



DATE: August 6, 2026
TO: Bel Aire City Council
FROM: Ted Henry, City Manager
SUBJECT: August 11th Workshop

1. Zoning Code Updates- Workshop #1 (joint with Planning Commission)

Earlier this year, the City hired PEC to assist with updating our Zoning and Subdivision Regulations. This process will take place over a series of workshops with the Planning Commission and City Council. The goal of the project is to make the regulations easier to navigate and ensure the zoning and subdivision regulations interact correctly. This will be the first workshop in the series. The desired outcome is to provide the City Leadership Team with an overview of the project scope and identify hot-topic issues, recurring challenges, and other areas that should be addressed as part of the update.

2. Presentation of Final Draft of the 2027 Budget (All Funds)

Following the Zoning Code portion of the workshop, Barry Smith will present the final draft of the 2027 Budget for discussion. We will also review all City funds, including the Equipment Replacement Funds, to provide a complete picture of the proposed 2027 Budget.

The remaining budget schedule is as follows:

August 18th – City Council – Nothing Scheduled but available for updates or discussion.

Sep 1st – City Council – RNR Hearing, Resolution to exceed roll call vote, FY27 Budget Hearing, Adopt FY27 Budget