



**MINUTES**  
**CITY COUNCIL MEETING**  
**7651 E. Central Park Ave, Bel Aire, KS**  
**February 18, 2025 7:00 PM**



---

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

**II. ROLL CALL**

Councilmembers Tyler Dehn, Emily Hamburg, and Tom Schmitz were present.  
Councilmembers Greg Davied and John Welch participated in the meeting via videoconference.

Also present were City Manager Ted Henry, City Attorney Maria Schrock, City Engineer Anne Stephens, City Clerk Melissa Krehbiel and Bond Counsel Kevin Cowan of Gilmore and Bell, PA.

**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 February 4, 2025 City Council meeting.**

**MOTION:** Councilmember Schmitz 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. 25-03 in the amount of \$894,295.57.**

**MOTION:** Councilmember Dehn moved to approve Appropriations Ordinance No. 25-03. Councilmember Hamburg seconded the motion. ***Motion carried 5-0.***

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

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

## **X. REPORTS**

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

Councilmember Dehn encouraged citizens to vote in the USD 259 bond election; early voting starts on Thursday. He recently attended an open house regarding the bond at Isely Elementary. More information can be found at the USD 259 website.

Councilmember Schmitz attended the most recent meeting of the Planning Commission.

Councilmember Hamburg attended the most recent meeting of the Planning Commission and the CCUA special meeting.

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

Mayor Benage attended the CCUA special meeting and the most recent meetings of REAP, the Utility Advisory Committee (UAC), and WAMPO TPB. In other news, an Economic Forum will be held in McPherson on February 26<sup>th</sup>.

### **C. City Attorney Report**

Maria Schrock gave a brief report on the revised UAC Water Conservation Plan. She also reported on an ADA training conference she attended.

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

Ted Henry gave a report on Animal Control. Sedgwick County provides Animal Control services for Bel Aire. Residents should call 316-660-7070 for all animal control issues.

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

### **A. Consideration of A Resolution Of The Governing Body Of The City Of Bel Aire, Kansas Amending Its Resolution No. R-2024-05, Which Relates To The Advisability Of Issuing Taxable Industrial Revenue Bonds For Certain Land And Building Improvements To Be Located Immediately Northeast Of The Intersection Of 53rd Street North And Webb Road In The City.**

Dan Schulte, representing Aspen Funds, LLC appeared via videoconference to answer questions from the Council.

**MOTION:** Councilmember Dehn moved to accept A Resolution Of The Governing Body Of The City Of Bel Aire, Kansas Amending Its Resolution No. R-2024-05, Which Relates To The Advisability Of Issuing Taxable Industrial Revenue Bonds For Certain Land And Building Improvements To Be Located Immediately Northeast Of The Intersection Of 53rd Street North And Webb Road In The City and authorize the Mayor to sign. Councilmember Davied seconded the motion. ***Motion carried 5-0.***

**B. Consideration of the amended and reinstated Letter of Intent to Issue IRB's and Provide Other Incentives for Construction of a Industrial, Manufacturing, Warehouse, Distribution, Flex and/or Office Facility.**

**MOTION:** Councilmember Dehn moved to approve the amended and reinstated Letter of Intent to Issue IRB's and Provide Other Incentives for Construction of an Industrial, Manufacturing, Warehouse, Distribution, Flex and/or Office Facility (Aspen Funds, LLC) and authorize the Mayor to sign. Councilmember Hamburg seconded the motion. *Motion carried 5-0.*

**C. Consideration of approving Supplemental Agreement No 1 with Professional Engineering Consultants for Bel Aire Lakes Construction Observation and Administration.**

**MOTION:** Councilmember Schmitz moved to accept Supplemental Agreement No 1 with Professional Engineering Consultants for Bel Aire Lakes Construction Observation and Administration and authorize the Mayor to sign. Councilmember Hamburg seconded the motion. *Motion carried 4-1* with Councilmember Welch voting against the motion.

**D. Consideration of accepting a bid for paving improvements to serve Chapel Landing 5th Phase 1. Four bids were received:**

<u>Bidder</u>	<u>Total Bid</u>
Engineer's Est.	\$887,050.00
APAC	\$1,006,315.65
<b>Kansas Paving</b>	<b>\$854,747.95</b>
Pearson	\$996,004.15
Prado	\$899,372.95

**MOTION:** Councilmember Schmitz moved to accept the bid from Kansas Paving in the amount of \$854,747.95 for paving improvements to serve Chapel Landing 5th Phase 1 and authorize the Mayor to sign all related documents. Councilmember Welch seconded the motion. *Motion carried 5-0*

**E. Consideration of selecting a bid for 2025 Pavement Maintenance Program. Three bids were received:**

<u>Bidder</u>	<u>Engineer's Est.</u>	<u>APAC</u>	<u>KS Paving</u>	<u>Pearson</u>
Base Bid	\$1,400,602.50	\$951,185.10	\$1,025,508.00	\$1,132,943.00
Add Alt 1	\$112,225.00	\$84,734.00	\$88,152.00	\$92,820.00
Add Alt 2	\$243,006.50	\$183,328.60	\$191,636.05	\$200,967.00
Base Bid + Alt 1	\$1,512,827.50	\$1,035,919.10	\$1,113,660.00	\$1,225,763.00
Base Bid + Alt 2	\$1,643,609.00	\$1,134,513.70	\$1,217,144.05	\$1,333,910.00
Base +Alt 1 +Alt 2	\$1,755,834.00	\$1,219,247.70	\$1,305,296.05	\$1,426,730.00

**MOTION:** Councilmember Hamburg to accept the base bid and alternate 1 and alternate 2 from APAC for the 2025 Pavement Maintenance Program in the total

amount not to exceed \$1,219,247.70 and authorize the Mayor to sign all related documents. Councilmember Welch seconded the motion. ***Motion carried 5-0.***

## **Executive Session**

**MOTION:** Councilmember Welch moved to recess into executive session to discuss the City Attorney's performance review. The discussion will be pursuant to K.S.A. 75-4319 (b)(1) to discuss personnel matters of non-elected personnel. The meeting will be for a period of 20 minutes, and the open meeting will resume in City Council Chambers at 8:11 p.m. and include the City Attorney. Councilmember Dehn seconded the motion. ***Motion carried 5-0.***

The Council then recessed for executive session. At 8:12 p.m., Mayor Benage called the meeting back to order and stated that no binding action had been taken.

### **F. Consideration of a Second Amendment to Employment Agreement of City Attorney.**

**MOTION:** Councilmember Dehn moved to approve a Second Amendment to Employment Agreement of the City Attorney as presented and authorize the Mayor to sign. Councilmember Schmitz seconded the motion. ***Motion carried 4-1*** with Councilmember Davied voting against the motion.

**II. EXECUTIVE SESSION** – This item was addressed earlier in the meeting.

**XIII. DISCUSSION AND FUTURE ISSUES:** The Council briefly discussed the recent snow removal on City streets. No action was taken.

### **XIV. ADJOURNMENT**

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