



MINUTES
CITY COUNCIL MEETING
7651 E. Central Park Ave, Bel Aire, KS
December 16, 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, Brandon McIntosh, and Mike Proctor were present. No one was absent.

Also present were City Manager Ted Henry, City Attorney Maria Schrock, Director of Finance Barry Smith, City Engineer Anne Stephens, City Clerk Melissa Krehbiel and City Bond Counsel Kevin Cowan of Gilmore & Bell, P.A.

III. OPENING PRAYER: Dr. Robert Lindsted 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. Mayor Benage stated that the Executive Session would be held earlier in the meeting. Councilmember Davied requested to move Item XIV.A. (Phase 1 Bicycle and Pedestrian Trail Concept) to earlier in the agenda. Mayor Benage agreed to hold the discussion after "Citizen's Concerns".

VI. CONSENT AGENDA

- A. Approval of Minutes of the December 2, 2025 City Council meeting.**
- B. Approve the Mayor's appointment of Kent Koehler to the Sedgwick County Fire District No. 1 Steering Committee.**
- C. Approve Renewal of Cereal Malt Beverage License for DG Retail, LLC dba Dollar General, for sales of Cereal Malt Beverages in original and unopened containers.**
- D. Approve Renewal of Cereal Malt Beverage License for Seiko, LLC dba Mirai Ramen & Sushi, for sales of Cereal Malt Beverages for consumption on the premises.**

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

VII. DISCUSSION AND APPROVAL OF APPROPRIATIONS ORDINANCE

A. Consideration of Appropriations Ordinance No. 25-23 in the amount of \$2,127,910.28.

MOTION: Councilmember Dehn moved to approve Appropriations Ordinance No. 25-23. Councilmember McIntosh seconded the motion. *Motion carried 5-0.*

VIII. CITY REQUESTED APPEARANCES: None.

IX. PUBLIC HEARING

A. Public Hearing on the proposed 2025 City of Bel Aire Budget Amendment.

Mayor Benage opened the public hearing. No one spoke.

MOTION: Councilmember Davied moved to close the public hearing. Councilmember Dehn seconded the motion. *Motion carried 5-0.*

X. CITIZEN CONCERNS:

Gary O’Neal, 4967 N Hillcrest, spoke about the bicycle and pedestrian trail concept. He has 2 acres and 8 ft of right of way near the proposed trail. He is concerned about the exact location; it is unclear from the sketch. He noted that privacy fences are not allowed due to Irongate neighborhood HOA covenants. He is also concerned about access to shop buildings on his property. He suggested the City hold a stakeholder meeting with the engineers.

Kelly Miza, 5816 E 49th St N, spoke regarding the proposed bicycle and pedestrian path. Her home backs up to the hedgerow near the proposed location, and she is concerned about losing privacy and beauty on her property. She would like more information. She is concerned that not enough residents know about the plan.

Rebecca Gallo, 5904 E 49th Ct N, spoke regarding the proposed bicycle and pedestrian path. They purchased their home in 2011 and were never told anything about the proposed bike path, neither were her neighbors. She would like to have a place to ask questions and get more information. She does not want to lose her backyard for a bike path when there are other ways to get to the Rec Center. It seems like a lot of money for a new project when Woodlawn has not been finished.

DISCUSSION AND FUTURE ISSUES

A. Phase 1 Bicycle and Pedestrian Trail Concept

The Council discussed WAMPO funding, a quote from PEC, and citizen engagement regarding the plan. Councilmembers requested more engagement with residents and asked staff to schedule a public open house. No official action was taken.

XI. REPORTS

A. Council Member Reports

Councilmember Hamburg reported she attended the November meeting of the Chisholm Creek Utility Authority (CCUA), and a tour of the new Public Works facility. She suggested that the Council have a future in-depth review and discussion of the bike-ped plan, park and recreation plan and comprehensive plan. She wished everyone a Merry Christmas.

Councilmember McIntosh reported he spoke to several people about the grant funding source for the new Public Works facility and how it will not increase utility bills.

Councilmember Proctor spoke about the tour of the new facility and requested future discussion of adopting the Flock system.

Councilmember Davied reported on the tour of the new public works facility, the latest CCUA meeting, and wished everyone a Merry Christmas.

Councilmember Dehn reported on the tour of new public works facility. He congratulated Garver for receiving the Engineering Excellence Award from ACEC for designing the K-254 Management Plan.

