



**MINUTES
COUNCIL MEETING
City Hall – Bel Aire, Kansas
May 19, 2009
7:00 P.M.**

- I. CALL TO ORDER** By Mayor Harold Smith - Mayor Harold Smith called the City of Bel Aire Council meeting to order, May 19, 2009 at 7:00 p.m.

- II. ROLL CALL** Council Members present, David Austin, Gary Breault, Peggy O'Donnell, Dave Sly. Members Absent, Carolyn Marlier. Also present, City Administrator Ty Lasher, City Attorney Lee Parker, City Clerk Vicki Bradford.

- III. MOMENT OF SILENT PRAYER** – A moment of silent prayer was led by Mayor Harold Smith.

- IV. PLEDGE OF ALLEGIANCE TO THE FLAG** – Led by Mayor Harold Smith.

- V. DETERMINE AGENDA ADDITIONS:** None

- VI. CONSENT AGENDA**
 - A.** Approval of minutes of the May 19, 2009 Council Meeting.

MOTION: Peggy O'Donnell made a motion to approve the consent agenda as listed and authorized the Mayor to sign. Seconded by David Austin. **Motion carried 4-0.**

- VII. DISCUSSION AND APPROVAL OF APPROPRIATIONS ORDINANCE**
 - A.** Appropriations Ordinance 09-09 in the amount of \$349,365.50

MOTION: Gary Breault made a motion to approve Appropriations Ordinance 09-09 in the amount of \$349,365.50 and withhold \$8,140.55 in prisoner holding fees and authorized the Mayor to sign. Seconded by Dave Sly. **Motion carried 4-0.**

VIII. CITY REQUESTED APPEARANCES: None

IX. CITIZEN CONCERNS:

Karen Callanan of 6918 E. Summerside Ct. expressed her concerns about the final plat for the Central Park Phase III Addition. She asked council members to not approve.

Carol Albers of 4929 N. Homestead and Aleene Aylward of 4830 Hedgerow addressed the Governing Body concerning using Hedgerow Street as a means for traffic entering and exiting for football activities at Sunrise Christian School. Ms. Albers suggested using yellow posts to detour traffic from Hedgerow. Ms. Aylward suggested closing 48th Street and utilize 45th Street for traffic to enter and exit the activities at Sunrise.

X. REPORTS:

A. Mayor's Report:

Bel Aire is negotiating with Sedgwick County to sell 800 acres of land. This is all the land we own that is east of Webb Road. The County wants to develop this area as an industrial park. The plan is to have large tracts of land near a railroad, highways and an airport where the entire infrastructure is in place and the land is immediately available for development. They believe that marketing these large tracts will increase employment and help diversify the area's economic base. Sedgwick County has the resources, knowledge and contacts to develop and market this land whereas Bel Aire does not.

For Bel Aire, this sale would be a significant reduction in our land holdings. One concern we have is the large amount of our scheduled land payments. This sale will reduce our annual interest cost which will improve our financial ability to manage the remaining land debt.

Another concern is the City's debt limit. When a city reaches its debt limit, additional development in the city becomes much more difficult. This sale would help us stay below our debt limit.

The estimated loss on this sale would be \$360,000. (mainly accrued interest and the sales commission). Also, Bel Aire would provide \$2,400,000 to extend sewer and water in the area. This amount would be our part of the economic development cost for this area. The annual cost to finance this amount will be less than the interest we are now paying on the related debt. Also, the City will benefit from the economic development in this area.

At the May 13th meeting, the County Commission tabled this issue to give them more time to consider this proposal. One question that has not been answered by either party is if Bel Aire would de-annex this land? This may be a condition that we will need to consider.

The bottom line is that this proposal will be good for Bel Aire and good for the total Wichita Economic Area, of which we are a part.

B. Council Member Reports: None

C. City Attorney Report: No Report

D. City Administrator Report:

Mr. Lasher reminded residents City Hall would be closed on Monday, May 25 for observance Memorial Day.

The City Wide Garage Sale is scheduled for May 29 and 30. No permits are required.

City Clean-Up Day is scheduled for June 6 from 8:00 to 5:00

Central Park Swimming Pool will open on May 29.

Sedgwick County approved the contract for the cold mix for 53rd Street

A new appraisal was done on the City's Recreation property. It appraised for \$1,070,000.

E. Committees/Boards/Commission Reports: None

- Water Board – Ellie Skokan

XI. ORDINANCES, RESOLUTIONS AND FINAL ACTIONS

A. Consideration of approving the Bel Aire Council Workshop Policy.

MOTION: Gary Breault made a motion to approve the Council Workshop Policy and authorized the Mayor to sign. Seconded by Peggy O'Donnell. **Motion carried 4-0.**

B. Consideration of approving the final plat for the Central Park Phase III Addition

MOTION: Peggy O'Donnell made a motion to table the final plat for Central Park Phase III with pond drainage improvements to be included in Phase I. Seconded by Dave Sly. **Motion carried 4-0.**

C. Consideration of approving street work on Flagstaff at a cost of \$12,500.00.

MOTION: Dave Sly made a motion to accept the quote from P,P & J for curb, gutter and approach work on Flagstaff. Seconded by Peggy O'Donnell. **Motion carried 4-0.**

XII. DISCUSSION AND FUTURE ISSUES:

XIII. EXECUTIVE SESSION:

XIV. ADJOURNMENT

Action: Motion to adjourn.

MOTION: Gary Breault made a motion to adjourn. Seconded by Dave Sly. **Motion carried 4-0. TIME: 8:20 pm.**

Submitted by Vicki Bradford, City Clerk
Next Regular Meeting: June 2, 2009 at 7:00 P.M.