



**MINUTES**  
**CITY COUNCIL MEETING**  
7651 E. Central Park Ave, Bel Aire, KS  
July 16, 2024 7:00 PM



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**I. CALL TO ORDER:** Council President Greg Davied called the meeting to order at 7:00 p.m.

**II. ROLL CALL**

Present were Council President Greg Davied, and Councilmembers Tyler Dehn, Tom Schmitz, and John Welch. Councilmember Emily Hamburg participated via videoconference. Mayor Jim Benage was absent.

Also present were City Manager Ted Henry, City Attorney Maria Schrock, City Engineer Anne Stephens, Director of Human Resources Deborah Appel, Director of Finance Barry Smith, Director of Public Works Marty McGee, and City Clerk Melissa Krehbiel.

**III. OPENING PRAYER:** Gary Green provided the opening prayer.

**IV. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG**

Council President Davied led the pledge of allegiance.

**V. DETERMINE AGENDA ADDITIONS:** There were no additions.

**VI. CONSENT AGENDA**

**A. Approval of the Minutes of the July 2, 2024 regular City Council meeting.**

**B. Approval of the Minutes of the July 9, 2024 Special City Council Meeting.**

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

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

**A. Consideration of Appropriations Ordinance No. 24-13 in the amount of \$693,275.96.**

**MOTION:** Councilmember Dehn moved to approve Appropriations Ordinance No. 24-13. Councilmember Schmitz seconded the motion. *Motion carried 5-0.*

**VIII. CITY REQUESTED APPEARANCES:** None.

**IX. CITIZEN CONCERNS**

David Landoll, 4743 N Krueger Street, spoke regarding concerns about an overgrown ditch in his neighborhood. He believes it is the City's responsibility to mow the ditch, not the neighbor's responsibility. He also spoke regarding the proper treatment of people who speak at city council meetings.

**X. REPORTS**

**A. Council Member Reports**

Councilmember Hamburg reported on her recent tour of the Wichita Northwest Water Treatment Facility. She thanked the Utility Advisory Committee for organizing the tour.

Councilmember Welch urged everyone to be respectful of other viewpoints in light of the recent attempted assassination of President Trump. Violence is not necessary.

Councilmember Schmitz briefly reported on the tour of the Wichita Northwest Water Treatment Facility.

Councilmember Dehn briefly reported on the July 13<sup>th</sup> community walking event, and the first meeting of the WAMPO Safe Routes to School Consultant Selection Committee. He also met with two members of the USD 259 Wichita School Board regarding the new Master Plan for the school district. He reported that Kansas Department of Transportation (KDOT) will hold three open houses regarding the K-254 Corridor Management Plan. More information can be found on KDOT's website.

**B. Mayor's Report:** Mayor Benage was absent. No report was given.

**C. City Attorney Report**

City Attorney Maria Schrock briefly reported on a new Environmental Protection Agency rule regarding PFAS chemicals. Over the next few years, public water systems will be required to monitor levels of PFAS chemicals in drinking water. By 2027 public water systems will be required to mitigate or reduce PFAS chemicals if they exceed limits set by the EPA.

**D. City Manager Report**

City Manager Ted Henry briefly reported on the street projects. Phase one of the 53<sup>rd</sup> Street paving project began today on schedule. The micro surfacing of certain neighborhoods will begin July 23<sup>rd</sup>. He also reported on some upcoming events: a community clean-up will be held in Bel Aire Park from 9-10 a.m. on July 27<sup>th</sup>, Family night at the pool will be July 27<sup>th</sup>, and Hot Dawgs Pool Party will happen on August 5<sup>th</sup>.