B. Mayor's Report

Mayor Benage reported on the latest meetings of WAMPO, and the Bel Aire Utility Authority Committee (UAC). He also attended the 40th anniversary celebration of the National Institute of Aviation Research (NIAR) and a ribbon cutting for Wichita State University's new Hub for Advanced Manufacturing and Research. He noted that the Sedgwick County Association of Cities (SCAC) will meet at Walton's facility in Bel Aire on January 10th and encouraged City Council members to attend.

C. City Attorney Report

City Attorney Maria Schrock reported on the Municipal Court. The court schedule will change in 2026; municipal court will be held on the 1st and 3rd Wednesdays of the month.

D. City Manager Report

City Manager Ted Henry reported that City Hall will be closed on December 24th and 25th; City Hall will be open on Friday, December 26th from 8:00 a.m. to 1:00 p.m.

XII. ORDINANCES, RESOLUTIONS AND FINAL MOTIONS

A. Consideration of the City of Bel Aire 2025 Budget Amendment.

MOTION: Councilmember Davied moved to adopt the City of Bel Aire 2025 Budget Amendment as presented, and request all governing body members in attendance to sign the amended budget certificate for calendar year 2025. Councilmember Proctor seconded the motion. *Motion carried 5-0.*

B. Consideration of An Ordinance Authorizing The City Of Bel Aire, Kansas To Issue Its Taxable Industrial Revenue Bonds, Series 2025C (Bel Aire Secure Storage, LLC Phase 2) For The Purpose Of The Acquisition, Construction And Equipping Of A Storage Facility; And Authorizing Other Related Documents And Actions.

MOTION: Councilmember Davied moved to adopt An Ordinance Authorizing The City Of Bel Aire, Kansas To Issue Its Taxable Industrial Revenue Bonds, Series 2025C (Bel Aire Secure Storage, LLC Phase 2) For The Purpose Of The Acquisition, Construction And Equipping Of A Storage Facility; And Authorizing Other Related Documents And Actions and authorize all required signatures. Councilmember Hamburg seconded the motion. *Motion carried 5-0.*

Executive Session

MOTION: Councilmember Proctor moved to recess into executive session to discuss with legal counsel and receive legal advice related to pending litigation. The discussion will be pursuant to K.S.A. 75- 4319 (b)(2) for legal consultation with Neil Gosch, which would be deemed privileged in the attorney-client relationship. Invite Neil Gosch, Katherine Chlumsky, City Manager, City Attorney and City Engineer. The meeting will be for a period of 60 minutes, and the open meeting will resume in City Council Chambers at 9:10 p.m. Councilmember Dehn seconded the motion. *Motion carried 5-0.*

The Council then recessed for executive session. At 9:11 p.m. Mayor Benage called the meeting back to order and stated that no binding action had been taken.

C. Consideration of A Resolution Updating the Fee Schedule for 2026, Relating to Service, License, and Permit Fees.

MOTION: Councilmember McIntosh moved to adopt A Resolution Updating the Fee Schedule for 2026 as presented and authorize the Mayor to sign. Councilmember Proctor seconded the motion. *Motion carried 5-0.*

D. Consideration of a Real Estate Purchase Agreement by and between Premier Holdings LLC for real property described as 3807 N Harding Ave Bel Aire, KS 67220

MOTION: Councilmember Davied moved to approve the Real Estate Purchase Agreement by and between Premier Holdings LLC for real property described as 3807 N Harding Ave Bel Aire, KS 67220, and authorize the Mayor to sign. Councilmember Dehn seconded the motion. *Motion carried 5-0.*

E. Consideration of A Resolution Declaring The Legal Boundaries of the City of Bel Aire, Kansas, as of 12/31/25, pursuant to KSA 12-517.

MOTION: Councilmember McIntosh moved to adopt A Resolution Declaring the Legal Boundaries of the City and authorize the Mayor to sign. Councilmember Davied seconded the motion. *Motion carried 5-0.*

F. Consideration of approving Change Order No. 1 for the Street and Drainage Improvements to serve Phase 1 Bel Aire Lakes in the amount of \$28,782.00 with an additional 5 working days.

MOTION: Councilmember Dehn moved to approve Change Order No. 1 for the Street and Drainage Improvements to serve Phase 1 Bel Aire Lakes in the amount of \$28,782.00 not to exceed with an additional 5 working days. Councilmember Davied seconded the motion. *Motion carried 5-0.*

XIII. EXECUTIVE SESSION: This item was addressed earlier in the meeting.

XIV. DISCUSSION AND FUTURE ISSUES

A. Phase 1 Bicycle and Pedestrian Trail Concept

This item was discussed earlier in the meeting.

XV. ADJOURNMENT

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