



MINUTES
CITY COUNCIL MEETING
7651 E. Central Park Ave, Bel Aire, KS
April 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

Councilmember Greg Davied, Tyler Dehn, Emily Hamburg, Brandon McIntosh, and Mike Proctor were present. No one was absent.

Also present were City Manager Ted Henry, City Attorney Maria Schrock, Chief of Police Darrell Atteberry, City Engineer Anne Stephens, and City Clerk Melissa Krehbiel.

III. OPENING PRAYER: Father Terry Hedrick 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 April 7, 2026 City Council meeting.

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. 26-07 in the amount of \$1,481,939.93.

MOTION: Councilmember Hamburg moved to approve Appropriations Ordinance No. 26-07. Councilmember Davied seconded the motion. *Motion carried 5-0.*

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VIII. CITY REQUESTED APPEARANCES

A. Bel Aire Chamber of Commerce

Chamber President Luis Rodriguez Herrera gave a report about the Chamber and stood for questions from the Council. The Chamber's membership is currently 26 total members; there were 34 members at this time last year. They are looking at what other Chambers are doing to build membership. Most of the new members are small businesses. For the Spring Fest, the Chamber did spend more this year because costs of supplies increased. They have had to scale back their other events.

B. City Engineer Anne Stephens - Traffic Study

City Engineer Anne Stephens gave a brief report about a recent traffic study. The study looked at traffic at major intersections in Bel Aire. The results were compared to another study conducted in 2021. East-west traffic counts increased overall. North-south traffic increased by about 15 to 20 percent. This data will be useful in informing future decisions about street repairs and improvements.

IX. CITIZEN CONCERNS

David Landoll, 4743 N Krueger Street, spoke about concerns regarding the recent Council workshop discussion about golf carts. A golf course ordinance came up about 4 years ago., Mr. Landoll stated that at the recent City Council workshop, Chief Atteberry never named one hazard to people. Mr. Landoll questioned why a 4-year-old can ride a bicycle on a street and be perfectly legal, but he can't drive his golf cart.

X. REPORTS

A. Council Member Reports

Councilmember Dehn reported he was happy to see Woodlawn repairs starting this week.

Councilmember Davied commented on the Woodlawn repairs. He said it is not fun to see it torn up again, but the only way to get it done is to get it started.

Councilmember Hamburg reported on a tour of the Chisholm Creek Utility Authority (CCUA) plant that she helped arrange for a local Girl Scout troop.

B. Mayor's Report

Mayor Benage reported he attended the most recent meetings of CCUA and WAMPO. On April 6th he represented Bel Aire at a reception for the NASA Administrator Jared Isaacman. He also attended the State of the Base dinner at McConnell Airforce Base on April 7th. He thanked the Lions Club, Bel Aire Chamber of Commerce and city staff for their work at the Spring Festival.

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C. City Attorney Report

City Attorney Maria Schrock reported on increases in Kansas Open Records Act (KORA) Requests and new KORA requirements that were enacted by the legislature in August 2025. She also gave an update on Municipal Court.

D. City Manager Report

City Manager Ted Henry reported that Woodlawn Avenue reconstruction has begun. On April 20th, construction began on the 53rd St sidewalk. A preconstruction meeting will be held for 2026 Street Maintenance Program tomorrow. Gravel has been spread on Aurora Park roads. The Tyler Tech software upgrade continues to show efficiencies: Utility Billing has gone from 154 shutoffs per month, down to 25 shut offs this month. Permits for about 27 living units have been issued in the first quarter of 2026. He reminded residents that this weekend is the City-wide garage sale. E shred and Recycling day is this Saturday from 9 am to Noon. And on May 2nd, a memorial tree dedication will be held for Sheryl and John Cutter.

XI. ORDINANCES, RESOLUTIONS AND FINAL ACTIONS

A. Consideration of a purchase contract with TCS for upfitting a brand-new police vehicle at \$30,043.18.

MOTION: Councilmember Hamburg moved to Approve the quote from TCS in the amount of \$30,043.18 and authorize the Mayor to sign the purchase contract. Councilmember Dehn seconded. *Motion carried 5-0.*

EXECUTIVE SESSION A.

MOTION: Councilmember Davied moved to recess into executive session to discuss with legal counsel and receive legal advice related to pending litigation. The discussion will be pursuant to K.S.A. 75- 4319(b)(2) for legal consultation with Neil Gosch, which would be deemed privileged in the attorney-client relationship. Invite Neil Gosch, Katherine Chlumsky, City Manager, City Attorney and City Engineer. The meeting will be for a period of 30 minutes, and the open meeting will resume in City Council Chambers at 8:18 p.m. Councilmember Dehn seconded the motion. *Motion carried 5-0.*

The Council then recessed for executive session. At 8:19 p.m. Mayor Benage called the meeting back to order and stated that no binding action had been taken.

B. Consideration of a Development Agreement and Supplemental Agreement for the Bel Aire Lakes Addition.

MOTION: Councilmember Davied move to approve the Developer's Agreement for Bel Aire Lakes Addition, to ratify staff's previous actions authorizing the Developer's anticipatory performance and to approve the Supplemental Agreement which modifies that Developer's Agreement and authorize the Mayor to sign. Councilmember McIntosh seconded the motion. *Motion carried 5-0.*

XII. EXECUTIVE SESSION

A. *This item was addressed earlier in the meeting.*

B. **MOTION:** Councilmember Dehn moved to recess into executive session to discuss the performance of non-elected personnel, including but not limited to, the City Manager. The discussion will be pursuant to K.S.A. 75-4319(b)(1) to discuss personnel matters of non-elected personnel. Invite the City Manager and City Attorney. The meeting will be for a period of 30 minutes, and the open meeting will resume in City Council Chambers at 8:57 p.m. Councilmember Hamburg seconded the motion. ***Motion carried 5-0.***

The Council then recessed for executive session. At 8:58 p.m., Mayor Benage called the meeting back to order and stated that no binding action had been taken.

MOTION: Councilmember Hamburg moved to extend the executive session for 15 min, until 9:14 pm. Councilmember Proctor seconded the motion. ***Motion carried 4-0,*** with Councilmember McIntosh absent from the vote.

The Council then recessed for executive session. At 9:15 p.m., Mayor Benage called the meeting back to order and stated that no binding action had been taken.

XIII. DISCUSSION AND FUTURE ISSUES: No discussion.

XIV. ADJOURNMENT

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

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

Jim Benage, Mayor

ATTEST:

Melissa Krehbiel, City Clerk