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

**A. Consideration of submitting a Notice of Revenue Neutral Rate Intent form to the Sedgwick County Clerk's Office.**

**MOTION:** Councilmember Welch moved to approve the Notice of Revenue Neutral Rate Intent document as presented and authorize the Council President to sign. Councilmember Dehn seconded the motion. *Motion carried 5-0.*

**B. Consideration of a bid for Storm Sewer infrastructure replacement and repair at Denise Park. Three companies submitted bids:**

<u>Company</u>	<u>Bid</u>
Apex Excavating	\$27,370
Dondlinger Construction	\$32,812
UMC	\$33,800

**MOTION:** Councilmember Schmitz moved to accept the bid from Dondlinger Construction in the amount not to exceed \$32,812 for Storm Sewer infrastructure replacement and repair at Denise Park and authorize the Council President to sign. Councilmember Davied seconded the motion. *Motion carried 5-0.*

**C. Consideration of selecting an Owners Representative for Utilities and Public Works Facility project. PEC, Burns & McDonnell, and SEH submitted RFQ's.**

**MOTION:** Councilmember Dehn moved to accept the Request for Qualifications from PEC and authorize staff to negotiate an agreement. Councilmember Welch seconded the motion. *Motion carried 5-0.*

**D. Consideration of Approving Change Order No 4 from Kansas Paving for work related to Stormwater Pollution Prevention (SWPPP) for the 53rd Street - Oliver to Woodlawn paving project.**

**MOTION:** Councilmember Davied moved to accept Change Order No. 4 from Kansas Paving for the 53rd Street - Oliver to Woodlawn paving project in the amount not to exceed \$16,387.50 and authorize the Mayor to sign. Councilmember Dehn seconded the motion. *Motion carried 5-0.*

**E. Consideration of A Street Right of Way Dedication for Reserve C, Chapel Landing 3rd, Bel Aire, Sedgwick County, Kansas.**

**MOTION:** Councilmember Welch moved to accept the Street Right of Way Dedication for Reserve C, Chapel Landing 3rd, Bel Aire, Sedgwick County, Kansas and authorize the Mayor to sign. Councilmember Schmitz seconded the motion. *Motion carried 5-0.*

**F. Consideration of adopting updates to the Personnel Policy Manual.**

**MOTION:** Councilmember Dehn moved to adopt updates to the Personnel Policy Manual as presented. Councilmember Hamburg seconded the motion. Discussion followed.

**AMENDED MOTION:** Councilmember Dehn moved to adopt updates to Section II and Section III of the Personnel Policy Manual as presented tonight. Councilmember Hamburg seconded the motion. *Motion carried 4-1*, with Councilmember Welch voting against the motion.

**EXECUTIVE SESSION**

**MOTION:** Councilmember Dehn moved to recess into executive session to discuss CCUA contract negotiations pursuant to K.S.A. 75- 4319(b)(2) for legal consultation with the City Attorney which would be deemed privileged in the attorney-client relationship. Invite the City Manager, City Attorney, and Justin Smith. The meeting will be for a period of 30 minutes, and the open meeting will resume in City Council Chambers at 8:38 p.m. Councilmember Davied seconded the motion. *Motion carried 5-0.*

The council then recessed for Executive Session. At 8:40 p.m., Council President Davied called the meeting back to order in open session and stated that no binding action had been taken.

**MOTION:** Councilmember Welch moved to extend the Executive Session for an additional 15 minutes, and the open meeting will resume in City Council Chambers at 8:55 p.m. Councilmember Dehn seconded the motion. *Motion carried 4-0*, with Councilmember Hamburg absent from the vote.

The council then returned to Executive Session. At 8:57 p.m., Council President Davied called the meeting back to order in open session and stated that no binding action had been taken.

**G. Consideration of a service agreement with the Chisholm Creek Utility Authority (CCUA) concerning a cost-of-service methodology for water and wastewater.**

**MOTION:** Councilmember Welch moved to accept the 6th Supplemental Service Agreement with Chisholm Creek Utility Authority (CCUA) and authorize the Mayor to sign. Councilmember Davied seconded the motion. *Motion carried 5-0.*

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

**XIII. DISCUSSION AND FUTURE ISSUES**

The Council briefly discussed upcoming meetings and noted that the Primary Election will be held on August 6<sup>th</sup>.

**XIV. ADJOURNMENT**

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