



MINUTES
CITY COUNCIL MEETING
7651 E. Central Park Ave, Bel Aire, KS
September 02, 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. No one was absent.

Also present were City Manager Ted Henry, City Attorney Maria Schrock, Director of Finance Barry Smith, Director of Community Development Paula Downs, City Attorney Melissa Krehbiel, and Bond Counsel Kevin Cowan of Gilmore & Bell, P.A.

III. OPENING PRAYER: A moment of silent prayer was held.

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 August 19, 2025 City Council meeting.

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

VII. DISCUSSION AND APPROVAL OF APPROPRIATIONS ORDINANCE

A. Consideration of Appropriations Ordinance No. 25-16 in the amount of \$2,628,966.16.

MOTION: Councilmember Davied moved to approve Appropriations Ordinance No. 25-16. Councilmember Dehn seconded the motion. ***Motion carried 5-0.***

VIII. CITY REQUESTED APPEARANCES: None

IX. PUBLIC HEARINGS

A. Public Hearing regarding proposed property tax levy in excess of the Revenue Neutral Rate and adoption of Revenue Neutral Rate Resolution.

Mayor Benage opened the Public Hearing.

Lindsay Poe Rousseau, 5239 N Colonial, spoke to the Council. She works for Sedgwick County Finance and has lived in Bel Aire for two years. She recently reviewed Bel Aire's latest annual audit and the proposed budget. With her experience in public finance she understands the challenges that government faces. She loves living in Bel Aire; she gets wonderful services. She is proud to look at Bel Aire's budget and audit and feels good about where she lives. She thanked the Council for lowering the mill levy.

No others requested to speak.

MOTION: Councilmember Welch moved to approve A Resolution of The City of Bel Aire, Kansas to Levy a Property Tax Rate Exceeding the Revenue Neutral Rate for the 2026 budget and authorize the Mayor to sign. Councilmember Schmitz seconded the motion.

Roll Call Vote:

Greg Davied – Aye	Tyler Dehn – Aye	Emily Hamburg – Aye
Tom Schmitz – Aye	John Welch – Aye	

Motion carried 5-0.

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

B. Public Hearing regarding the 2026 City of Bel Aire Budget

Director of Finance Barry Smith gave a brief presentation about the proposed budget.

Mayor Benage opened the public hearing and requested comments from the public. No one spoke.

MOTION: Councilmember Hamburg moved to close the Public Hearing. Councilmember Welch seconded the motion. ***Motion carried 5-0.***

X. CITIZEN CONCERNS

David Landoll, 4743 N Krueger Street, spoke to the Council regarding recent street and water main work near his home. Many in his neighborhood questioned why the surface work would occur before the subsurface work. About 1 month ago a water main project was started in his neighborhood. One of the paint markers was placed in the middle of his driveway. He asked City staff, the contractor, and the Mayor why the marker was in the middle of the driveway but did not receive an answer. He put in a new driveway a few years ago. Then a paving contractor damaged his driveway. He is asking the city to replace the approach to his driveway. He also noted that he has never seen a City inspector at these work sites.

XI. REPORTS

A. Council Member Reports

Councilmember Hamburg reported on the latest Chisholm Creek Utility Authority meeting.

Councilmember Davied reported on the latest CCUA meeting.

Councilmember Dehn reported that the South Central Kansas Transportation Coalition will meet on Thursday. The KDOT local consult will be held on October 8th in Wichita, and a virtual meeting on October 27th. Tomorrow, the Bel Aire Chamber will hold their monthly lunch meeting.

B. Mayor's Report

Mayor Benage reported on the latest CCUA meeting. Following a recent shooting at a Catholic school in Minnesota, Mayor Benage reached out to the City Manager to ask Bel Aire Police to help improve security at local schools.

C. City Attorney Report

City Attorney Maria Schrock briefly reported on anticipated revisions to the City's KORA ordinance and record retention schedule.

D. City Manager Report

City Manager Ted Henry reported on upcoming events, including National Night Out, Fall Fest and the Bel Aire Chamber's monthly lunch meeting.

