



MINUTES
CITY COUNCIL MEETING
7651 E. Central Park Ave, Bel Aire, KS
March 18, 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 and Tyler Dehn were present. Councilmembers Emily Hamburg, Tom Schmitz, and John Welch participated 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, P.A.

III. OPENING PRAYER: Father Terry Hedrick provided the opening prayer.

IV. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

Mayor Jim Benage led the pledge of allegiance.

V. DETERMINE AGENDA ADDITIONS: There were no additions.

VI. CONSENT AGENDA

- A. Approval of Minutes of the March 4, 2025 City Council meeting.**
- B. Approval of the City Council Special Meeting Minutes of March 11, 2025.**
- C. Accept Revised Petitions for Sanitary Sewer, Storm Water and Water Distribution System Improvements to serve Chapel Landing 6th Addition.**
- D. Adopt Resolutions (3) Determining The Advisability Of The Making Of Certain Internal Improvements In The City Of Bel Aire; Making Certain Findings With Respect Thereto; Authorizing And Providing For The Making Of The Improvements In Accordance With Such Findings (Sanitary Sewer, Storm Water Sewer, and Water Distribution System Improvements/Chapel Landing 6th Addition); And Amending, Restating And Repealing Resolutions Nos. R-2024-07, R-2024-08, R-2024-09.**
- E. Accept Petitions for Phase 1 Paving, Sanitary Sewer, Storm Water Drainage, and Water Distribution System Improvements to serve Skyview at Webb Addition.**

- F. Adopt Resolutions (4) Determining The Advisability Of The Making Of Certain Internal Improvements In The City Of Bel Aire; Making Certain Findings With Respect Thereto; And Authorizing And Providing For The Making Of The Improvements In Accordance With Such Findings (Paving, Sanitary Sewer, Storm Water, and Water Distribution System Improvements/Skyview At Webb Addition - Phase 1).**
- G. Accept Petitions for Phase 2 Paving, Sanitary Sewer, and Water Distribution System Improvements to serve Skyview at Webb Addition.**
- H. Adopt Resolutions (3) Determining The Advisability Of The Making Of Certain Internal Improvements In The City Of Bel Aire, Kansas; Making Certain Findings With Respect Thereto; And Authorizing And Providing For The Making Of The Improvements In Accordance With Such Findings (Paving, Sanitary Sewer, and Water Distribution System Improvements/Skyview At Webb Addition - Phase 2).**

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. 25-05 in the amount of \$368,614.68.**

MOTION: Councilmember Dehn moved to approve Appropriations Ordinance No. 25-05. Councilmember Welch seconded the motion. ***Motion carried 5-0.***

VIII. CITY REQUESTED APPEARANCES

- A. Barry Smith, Director of Finance - 2026 Budget Calendar**

Mr. Smith gave a brief overview of upcoming meetings to plan the 2026 Budget.

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 on March 8th. She reminded residents that they can appeal their property appraisal with the County Appraiser's office if they feel their property is over-valued.

Councilmember Dehn reported he attended the KDOT transportation safety conference, the Smart Growth Cities Champions Institute kickoff, and the latest mixer hosted by the Bel Aire Area Chamber of Commerce. He also attended the latest meetings of the South Central Kansas Transportation Coalition, WAMPO Safe Routes to School, and the K-254 Corridor Association steering committee.

B. Mayor's Report

Mayor Benage attended the latest meetings of SCAC and the Bel Aire Utility Advisory Committee (UAC).

On March 11th, Mayor Benage testified against two state legislative bills: HB2396 regarding the budget growth of cities and counties, and HRC5011 regarding property tax appraisals.

Regarding the Chisholm Creek Utility Authority (CCUA), the board held a special meeting on March 6th to approve bond resolutions to authorize facility improvements. On March 11th, the governing bodies of the partner cities, Bel Aire and Park City, approved related resolutions. Mayor Benage anticipates final approval of the bonds and construction contracts should happen at the next CCUA meeting.

C. City Attorney Report

City Attorney Maria Schrock gave a brief report about proposed state bills regarding contingency fee contracts, and KORA/ KOMA.

D. City Manager Report

City Manager Ted Henry gave an overview of upcoming park, street, subdivision, and commercial development projects.

XI. ORDINANCES, RESOLUTIONS AND FINAL ACTIONS

A. Consideration of an Agreement Concerning the Development of Skyview at Webb Addition, an Addition to the City of Bel Aire, Kansas.

