



**MINUTES**  
**CITY COUNCIL MEETING**  
7651 E. Central Park Ave, Bel Aire, KS  
January 20, 2026 7:00 PM



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**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, City Engineer Anne Stephens, Director of Community Development Paula Downs, and City Clerk Melissa Krehbiel.

**III. OPENING PRAYER:** Father Andrew Labenz 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 January 6, 2026 City Council meeting.**

**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. 26-01 in the amount of \$685,896.22.**

**MOTION:** Councilmember Dehn moved to approve Appropriations Ordinance No. 26-01. Councilmember Hamburg seconded the motion. *Motion carried 5-0.*

**VIII. CITY REQUESTED APPEARANCES**

**A. Jesse Miller - Update on Steering Committee for Sedgwick County Fire District No 1**

Jesse Miller stood for questions about the Steering Committee. Mr. Miller has resigned from the Steering Committee due to work commitments. Mayor Benage presented Mr. Miller with an award and thanked him for his service to the City.

**B. Becky Lewis, Burns & McDonnell - odor control chemical pilot findings and pretreatment report**

Becky Lewis, Burns & McDonnell, presented the pretreatment report. Mike Nelson, USP Technologies, presented the findings of the odor control chemical pilot study. Following the presentations, they answered questions from the Council. No action was taken by the Council.

**IX. CITIZEN CONCERNS:** No one spoke.

**X. REPORTS**

**A. Council Member Reports**

Councilmember Hamburg reported she Attended the Sedgwick County Association of Cities (SCAC) meeting at Walton's in Bel Aire on January 10th.

Councilmember McIntosh reported he recently drove through the Aurora Park neighborhood to see the ditch work.

Councilmember Proctor reported he attended the latest meetings of SCAC and the Bel Aire Chamber of Commerce.

Davied reported on the SCAC meeting.

Councilmember Dehn reported the Bel Aire Chamber meetings have been moved to the 1<sup>st</sup> Thursday of the month from 11:30 a.m. to 1:00 p.m. in the Community Room at City Hall. He encouraged everyone to attend on the first Thursday in February. KDOT will hold a public open house on February 5<sup>th</sup>; he encouraged citizens to attend and take the online survey available on KDOT's website. He noted that short-term rental regulations were recently discussed by Sedgwick County – he shared the information with City staff.

**B. Mayor's Report**

Mayor Benage reported that he attended the SCAC meeting and thanked everyone who attended. He also attended the latest Bel Aire Utility Advisory Committee meeting and a discussion of Sedgwick County Fire District 1. He has been working with Representative Steve Brunk on legislation that will require agreements between local governments for maintenance of shared roads.

**C. City Attorney Report**

City Attorney Maria Schrock recently attended the latest UAC meeting and discussed compliance with the Kansas Open Meetings Act (KOMA). She plans to meet with the Planning Commission and Tree Board regarding KOMA in the coming months.

## **D. City Manager Report**

City Manager Ted Henry reported on a recent meeting he had with WAMPO staff regarding grant funding for a proposed Bicycle-Pedestrian path. WAMPO is open to delaying the project in order to re-engage Bel Aire citizens about their preferences for the project. The tentative date for the public open house is February 17<sup>th</sup>.

City Manager Henry also requested feedback from the City Council regarding current code enforcement of short-term rental properties. The Council briefly discussed developing an approval process. Community Development Director Paula Downs stated she anticipates a draft of the new process will come before City Council in March or April. Councilmember Hamburg noted that specific complaints about things such as noise and parking can still be handled by the police.

City Manager Ted Henry requested that the Council address agenda Item XI C (Work Order No. 26-03). Mayor Benage then announced agenda Item XI. C for consideration.

### **Consideration of Professional Engineering Consultants Work Order No 26-03 for Bel Aire Zoning and Subdivision Regulation Updates (Agenda Item XI.C.)**

**MOTION:** Councilmember Dehn moved to approve Professional Engineering Consultants Work Order No 26-03 for Bel Aire Zoning and Subdivision Regulation Updates in the amount of \$30,000 plus reimbursable expenses amend the contract for a finish date of 12/31/2026 and authorize the Mayor to sign. Councilmember Davied seconded the motion. ***Motion carried 5-0.***

Mayor Benage then requested consideration of Agenda Item XII. A. Executive Session.

## **EXECUTIVE SESSION**

**MOTION:** Councilmember McIntosh 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 9:11 p.m. Councilmember Davied seconded the motion. ***Motion carried 5-0.***

The City Council then recessed for Executive Session. At 9:13 p.m., Mayor Benage called the open meeting back to order and stated that no binding action had been taken.

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

### **A. Consideration of The Cost Share Agreement Approving Kansas Department of Transportation (KDOT) Authority to Award Contract for Construction of 45th Street from Oliver to Woodlawn Roadway Reconstruction.**

**MOTION:** Councilmember Dehn moved to approve the Cost Share Agreement with KDOT and authorize city staff and the Mayor to sign all necessary documents. Councilmember Proctor seconded the motion. *Motion carried 5-0.*

**B. Consideration of Agreement with Nowak Construction for Hydro-Excavation Services Along 45th Street Between Oliver and Woodlawn at \$58,900.00.**

**MOTION:** Councilmember Dehn moved to approve the agreement with Nowak Construction at a cost not to exceed \$58,900.00 and authorize the Mayor to sign. Councilmember McIntosh seconded the motion. *Motion carried 5-0.*

**C. Consideration of Professional Engineering Consultants Work Order No 26-03 for Bel Aire Zoning and Subdivision Regulation Updates.**

*This Item was addressed earlier in the meeting.*

**XII. EXECUTIVE SESSION:** *This Item was addressed earlier in the meeting.*

**XIII. DISCUSSION AND FUTURE ISSUES:** None.

**XIV. ADJOURNMENT**

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

Approved by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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

ATTEST:

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Melissa Krehbiel, City Clerk