



**MINUTES**  
**CITY COUNCIL MEETING**  
**7651 E. Central Park Ave, Bel Aire, KS**  
**July 01, 2025 7:00 PM**



---

**I. CALL TO ORDER:** Mayor Jim Benage called the meeting to order at 7:00 p.m.

**II. ROLL CALL**

Councilmembers Greg Davied, Tyler Dehn, Emily Hamburg, Tom Schmitz, and John Welch were present.

Also present were City Manager Ted Henry, City Engineer Anne Stephens, and City Clerk Melissa Krehbiel. City Attorney Maria Schrock participated in the meeting by video conference.

**III. OPENING PRAYER:** Deacon Luke Meyerhoff 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 June 17, 2025 City Council meeting.**
- B. Approve the Mayor's re-appointment of Antonio Kitt to Seat 4 on the Utility Advisory Committee, term expiring 8/1/2028.**
- C. Accept the Bel Aire Lakes Entrance Petition, for pavement and drainage improvements.**
- D. Adopt A Resolution Determining The Advisability Of The Making Of Certain Internal Improvements In The City Of Bel Aire, Kansas; Making Certain Findings With Respect Thereto; And Authorizing And Providing For The Making Of The Improvements In Accordance With Such Findings (Paving And Entrance Improvements/Bel Aire Lakes Addition).**

**MOTION:** Councilmember Welch moved to approve the Consent Agenda as listed and authorize the Mayor to sign. Councilmember Schmitz seconded the motion. ***Motion carried 5-0.***

## **VII. DISCUSSION AND APPROVAL OF APPROPRIATIONS ORDINANCE**

### **A. Consideration of Appropriations Ordinance No. 25-12 in the amount of \$1,744,261.60.**

**MOTION:** Councilmember Davied moved to approve Appropriations Ordinance No. 25-12. Councilmember Dehn seconded the motion. ***Motion carried 5-0.***

## **VIII. CITY REQUESTED APPEARANCES**

### **A. Dr. Mercy Umeri and Dr. Stephanie Newbold, Director of the Hugo Wall School of Public Affairs -Special Presentation**

The representatives from the Hugo Wall School recognized Princess Fonseca, City Treasurer, who has completed the mini MPA program at Wichita State University.

### **B. Ken Lee, P.E. with Garver - Project Updates**

Mr. Lee gave project updates on the planned sidewalk for 53<sup>rd</sup> Street, the paving project at 40<sup>th</sup> and Parkwood, and reconstruction of 45<sup>th</sup> Street.

## **IX. CITIZEN CONCERNS:**

Janet Ralston, 4141 N Parkwood Ln, spoke about the construction in her neighborhood, ruts in her yard that occurred last fall when a contractor went onto the property, and flooding during recent rain storms. She stated the construction was supposed to be completed last December. No work has been done since last fall but there are still port-a-potties on site and it is still a construction zone. There has been very poor communication from the City.

Connie White, 4152 N Parkwood Ln, spoke about the construction in her neighborhood. She stated there was very little communication regarding the timeline or the process of construction. There are currently large open pits without fences. She stated she doesn't understand the plan to pave the roads before completing the ditches. She inquired about penalties to the construction companies for the delay, and asked if the streetlight across the street from her house will be replaced later.

Ken Lee, Garver, responded to some of the questions of the earlier speakers. He said the construction is scheduled to be completed at the end of next month. He stated that the ditches next to Ms. White's road will be completed first, then paving will occur. After paving, additional drainage work will happen in another area of the neighborhood.

Martin Burger, 4075 N Parkwood, spoke about the construction in the same neighborhood. He stated that the culverts are completely blocked, nothing has been done in 2 weeks, and water goes straight into his basement. He still has a pond of water in his front yard from the recent rain. He noted that a coiled electrical wire had been left near his property line; during recent rains, he discovered that the electrical wire was live. Since that incident, he has spoken to a representative of the electric company. He asked when repairs will be done for the construction damage.

Andrew Scheer, 8775 E Chris St, introduced himself as a US Army war veteran, father with sole custody, and an individual who has overcome a learning disability. He recently suffered from

vertigo and learned on June 24<sup>th</sup> that he may have a tumor. He stated that he was targeted by the Bel Aire Police Department on June 16<sup>th</sup>. The Bel Aire Police Department visited his home on an anonymous tip. He then requested reports. He was told there was no case report. He stated he is being targeted by the Police Department. He has asked for video surveillance, filed a subpoena and is willing to pursue other action.