XII. ORDINANCES, RESOLUTIONS AND FINAL ACTIONS

A. Consideration of Approving the 2026 City of Bel Aire Budget.

MOTION: Councilmember Welch moved to approve the 2026 City of Bel Aire Budget as presented and authorize all required signatures. Councilmember Dehn seconded the motion. *Motion carried 5-0.*

B. Consideration of An Ordinance Levying Special Assessments On Certain Property To Pay The Costs Of Internal Improvements In The City Of Bel Aire, Kansas, As Previously Authorized By Resolution Nos. R-21-50, R-21-52, R-21-53, R-22-27, R-22-28, R-22-29, R-22-30, R-22-31, R-22-09, R-22-51, R-22-11, R-22-33, R-22-34, R-22-13, R-22-14, R-22-15 And R-22-16 Of The City; And Providing For The Collection Of Such Special Assessments.

MOTION: Councilmember Hamburg moved to adopt An Ordinance Levying Special Assessments On Certain Property To Pay The Costs Of Internal Improvements In The City Of Bel Aire, Kansas, As Previously Authorized By these Resolutions listed here; And Providing For The Collection Of Such Special Assessments and authorize all required signatures. Councilmember Welch seconded the motion. *Motion carried 5-0.*

C. Consideration of A Resolution Authorizing The Offering For Sale Of General Obligation Bonds, Series 2025A And General Obligation Temporary Notes, Series 2025B, Of The City Of Bel Aire, Kansas.

MOTION: Councilmember Davied moved to accept A Resolution Authorizing The Offering For Sale Of General Obligation Bonds, Series 2025A And General Obligation Temporary Notes, Series 2025B, Of The City Of Bel Aire, Kansas and authorize all required signatures. Councilmember Dehn seconded the motion. *Motion carried 5-0.*

D. ZON-25-01: Consideration Of An Ordinance Approving The Recommendation Of The Bel Aire Planning Commission Recommending Approval Of A Zone Change Request From A Neighborhood Commercial, Office and Retail District “C-1” To A Planned Unit Development Residential District “R-PUD” (Lycee Addition R-PUD), Generally Located At The East Side Of Rock Road And ¼ Mile North Of 53rd Street North, Bel Aire, Sedgwick County, Kansas.

Mayor Benage announced the agenda item. Before proceeding with the hearing, Mayor Benage asked if any Council member wished to disqualify themselves from participating in this case because they have a conflict of interest. Mayor Benage asked if any member of the City Council had received any ex-parte verbal or written communications prior to this agenda item, which they would like to share. All Councilmembers responded no to both questions. The City Clerk confirmed that no protest petitions were received regarding this case.

All of the Councilmembers confirmed that they had received the Unapproved Minutes of the Planning Commission for August 14, 2025, which summarizes the public hearing for this case. Paula Downs, Director of Community Development, provided a report on the case and stood for questions from the Council.

Councilmember Welch asked if the plans allowed for enough room between Rock Road and the development to allow for future expansion of Rock Rd. The agent for the applicant, Phil Meyer of Baughman Company, answered Mr. Welch’s question: yes, there is 60 ft of half street right of way dedicated on the east side on Rock Road which will allow for a five-lane facility.

Councilmember Dehn asked if the developer can extend a sidewalk to the entrance and connect it to a public sidewalk. He also asked why a second entrance/exit was not included on the East side. Councilmember Hamburg asked if the entrance for the Commercial area would be on Rock Rd; Ms. Downs confirmed that it will be.

Mayor Benage confirmed with staff that no written communications have been received regarding this case.

The agent for the applicant, Phil Meyer of Baughman Company gave a presentation about the PUD plat and stood for questions from the City Council. He answered questions from the Council regarding the multi-family design, the placement of stairs, and street ingress/egress and ownership of the development. Mr. Meyer stated the proposed plans are for multi-family, but it is less dense than a typical apartment complex.

Mayor Benage invited public comments on the case. No one requested to speak

The Council then deliberated. In support of the recommendation, Councilmember Schmitz said it appears to be a good buffer between the R-6 multifamily housing nearby and single-family housing. It doesn't appear to be out of place where it is located and the proposed development seems to fit with what is already there.

Councilmember Welch said he know this is a difficult area, it was hard to sell, it's been vacant for a long time. He appreciates the use of it based on what's around it; and he would vote for it.

Councilmember Hamburg noted that staff and Planning Commission are recommending this. She appreciated the comments about the limitations with the utilities there; that they will make use of that hopefully for a really nice retail that citizens have been mentioning; so she will be supporting this.

Councilmember Davied said that Planning Commission and staff did a nice job, as well as the developer, in finding a nice little commercial addition to the City, and use of that land; so he will be in support of it also.

Councilmember Dehn stated that he appreciated the placement of the development with it's proximity to schools and access to safe sidewalks; he agrees with the buffering between a major arterial street and an apartment complex.

