



MINUTES
CITY COUNCIL MEETING
7651 E. Central Park Ave, Bel Aire, KS
January 21, 2025 7:00 PM



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

II. ROLL CALL

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

Also present were City Manager Ted Henry, City Attorney Maria Schrock, Director of Community Development Paula Downs and City Clerk Melissa Krehbiel.

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

IV. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

Council President Greg Davied led the pledge of allegiance.

V. DETERMINE AGENDA ADDITIONS: There were no additions.

VI. CONSENT AGENDA

- A. Approval of Minutes of the January 7, 2025 City Council meeting.**
- B. Approve the Mayor's reappointment of Hildegard Yops to the Bel Aire Tree Board, term effective March 1, 2025 to March 1, 2027.**
- C. Confirm the Mayor's appointment of Brian Stuart to the Planning Commission, term effective from 2/1/2025 to 2/1/2028.**
- D. Accept and file the Bel Aire Land Bank 2024 Ending Sales and Financial Report.**
- E. Accept \$2,672,597 into the General Fund, for further transfer to special projects account, paid from the City of Bel Aire Land Bank in reimbursement to the City for special assessments and debt pay off on Land Bank property.**

MOTION: Councilmember Hamburg 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. 25-01 in the amount of \$611,503.07.

MOTION: Councilmember Dehn moved to approve Appropriations Ordinance No. 25-01. Councilmember Welch 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 Hamburg reported on a meeting she had with the manager of the Chisholm Creek Utility Authority (CCUA). Councilmember Schmitz reported he recently looked at the duplexes in Chapel Landing 2nd Addition and noticed that power meters are on the same side.

Council President Greg Davied briefly reported on the latest meeting of the Sedgwick County Association of Cities (SCAC).

Councilmember Dehn reported on the latest K-254 Corridor Development meeting. He announced that he recently applied to the 2025 Champions Institute by Smart Growth America. The organization provides knowledge and training to elected officials to help provide activity-friendly routes to everyday destinations.

B. Mayor's Report

Mayor Benage reported on his trip to Washington, D.C. for the presidential inauguration. He also attended the latest meetings of the SCAC, the Utility Advisory Committee (UAC), and the Wichita Area Municipal Planning Organization (WAMPO). On January 12th he attended the Oath of Office ceremony for Sedgwick County officials. On January 13th, he attended the Oath of Office ceremony for judges of the 18th Judicial District, including former Bel Aire City Attorney Jacqueline Kelly.

C. City Attorney Report

City Attorney Maria Schrock gave a brief report on possible new ordinances regarding illegal camping, impeding the flow of traffic, and recreational vehicles/trailers.

D. City Manager Report

City Manager Ted Henry reported on a recent K-254 Corridor meeting, and the increased use of the new utility billing payment portal. He also thanked the staff safety committee for their efforts to meet requirements set by the Kansas Municipal Insurance Trust (KMIT). The City was recently awarded the Gold Standard by KMIT, which includes a 13% savings on work comp insurance for the City.

XI. ORDINANCES, RESOLUTIONS AND FINAL ACTIONS

A. Consideration Of A \$15,000 Funding Agreement With The Bel Aire Chamber Of Commerce For 2025.

MOTION: Councilmember Welch moved to approve the 2025 Funding Agreement with the Bel Aire Chamber of Commerce as presented and authorize the Mayor to sign. Councilmember Dehn seconded the motion. ***Motion carried 4-1***, with Councilmember Hamburg voting against the motion.

B. Consideration Of A Funding Agreement For The Bel Aire Senior Center.

City Attorney Maria Schrock noted that Section 4.7 of the agreement was amended to include a \$50 cap for gratuities.

MOTION: Council President Davied moved to approve a Funding Agreement between Sedgwick County and the City of Bel Aire, for the Bel Aire Senior Center, with the amendment to 4.7 for the \$50 cap to gratuities, and authorize the Mayor to sign. Councilmember Welch seconded the motion. ***Motion carried 5-0***.

C. ZON-24-02 Consideration of An Ordinance Approving The Recommendation Of The Bel Aire Planning Commission Recommending a zone change request in the City from C-1 Neighborhood Commercial, Office and Retail, to R-5 Garden and Patio Homes, Townhouses and Condominiums Uses (Skyview at Webb Addition,) generally located at ¼ mile South of East 53rd Street North and North Webb Road, on the West side.

Council President Greg Davied announced the agenda item. Before proceeding with the hearing, Mr. Davied asked if any Council member wished to disqualify themselves from participating in this case because they have a conflict of interest. Mr. Davied asked if any member of the City Council had received any ex-parte verbal or written communications prior to this agenda item, which they would like to share. All Councilmembers responded no to both questions. The City Clerk confirmed that no protest petitions were received regarding this case.

The Council confirmed that they had received the Unapproved Minutes of the Planning Commission for December 12, 2024, which summarizes the public hearing for this case. City Staff provided a brief report on the case and stood for questions from the Council. The applicant was not present.

Council President Davied invited anyone interested in the case to come forward to speak. No one spoke. Council President Davied then closed the public hearing. The City Clerk confirmed that no written communications had been received.

The Council then deliberated. Councilmembers cited several Golden Factors as supporting factors in their decision to support the zoning change. These factors included the character of the neighborhood, agreement with the City's master growth plan, and the zoning of nearby properties.

Council President Davied then remarked that persons aggrieved by the final decision of the City Council on this matter have rights provided at law, and he thanked everyone who had participated.

MOTION: Councilmember Welch moved to approve the findings of fact and recommendation of the Planning Commission for ZON-24-02, Adopt the Ordinance 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
Tom Schmitz – Aye John Welch – Aye Mayor Jim Benage – Aye
Motion carried 6-0.

EXECUTIVE SESSION

MOTION: Councilmember Welch moved to recess into executive session to discuss confidential financial data. The discussion will be pursuant to K.S.A. 75- 4319 (b)(4) to discuss data relating to financial affairs or trade secrets of corporations, partnerships, trusts, and individual proprietorships. Invite the City Manager and City Attorney. The meeting will be for a period of 10 minutes, and the open meeting will resume in City Council Chambers at 7:52 p.m. Council President Davied seconded the motion. ***Motion carried 5-0.***

The Council recessed for executive session. At 7:55 p.m., Council President Greg Davied called the meeting back to order and stated that no binding action had been taken.

D. Consideration of A Resolution Of The Governing Body Of The City Of Bel Aire, Kansas Authorizing The Redemption And Payment Of Its Taxable Industrial Revenue Bonds, Series 2024, (Bayside Development Project) And The Sale And Conveyance Of Certain Property To Bayside Development, LLC.

MOTION: Councilmember Welch moved to adopt A Resolution Of The Governing Body Of The City Of Bel Aire, Kansas Authorizing The Redemption And Payment Of Its Taxable Industrial Revenue Bonds, Series 2024, (Bayside Development Project) And The Sale And Conveyance Of Certain Property To Bayside Development, LLC and authorize the Mayor to sign. Council President Davied seconded the motion. ***Motion carried 5-0.***

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

XIII. DISCUSSION AND FUTURE ISSUES: There was no further discussion.

XIV. ADJOURNMENT

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