MOTION: Councilmember Davied moved to approve an Agreement Concerning the Development of Skyview at Webb Addition, an Addition to the City of Bel Aire, Kansas and authorize the Mayor to sign. Councilmember Schmitz seconded the motion. *Motion carried 5-0.*

B. Consideration of the dedication of streets and other public ways, service and utility easements and land dedicated for public use as shown on the Final Plat of Skyview at Webb Addition (SD-24-04).

MOTION: Councilmember Davied moved to accept the dedications within the Skyview at Webb Addition and authorize all required signatures. Councilmember Welch seconded the motion. *Motion carried 5-0.*

C. Consideration of a bid for Water, Sanitary Sewer, Storm Sewer and Paving Improvements to serve Chapel Landing 6th Addition. Three bids were received:

<u>Bidder</u>	<u>Total Bid w/ Asphalt Paving</u>	<u>Total Bid w/ Concrete Paving</u>
<i>Engineer's Est.</i>	<i>\$1,411,435.00</i>	<i>\$1,411,435.00</i>
Dondlinger	\$2,198,702.65	\$2,375,334.65
Mies	\$1,982,486.95	\$2,119,499.15
Nowak	\$1,954,437.45	\$2,146,785.45

City Engineer Anne Stephens noted that the low bidder, Mies Construction, provided a revised quote, which was included in the Council's information packet for this meeting. On the revised quote, the total is \$1,996,499.15 for Concrete Paving, Water Distribution System, Sanitary Sewer and Storm Sewer.

MOTION: Councilmember Davied moved to accept the bid from Mies Construction for Concrete Paving and Water, Sanitary Sewer, and Storm Sewer Improvements to serve Chapel Landing 6th Addition in the amount not to exceed \$1,996,499.15 and authorize the Mayor to sign all related documents. Councilmember Welch seconded the motion. *Motion carried 5-0.*

D. Consideration Of An Ordinance Annexing Three Tracts Of Land Into The City Of Bel Aire, Kansas, Which Have A Common Boundary With The City of Bel Aire, Per The Request of Sedgwick County, And In Accordance With K.S.A. 12-520(e).

This item was first considered by the Council in December 2024 and was tabled at that time. Councilmembers discussed their desire for an agreement that would address shared costs and maintenance responsibilities between Bel Aire and Sedgwick County, and conversations between City Manager Ted Henry and the Sedgwick County Director of Public Works (Lynn Packer), regarding such an agreement.

MOTION: Councilmember Davied moved to adopt An Ordinance annexing the three tracts of land, as described in Sedgwick County Resolution 223-2024, into the City of Bel Aire, Kansas, and authorize the Mayor to sign, contingent upon certain maintenance as being presented by Mr. Packer and negotiated between Mr. Packer and Mr. Henry. Councilmember Dehn seconded the motion.

Discussion followed. Councilmembers asked for clarification about the previous motion and the scope of the governing body's power in this kind of annexation. City Attorney Maria Schrock referred to state statute and answered their questions.

SUBSTITUTE MOTION: Mayor Benage moved to adopt An Ordinance annexing the three tracts of land, as described in Sedgwick County Resolution 223-2024, into the City of Bel Aire, Kansas, and authorize the Mayor to sign. Councilmember Hamburg seconded the motion.

Roll Call Vote:

Greg Davied -Aye

Tyler Dehn -Aye

Emily Hamburg -Aye

Tom Schmitz -Aye

John Welch - Nay

Jim Benage -Aye

Motion carried 5-1.

E. Consideration of A Resolution Declaring The Entire Boundary Of The City Of Bel Aire, Kansas.

MOTION: Councilmember Davied moved to adopt the Resolution Declaring The Entire Boundary Of The City Of Bel Aire, Kansas, and authorize the Mayor to sign. Councilmember Dehn seconded the motion. ***Motion carried 5-0.***

F. Consideration of An Ordinance Relating To Illegal Camping

MOTION: Councilmember Schmitz moved to adopt An Ordinance Relating to Illegal Camping as presented and authorize the Mayor to sign. Councilmember Welch seconded the motion. ***Motion carried 5-0.***

XII. EXECUTIVE SESSION: No executive session was held.

XIII. DISCUSSION AND FUTURE ISSUES: The Council briefly discussed proclamations and groundbreaking for the new Public Works facility. No action was taken.

XIV. ADJOURNMENT

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

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

Jim Benage, Mayor

ATTEST:

Melissa Krehbiel, City Clerk