

MANAGER'S REPORT

DATE: January 16, 2025
TO: Mayor Benage and City Council
FROM: Ted Henry, City Manager
RE: January 21, 2025 Agenda



Consent Agenda (Item VI)

In addition to the Minutes of the January 7, 2025 City Council meeting, the Consent agenda contains two appointments and two actions related to the Land Bank.

Appointments - Mayor Benage would like to reappoint Hildegard “Hilde” Yops to the Tree Board. If confirmed, Hilde’s term will be effective from March 1, 2025 to March 1, 2027. For a vacancy on the Planning Commission, Mayor Benage would like to appoint Brian Stuart. If confirmed, Brian’s term will be effective from 2/1/2025 to 2/1/2028.

Land Bank - The Land Bank will meet just prior to the City Council meeting to approve publication of the annual Inventory Report report, and to accept a transfer from the Land Bank to the City’s General Fund. For the annual Inventory Report, the only action requested of the council is to accept and file the report.

Appropriations Ordinance (Item VII)

This appropriation ordinance encompasses 01/01/2025 through 01/14/2025 expenses and one payroll cycle. Expenditures amounted to \$611,503.07. Of the reported expenses, \$238,153.52 are infrastructure costs for new developments. These costs are paid through special assessments.

Chamber Funding Policy 2025 (Item A)

Aaron Maxwell, President of the Bel Aire Chamber of Commerce, attended the January 7th City Council meeting to provide his annual update on the Chamber’s activities. During his presentation, Mr. Maxwell formally requested \$15,000 in funding for 2025.

In previous years, the Chamber received \$20,000 annually as a grant in both 2022 and 2023. However, the grant amount was reduced to \$15,000 in 2024. For 2025, the City Council’s Funding Policy includes the \$15,000 request, which is outlined in your meeting packet. The 2025 Bel Aire budget has allocated up to \$15,000 as a grant for the Bel Aire Chamber of Commerce.

Funding Agreement For Bel Aire Senior Center (Item B)

The City has been awarded \$18,000.00 from Sedgwick County to fund the Bel Aire Senior Center for 2025. This is the same amount of funding the Senior Center received the last three years. The County grant helps cover part of the expenses for senior programming in Bel Aire. Staff recommends approval of the agreement.

ZON-24-02, Planning Commission Recommendation for zone change (Item C)

On November 11, 2024, the Planning Commission reviewed this zoning case. Their recommendation is now presented to the City Council for consideration. If the City Council chooses to accept the Planning Commission's recommendation, the zone change can be implemented through a zoning ordinance.

City Attorney Maria Schrock has prepared a draft ordinance and provided suggested motion language, both of which are included in the Council's information packet. The packet also contains the approved minutes from the Planning Commission meeting, the zoning application, and other relevant documents. Paula Downs will be present at the meeting to provide a presentation and address any questions.

IRB (Item D)

The owner of Bayside Development has requested to purchase the bonds associated with their Industrial Revenue Bond (IRB) issuance completed in December 2024. Bayside is in the process of securing a buyer for their new building located in Sunflower Commerce Park. The documents included in your packet will release and cancel the IRBs on Lot 7, contingent upon the sale of the property by Bayside.

Executive Session (XII)

Will need one executive session.