



**MINUTES**  
**CITY COUNCIL MEETING**  
**7651 E. Central Park Ave, Bel Aire, KS**  
**November 04, 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, Tyler Dehn, Emily Hamburg, Tom Schmitz, and John Welch were present. No one was absent.

Also present were City Manager Ted Henry, City Attorney Maria Schrock, City Engineer Anne Stephens, and City Clerk Melissa Krehbiel.

**III. OPENING PRAYER:** Mark Posson provided the opening prayer.

**IV. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG**

Mayor Benage led the pledge of allegiance.

**V. PROCLAMATION**

**A. Veteran's Day - November 11, 2025**

Mayor Benage read the proclamation aloud.

**VI. DETERMINE AGENDA ADDITIONS:** There were no additions.

**VII. CONSENT AGENDA**

**A. Approval of Minutes of the October 21, 2025 City Council meeting.**

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

**VIII. DISCUSSION AND APPROVAL OF APPROPRIATIONS ORDINANCE**

**A. Consideration of Appropriations Ordinance No. 25-20 in the amount of \$383,513.93.**

**MOTION:** Councilmember Dehn moved to approve Appropriations Ordinance No. 25-20. Councilmember Hamburg seconded the motion. ***Motion carried 5-0.***

## **IX. CITY REQUESTED APPEARANCES**

### **A. Jesse Miller - Sedgwick County Fire District No. 1 Steering Committee**

Jesse Miller gave a report on a recent Resolution adopted by Sedgwick County and he took questions from the Council. The Resolution will incorporate many small cities and townships into the Fire District, which were previously served by mutual aid agreements.

## **X. CITIZEN CONCERNS**

David Austin, 6944 Odessa Ct, spoke to the Council. Mr. Austin served on the Council and as mayor of Bel Aire. In the past, he has campaigned for Mr. Benage and other Council members. Mr. Austin spoke about his concerns regarding divisiveness in the current Bel Aire election and about comments made in a newspaper editorial regarding former mayor Gary O'Neal. He stated that Mr. O'Neal is not a bigot; Mr. O'Neal wished to draw attention to perceptions and transparency. Mr. Austin commented on Mr. O'Neal's many years of service to Bel Aire through various community organizations and projects. Mr. Austin urged the Council and community to rise above divisive politics and return to the spirit of respect, service, and unity captured in the City's motto.

Gary O'Neal, 4967 N Hillcrest, spoke to the Council. He referred to comments he made during Citizen's Concerns at the October 21<sup>st</sup> City Council meeting and he referred to a newspaper editorial. Mr. O'Neal stated that he is incensed and appalled to be called a bigot. Mr. O'Neal stated that unless he receives an apology from the mayor and a written apology in the Bel Aire Breeze, he will contact his attorneys for a potential slander lawsuit. He asked the mayor to confirm if he had reimbursed the Republican party for a flyer. Mr. O'Neal stated he wished the mayor would learn to spell his name correctly.

Lyle Ackerman, 4920 N Hillcrest, stated that he has lived in Bel Aire for 56 years; he served Bel Aire in elected positions for over 10 years, as a councilmember and as mayor. Mr. Ackerman stated he is a Catholic and a member of the Church of the Resurrection. Mr. Ackerman has been friends with Mr. O'Neal for over 20 years. Mr. O'Neal was a supporter of Mr. Ackerman and David Landoll, another Catholic, in their run for City Council. Mr. Ackerman stated that Gary O'Neal is not a bigot.

Mayor Benage responded to the statements made during Citizen's Concerns. He said that at no time did he call Mr. O'Neal a bigot; Mayor Benage said the statements were bigoted and were a surprise to many Catholics in the community. Mayor Benage apologized for misspelling Mr. O'Neal's name.

## **XI. REPORTS**

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

Councilmember Hamburg reported on the most recent meeting of the Chisholm Creek Utility Authority (CCUA). She noted that the Lion's annual dinner will be held this Saturday at Gospel Assembly Church. She complimented the community's Halloween decorations and hospitality.

Councilmember Dehn reported on the KDOT discovery meeting on October 24<sup>th</sup> and the final KDOT local consult held on October 28<sup>th</sup>.

Councilmember Welch commented on the local election; there was a low turn-out. He encouraged people to vote.

Councilmember Davied encouraged candidates to take down election signs as soon as possible. He thanked everyone who ran. He commented on the wide diversity of political beliefs within the Catholic church. He hopes that the runner- up will continue to be involved in Bel Aire.

Councilmember Schmitz reported on the latest CCUA meeting. He noted that the new sand volleyball court at the Rec Center looks good; he thanked the City team that was involved in moving the volleyball court from Eagle Lake Park to the Rec Center.

