of service on the Tree Board.

C. Tristin Terhune - Service Recognition

Tristin Terhune, Director of Communications and HR, was recognized and presented with a plaque for her 13 years of service to the City in many roles. Ms. Terhune has accepted the role of Assistant City Manager for the City of Maize, Kansas.

IX. CITIZEN CONCERNS: No one spoke.

X. REPORTS

A. Council Member Reports

Councilmember Hamburg reported she recently attended Spring Fest, a ride along with a Bel Aire Police Officer and the Eagle Lake Park cleanup with the Tree Board.

Councilmember Smith briefly reported on the most recent meeting of the CCUA.

Councilmember Dehn reminded the public of upcoming events: the Bel Aire Chamber monthly luncheon will be held next Wednesday at City Hall and a public Open House for K-96 Improvements will be held next Thursday, April 11th.

B. Mayor's Report

Mayor Benage noted that this weekend I-135 will be closed from K-254 interchange to the K-96 interchange. Information from KDOT is available on the Bel Aire website.

He also noted that property theft through title deeds is an ongoing nationwide problem. Bel Aire citizens can take preventative measures by signing up for a "Property Activity Alert" on the website of the Sedgwick County Register of Deeds.

He briefly reported on the most recent meetings of the CCUA and the Sedgwick County Fire District #1 Steering Committee. Mayor Benage thanked Spring Fest sponsors, the Bel Aire Lions Club, Bel Aire Chamber of Commerce and City staff for their work on the event.

C. City Attorney Report

City Attorney Maria Schrock gave a brief report on the recent Kansas Rural Water Association conference.

D. City Manager Report

City Manager Ted Henry thanked his family and the Council for their support as he steps into the role of City Manager. He briefly reflected on the City's motto "City of the Future with Respect for its Past" and his leadership philosophy.

XI. Public Hearing

- A. **Public Hearing - IRB Issuance, Waltons 53rd Holdings, LLC:** The purpose of the public hearing is to hear from taxpayers, citizens, and other stakeholders regarding the issuance by the Issuer of its Taxable Industrial Revenue Bonds (Waltons 53rd Holdings LLC), in a principal amount not to exceed \$12,000,000 (the "Bonds") and in regard to an exemption from ad valorem taxation of property constructed or purchased with the proceeds of such Bonds. The Bonds are proposed to be issued to pay the costs of acquiring, equipping and constructing a 100,000-square-foot facility to house a meat processing supply and equipment commercial facility located on Lot 8, Block C of the Sunflower Commerce Park Addition (just south of 53rd Street, between Webb Road and Greenwich Road). The Issuer further intends to lease such facility to Waltons 53rd Holdings LLC, a Kansas limited liability company, or a related entity (the "Tenant").

Mayor Benage opened the public hearing and asked if anyone in attendance would like to speak. No one spoke.

MOTION: Councilmember Hamburg moved to close the public hearing. Councilmember Smith seconded the motion. *Motion carried 4-0.*

XII. ORDINANCES, RESOLUTIONS AND FINAL ACTIONS

- A. **Consideration of A Resolution Of The Governing Body Of The City Of Bel Aire, Kansas Determining The Advisability Of Issuing Taxable Industrial Revenue Bonds To Finance Acquiring, Constructing And Equipping A Facility To House A Meat Processing Supply And Equipment Commercial Facility To Be Located In The City; And Authorizing Execution Of Related Documents (Waltons 53rd Holdings, LLC).**

MOTION: Councilmember Smith moved to accept the Resolution Of The Governing Body Of The City Of Bel Aire, Kansas Determining The Advisability Of Issuing Taxable Industrial Revenue Bonds To Finance Acquiring, Constructing And Equipping A Facility To House A Meat Processing Supply And Equipment Commercial Facility To Be Located In The City; And Authorizing Execution Of Related Documents and authorize the Mayor to sign. Councilmember Welch seconded the motion. *Motion carried 4-0.*

- B. **Consideration of a Letter of Intent to Issue IRB's and Provide Other Incentives for Construction of a Industrial, Manufacturing, Warehouse, Distribution, Flex and/or Office Facility (Aspen Funds, LLC).**

MOTION: Councilmember Dehn moved to approve a Letter of Intent to Issue IRB's and Provide Other Incentives for Construction of an Industrial, Manufacturing,

Warehouse, Distribution, Flex and/or Office Facility (Aspen Funds, LLC) and authorize the Mayor to sign. Councilmember Hamburg seconded the motion. *Motion carried 4-0.*

C. Consideration of a Notice of Hearing regarding Issuance of IRB’s and Other Incentives for Construction of an Industrial, Manufacturing, Warehouse, Distribution, Flex and/or Office Facility (Aspen Funds, LLC).

MOTION: Councilmember Dehn moved to approve a Notice of Hearing regarding Issuance of IRB’s and Other Incentives for Construction of an Industrial, Manufacturing, Warehouse, Distribution, Flex and/or Office Facility (Aspen Funds, LLC) and authorize the Mayor to sign. Councilmember Smith seconded the motion. *Motion carried 4-0.*

D. Consideration of an Amended Planned Unit Development Agreement Concerning The Development Of Tierra Verde South Addition To The City Of Bel Aire, Kansas.

MOTION: Councilmember Hamburg moved to approve the Amended Planned Unit Development Agreement Concerning The Development Of Tierra Verde South Addition To The City Of Bel Aire, Kansas and authorize the Mayor to sign. Councilmember Smith seconded the motion. *Motion carried 4-0.*

E. Consideration of the activation of the traffic signal at 45th and Woodlawn.

MOTION: Councilmember Smith moved to approve the activation of the traffic signal at 45th and Woodlawn with detection activated signal cycles. Councilmember Dehn seconded the motion. *Motion carried 4-0.*

F. Consideration of a quote to inspect, clean, and line a sewer pipe on Odessa Street. One bid was received:

<u>Company</u>	<u>Bid</u>
Mayer Specialty Services	\$21,200.00

MOTION: Councilmember Smith moved to accept the quote from Mayer Specialty Services in the amount of \$21,200.00 to inspect, clean, and line the sewer pipe on Odessa Street and authorize the Mayor to sign. Councilmember Dehn seconded the motion. *Motion carried 4-0.*

XIII. EXECUTIVE SESSION: No executive session was held.

XIV. DISCUSSION AND FUTURE ISSUES: Workshop April 9th at 6:30 p.m.?

The Council briefly discussed the agenda for the upcoming workshop which will be held on April 9th at 6:30 p.m.

XV. ADJOURNMENT

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