



MINUTES
CITY COUNCIL MEETING
7651 E. Central Park Ave, Bel Aire, KS
July 21, 2026 7:00 PM



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

II. ROLL CALL

Councilmembers Tyler Dehn, Emily Hamburg, Brandon McIntosh, and Mike Proctor were present. Councilmember Greg Davied attended by videoconference.

Also present were City Manager Ted Henry, City Attorney Maria Schrock, Director of Public Works Marty McGee, Director of Finance Barry Smith, City Engineer Anne Stephens, 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 July 7, 2026 City Council meeting.

B. Confirm the Mayor's reappointment of Bill Moss to Seat 5 on the Utility Advisory Committee. The term will expire on August 1, 2029.

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

VII. DISCUSSION AND APPROVAL OF APPROPRIATIONS ORDINANCE

A. Consideration of Appropriations Ordinance No. 26-13 in the amount of \$244,490.96.

MOTION: Councilmember Davied moved to approve Appropriations Ordinance No. 26-13. 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 reported that he recently met by phone with Kristen Zimmerman and federal officials to explore federal funding options for K-254 improvements.

Councilmember Proctor commented on the success of National Night Out and the fireworks display. He noted that ‘no smoking’ signs are posted at River Fest and he would like for the Council to consider having a ‘no smoking’ policy at future Bel Aire events.

Councilmember Davied commented on the success of National Night Out; he thanked staff for getting it funded with minimal taxpayer expense.

B. Mayor's Report

Mayor Benage commented on the success of the National Night Out event and thanked the Police Department, sponsors, volunteers and staff for their work on the event. Mayor Benage briefly reported on the most recent meetings of the Bel Aire Utility Advisory Committee (UAC), the Sedgwick County Association of Cities, and the Wichita Area Metropolitan Planning Organization (WAMPO).

Last week, Mayor Benage and City Manager Ted Henry attended a seminar on data centers. Their reason for attending was to learn more about these facilities and get ahead of the issue in light of the many concerns that citizens have raised in other communities. They want to be transparent about this issue. Should someone approach the city with such a project, they want to have an idea of how to respond to protect Bel Aire citizens. As of today, the City has not received any proposals.

The Kansas Water Office is holding a consult meeting in Wichita on August 27th; citizens can register to attend on the website of the Kansas Water Office. He reminded citizens that voting for the primary will be held July 28th to August 1st, and August 4th.

C. City Attorney Report

City Attorney Maria Schrock reported on Kansas Open Records Act requests. As of today, 101 requests have been received by the City. City staff are looking at streamlining processes and improving forms.

D. City Manager Report

City Manager Ted Henry encouraged residents to attend Disney Night at the Central Park Pool on July 25th. He thanked everyone for the successful National Night Out and fireworks event.

XI. ORDINANCES, RESOLUTIONS AND FINAL ACTIONS

A. Consideration of Bids and Contract for Construction of the Skyview at Webb, Phase 1 Water Distribution, Sanitary Sewer, Stormwater Sewer, and Street Improvements. Four (4) bids were received:

<u>Bidder</u>	<u>Total Bid</u>
<i>Engineer's Estimate</i>	<i>\$1,906,379.00</i>
Dondlinger Construction	\$1,369,191.00
McCullough Excavation	\$1,676,760.00
Mies Construction	\$1,163,439.80
Nowak Construction	\$1,359,223.58

MOTION: Councilmember Hamburg moved to approve the bid from Mies Construction, in the amount of \$1,163,439.80 and approve the contract as presented and authorize the Mayor and city staff to sign all necessary documents. Councilmember Proctor seconded the motion. ***Motion carried 5-0.***

B. Consideration of an Agreement for Construction Inspection Services for the Skyview at Webb, Phase 1 water, sanitary sewer, stormwater sewer, and street projects.

MOTION: Councilmember McIntosh moved to accept the Agreement with Baughman for Construction Inspection Services for the Skyview at Webb, Phase 1 water, sanitary sewer, stormwater sewer, and street projects in the amount of \$68,250 Not to Exceed and authorize the Mayor to sign. Councilmember Davied seconded the motion. ***Motion carried 5-0.***

C. Consideration of an Ordinance Amending Chapter 17 of the City Code to Update Building Code Provisions in Articles 3, 4, 5, 6, 7, and 11.

MOTION: Councilmember Davied moved to Adopt An Ordinance Amending the Building Code As Presented and authorize the Mayor to sign. Councilmember Dehn seconded the motion.

Roll Call Vote:

Greg Davied – Aye	Tyler Dehn – Aye	Emily Hamburg – Aye
Brandon McIntosh – Aye	Mike Proctor – Aye	

Motion carried 5-0.

D. Consideration of Bids and Contract for On-Call Services For Installation Of Water Service Utility Lines.

MOTION: Councilmember Hamburg moved to approve the bid from Wilkes approve the contract as presented; and authorize the Mayor and city staff to sign all necessary documents. Councilmember Davied seconded the motion. Discussion followed.

SUBSTITUTE MOTION: Councilmember McIntosh moved to approve the bid from Wilkes Underground Utilities, LLC in the unit price amounts for a long one-inch installation of \$1,550, for a short one-inch installation of \$1,225, for a long two-inch installation of \$4,600, for a short two-inch installation of \$3,500; approve the contract as presented and authorize the Mayor and city staff to sign all necessary documents. Councilmember Dehn seconded the motion. *Motion carried 5-0.*

Mayor Benage noted that the substitute motion passed and the first motion was moot.

E. Consideration of A Resolution of the City Of Bel Aire, Kansas Authorizing Certain Improvements to 45th Street in the City and the Issuance of General Obligation Bonds of the City to Pay Costs of Such Improvements.

MOTION: Councilmember Dehn moved to adopt a Resolution of the City Of Bel Aire, Kansas Authorizing Certain Improvements to 45th Street in the City and the Issuance of General Obligation Bonds of the City to Pay Costs of Such Improvements and authorize all required signatures. Councilmember Davied seconded the motion. *Motion carried 5-0.*

F. Consideration of an Agreement for Land Acquisition Services for the 45th Street, Oliver to Woodlawn Street Reconstruction Project.

MOTION: Councilmember Proctor moved to accept the Agreement with Skeens for Land Acquisition Services for the 45th Street, Oliver to Woodlawn Street Reconstruction Project not to exceed \$80,000 and authorize the Mayor to sign. Councilmember Dehn seconded the motion. *Motion carried 5-0.*

XII. EXECUTIVE SESSION

A. No Executive Session

XIII. DISCUSSION AND FUTURE ISSUES

XIV. ADJOURNMENT

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

Approved by the City Council this _____ day of _____, 2026.

Jim Benage, Mayor

ATTEST:

Melissa Krehbiel, City Clerk