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

Mayor Benage reported on the latest CCUA meeting, the KDOT discovery meeting on October 24<sup>th</sup>, and a meeting of the Greater Wichita Partnership.

He noted that KDOT will hold a public meeting in January regarding the plan for K-254. Mayor Benage noted the delay of SNAP benefits due to the current federal government shutdown; yesterday he contacted local clergy about increasing food support. He encouraged everyone to donate through their church, synagogue, or mosque.

## **C. City Attorney Report**

City Attorney Maria Schrock reported on an annual ethics conference. She reported that the Airport Zoning Ordinance will be considered by the Planning Commission at their November meeting, and she reviewed statutory requirements for approval of the Ordinance.

## **D. City Manager Report**

City Manager Ted Henry reported on upcoming intersection repairs at 53<sup>rd</sup> and Rock, tomorrow's Chamber of Commerce meeting, progress on the new public works facility, and an upcoming meeting with KDOT regarding the 53<sup>rd</sup> Street sidewalk, the new waterline installation at the Rec Center. He noted that Sedgwick County has completed their mill and overlay of certain roads.

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

## **A. Consideration of accepting a Consent to Annex from GF Industrial, LLC incorporating approximately 140 acres on the southwest corner of K-254 and Greenwich Road into the Boundaries of the City of Bel Aire, Kansas.**

Steve Lebeda, Vice President for Construction Services with Occidental Management, spoke on behalf of the applicant and took questions from the Council.

**MOTION:** Councilmember Dehn moved to accept the Consent to Annex from GF Industrial, LLC and authorize the Mayor to sign. Councilmember Davied seconded the motion.

Roll Call Vote:

Greg Davied - Aye

Tyler Dehn - Aye

Emily Hamburg - Aye

Tom Schmitz - Aye

John Welch – Aye

***Motion carried 5-0.***

**B. Consideration of An Ordinance Including And Incorporating A Certain Tract Of Land Within The Boundaries Of The City Of Bel Aire, Kansas (approximately 140 acres on the southwest corner of K-254 and Greenwich Road including the portion of Greenwich Road into the Boundaries of the City of Bel Aire, Kansas).**

**MOTION:** Councilmember Dehn moved to adopt An Ordinance Including And Incorporating A Certain Tract Of Land Within The Boundaries Of The City Of Bel Aire, Kansas. Councilmember Davied seconded the motion. ***Motion carried 5-0.***

**C. Consideration of Change Order No 5 Paving and Drainage Improvements to Parkwood & 40th and Alternate #2 – Aurora Park Ditch Improvements to serve Bel Aire, in an amount not to exceed \$97,406.70.**

Ken Lee spoke on behalf of Garver Engineering and took questions from the Council regarding Change Orders Nos 5,6, and 7.

**MOTION:** Councilmember Welch moved to table Items C, D, and E until we have a better understanding of the true costs and at such time we call a special meeting to address this. Councilmember Davied seconded the motion.

Discussion followed.

**MOTION:** Councilmember Welch amended his motion to table Item C. Councilmember Davied seconded the motion. ***Motion carried 5-0.***

**D. Consideration of Change Order No 6 Paving and Drainage Improvements to Parkwood & 40th and Alternate #2 – Aurora Park Ditch Improvements to serve Bel Aire, in an amount not to exceed \$13,135.00.**

**MOTION:** Councilmember Welch moved to table Item D. Motion died for lack of second. Discussion followed.

**MOTION:** Councilmember Dehn moved to accept Change Order No 6 Paving and Drainage Improvements to Parkwood & 40th and Alternate #2 – Aurora Park Ditch Improvements to serve Bel Aire , in an amount not to exceed \$13,135.00 and of the amount, \$13,135.00 is being paid by the City of Bel Aire for deferred maintenance on the Storm Sewer ditches and authorize the Mayor to sign. Councilmember Schmitz seconded the motion. ***Motion carried 4-1*** with Councilmember Welch voting against the motion.

**E. Consideration of Change Order No 7 Paving and Drainage Improvements to Parkwood & 40th and Alternate #2 – Aurora Park Ditch Improvements to serve Bel Aire, in an amount not to exceed \$11,615.00.**

**MOTION:** Councilmember Davied moved to table Change Order No 7. Councilmember Hamburg seconded the motion. *Motion carried 4-1* with Councilmember Welch voting against the motion.

**XIII. EXECUTIVE SESSION:** None.

**XIV. DISCUSSION AND FUTURE ISSUES**

Councilmembers discussed the appropriate time to hold a special meeting to discuss the tabled items from this agenda. City Manager Ted Henry said that appropriate public notice would be given when the date of the special meeting is known. No action was taken by the Council.

**XV. ADJOURNMENT**

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