## **X. REPORTS**

### **A. Council Member Reports**

Councilmember Hamburg reported on the latest CCUA meeting, and the cleanup at Bel Aire Park. She thanked parents, volunteers and staff for their work on the Recreation Center's machine pitching season, which just wrapped up.

Councilmember Schmitz reported on his observations of paving projects around the City.

Councilmember Davied reported on the latest CCUA meeting.

Councilmember Dehn reported on the latest meeting of the K254 corridor committee for the KDOT local consult. He noted that the Bel Aire Area Chamber of Commerce will hold a mixer at Napoli's this month instead of the regular monthly meeting.

### **B. Mayor's Report**

Mayor Benage noted that July 15<sup>th</sup> is the last day to register to vote in the August Primary Election. He noted the recent passing of Art Tenbrink, former Chairman of UAC and long-time volunteer. Mayor Benage asked for prayers for Art and his family.

### **C. City Attorney Report:** No report was given.

### **D. City Manager Report**

City Manager Ted Henry recognized Princess Fonseca, City Treasurer, for her hard work. He noted that City offices will be closed for the July 4<sup>th</sup> holiday. He briefly reported that the Budget is performing as anticipated, and the total number of new home permits appears to be similar to last year. Finally, he noted the recent passing of Art Tenbrink.

## **XI. ORDINANCES, RESOLUTIONS AND FINAL ACTIONS**

### **A. Consideration of a request to continue Partnership with PBS Kansas. Victor Hogstrom, PBS Kansas President & CEO, will be present to answer questions from the Council.**

**MOTION:** Councilmember Hamburg moved to deny the request for Partnership with PBS Kansas. Councilmember Davied seconded the motion. Discussion followed.

***Motion carried 3-2*** with Councilmembers Dehn and Welch voting against the motion.

**B. Consideration of Change Order No 6 to the 2025 Street Maintenance Project for street repairs on 45th Street from Edgemoor to Woodlawn, in an amount not to exceed \$83,460.**

Ken Lee, Garver, gave a brief update on plans for reconstruction of 45<sup>th</sup> Street, which is expected to begin construction in 2027.

Anne Stephens, City Engineer, stood for questions related to the Change Order for temporary repairs to 45<sup>th</sup> Street.

**MOTION:** Councilmember Dehn moved to accept Change Order No. 6 to the 2025 Street Maintenance Project for street repairs on 45th Street from Edgemoor to Woodlawn, in an amount not to exceed \$83,460 and authorize the Mayor to sign. Councilmember Welch seconded the motion. *Motion carried 5-0.*

**C. Consideration of Agreement with the Secretary of Transportation, Kansas Department of Transportation (KDOT) for Construction of a Multi-Use Path on East 53rd Street.**

**MOTION:** Councilmember Davied moved to approve the Agreement with KDOT for Construction of a Multi-Use Path on East 53rd Street as presented and authorize the Mayor to sign all related documents. Councilmember Welch seconded the motion. *Motion carried 5-0.*

**D. Consideration of Change Order No. 2 for the Arthur Heights - Paving Improvements Project at \$10,552 and 4 Additional Working Days with Prado Construction, LLC.**

**MOTION:** Councilmember Welch moved to approve Change Order No. 2 for the Arthur Heights Paving Improvements Project with Prado Construction as presented at a cost not to exceed \$10,552.00 and authorize the Mayor to sign all related documents. Councilmember Schmitz seconded the motion. *Motion carried 5-0.*

**XII. EXECUTIVE SESSION:** No executive session was held.

**XIII. DISCUSSION AND FUTURE ISSUES**

**A. Short-term improvements to 45th Street from Woodlawn to Edgemoor.**

**B. City Council Workshop - July 8, 2025 at 7:00 p.m.**

City Manager Ted Henry briefly mentioned topics for the City Council workshop. No action was taken.

**XIV. ADJOURNMENT**

**MOTION:** Councilmember Welch moved to adjourn. Councilmember Dehn seconded the motion. *Motion carried 5-0.*

Approved by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Jim Benage, Mayor

ATTEST:

\_\_\_\_\_  
Melissa Krehbiel, City Clerk