MOTION: Councilmember Dehn moved to Approve the findings of fact and recommendation of the Planning Commission for ZON-25-01, Adopt the Ordinance as Presented, and authorize the Mayor to sign. Councilmember Schmitz seconded the motion.

Roll Call Vote:

Greg Davied - Aye	Tyler Dehn – Aye	Emily Hamburg - Aye
Tom Schmitz - Aye	John Welch - Aye	Mayor Jim Benage – Aye

Motion carried 6-0.

E. Consideration Of An Ordinance Approving The Recommendation Of The Bel Aire Planning Commission Recommending Approval Of The Bel Aire 2035 Comprehensive Plan for Bel Aire, Kansas.

Lance Onstott, Professional Engineering Consultants, gave a brief presentation and stood for questions from the Council.

Mayor Benage stated concerns about the data used for the plan. Councilmember Schmitz stated concerns about the population estimates being low. Councilmember Dehn stated concerns about the amount of public engagement for the plan; he wished it were more robust.

MOTION: Mayor Benage moved to return the recommendation of the Planning Commission for Approval of the Bel Aire 2035 Comprehensive Plan to the Planning Commission for further consideration, with a statement specifying the basis for failure to Approve or Disapprove, the statement is; This plan has multiple issues of outdated data and information. [Mayor Benage] will provide an expanded report within a week, but

some of the examples are: outdated population, outdated average income, outdated traffic counts, inaccurate references to medical facilities, and future use proposals that are not consistent with current zoning, especially with regards to land south of the railroad tracks and east of Webb Road. Councilmember Davied seconded the motion.

Roll Call Vote:

Greg Davied – Aye

Tyler Dehn – Aye

Emily Hamburg – Aye

Tom Schmitz – Aye

John Welch – Nay

Mayor Jim Benage – Aye

Motion carried 5-1.

F. Consideration of An Ordinance Designating the Bel Aire Planning Commission as the Bel Aire Board of Zoning Appeals.

MOTION: Councilmember Welch moved to Adopt An Ordinance Designating the Planning Commission as the Board of Zoning Appeals and authorize the Mayor to sign. Councilmember Hamburg seconded the motion. *Motion carried 5-0.*

G. Consideration of a Resolution Amending the Bylaws of the Bel Aire Planning Commission.

MOTION: Councilmember Hamburg moved to Adopt A Resolution Amending the Bylaws of the Planning Commission As Presented and authorize the Mayor to sign. Councilmember Schmitz seconded the motion. *Motion carried 5-0.*

H. Consideration of A Resolution Establishing the City of Bel Aire Sidewalk Reimbursement Program for Fiscal Year 2025.

MOTION: Councilmember Welch moved to Adopt A Resolution Establishing The Sidewalk Reimbursement Program As Presented with funds not to exceed \$15,000 and authorize the Mayor to sign. Councilmember Davied seconded the motion. *Motion carried 5-0.*

I. Consideration of An Ordinance Amending Current Water Drought/Emergency Restrictions to Comply with Wichita's New Permanent Water Restrictions Ordinance Adopted on August, 26, 2025 and to be Implemented on September 15, 2025.

MOTION: Councilmember Davied moved to Adopt An Ordinance Establishing Permanent Watering Restrictions As Presented and authorize the Mayor to sign. Councilmember Dehn seconded the motion. *Motion carried 4-1* with Councilmember Schmitz voting against the motion.

J. Consideration of An Amendment To The Municipal Water Conservation Plan to Comply with Wichita's New Permanent Water Restrictions Ordinance Adopted on August, 26, 2025 and to be Implemented on September 15, 2025.

MOTION: Councilmember Davied moved to Approve Amendment No. 1 to the Municipal Water Conservation Plan As Presented authorize the Mayor to sign and authorize City Manager to submit this amendment to the City of Wichita. Councilmember Dehn seconded the motion. *Motion carried 4-1*, with Councilmember Schmitz voting against the motion.

XIII. EXECUTIVE SESSION: No executive session was held.

XIV. DISCUSSION AND FUTURE ISSUES

A. City Council Workshop - September 9, 2025 at 7:00 p.m.

The Council briefly discussed possible agenda topics for the workshop, and the possibility that a Special Meeting may be held on September 9th preceding the workshop. No action was taken.

XV. ADJOURNMENT

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

Approved by the City Council this _____ day of _____, 2025.

Jim Benage, Mayor

ATTEST:

Melissa Krehbiel, City Clerk