



MINUTES
CITY COUNCIL MEETING
7651 E. Central Park Ave, Bel Aire, KS
December 02, 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 and John Welch were present. Councilmembers Emily Hamburg and Tom Schmitz were absent.

Also present were City Manager Ted Henry, City Attorney Maria Schrock, City Engineer Anne Stephens, Director of Finance Barry Smith, Community Development Director Paula Downs, City Clerk Melissa Krehbiel, and City consultant Lance Onstott of Professional Engineering Consultants.

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. DETERMINE AGENDA ADDITIONS: There were no additions.

VI. CONSENT AGENDA

- A. Approval of Minutes of the November 18, 2025 City Council meeting.**
- B. Accept the Mayor's appointment of Shome Brata to Seat 3 of the Utility Advisory Committee, term ending on August 1, 2028.**
- C. Accept the Mayor's appointment of Jim Benage to serve as a Commissioner to the Chisholm Creek Utility Authority, term beginning 12/02/2025 and ending 12/07/2027.**
- D. Accept the Mayor's appointment of Greg Davied to serve as a Commissioner to the Chisholm Creek Utility Authority, term beginning 12/02/2025 and ending 12/07/2027.**
- E. Accept the Mayor's Appointment of Mike Proctor to serve as an Alternate Commissioner of the Chisholm Creek Utility Authority, term beginning December 2, 2025 and ending December 7, 2027. This appointment will replace Tom Schmitz.**

MOTION: Councilmember Dehn moved to approve the Consent Agenda as listed and authorize the Mayor to sign. Councilmember Davied seconded the motion. ***Motion carried 3-0.***

VII. DISCUSSION AND APPROVAL OF APPROPRIATIONS ORDINANCE

A. Consideration of Appropriations Ordinance No. 25-22 in the amount of \$2,478,489.39.

MOTION: Councilmember Davied to moved approve Appropriations Ordinance No. 25-22. Councilmember Dehn seconded the motion. ***Motion carried 3-0.***

VIII. OATH OF OFFICE FOR NEWLY ELECTED COUNCIL MEMBERS

Brandon McIntosh and Mike Proctor took the Oath and were seated with the Council.

IX. ROLL CALL OF NEW COUNCIL

Councilmembers Greg Davied, Tyler Dehn, Brandon McIntosh, and Mike Proctor were present. Councilmember Emily Hamburg was absent.

X. CITY REQUESTED APPEARANCES: None.

XI. CITIZEN CONCERNS: No one spoke.

XII. REPORTS

A. Council Member Reports

Councilmember Dehn noted that the Christmas in Bel Aire event is this weekend and encouraged people to attend.

Councilmember Davied reported on the latest meeting of the Chisholm Creek Utility Authority (CCUA).

Councilmembers Proctor and McIntosh said they are excited to serve on the Council.

B. Mayor's Report

Mayor Benage reported on the latest meetings of CCUA, the Bel Aire Utility Advisory Committee, the K-254 Corridor Development Association, and the South Central Kansas Transportation Coalition. He noted that KDOT will hold a public meeting in January or February to present conceptual ideas for K-254 improvements; he encouraged the public to attend.

C. City Attorney Report

City Attorney Maria Schrock reported on upcoming efforts to improve Bel Aire's KORA processes and training in 2026 and a recent example of a KORA violation in Haysville.

D. City Manager Report

City Manager Ted Henry gave a presentation about Bel Aire's recent historic growth and projected growth.

XIII. ORDINANCES, RESOLUTIONS AND FINAL ACTIONS

A. Consideration of approving publication of Notice of Public Hearing for a 2025 Budget Amendment and schedule a public hearing for the December 16, 2025 City Council Meeting.

MOTION: Councilmember Davied moved to approve publication of Notice of Public Hearing for a 2025 Budget Amendment and schedule a public hearing for the December 16, 2025 City Council Meeting. Councilmember Dehn seconded the motion. ***Motion carried 4-0.***

B. (VAC-25-03) Consideration of An Ordinance Approving the Recommendation of The Bel Aire Planning Commission Recommending a Vacation Request in the City to Vacate a Portion of a Drainage and Utility Easement, and A Platted Joint Access Easement, on Lots 1-3, Block B, Lycee Addition, Generally Located at the Northeast Corner of Rock Road and Lycee Street.

Mayor Benage began the hearing proceedings. He noted that on October 23, 2025 Notice of Public Hearing regarding this case was published in the official city newspaper, and mailed to property owners within 200 ft. of the subject property.

All members of the governing body who were present confirmed that they do not have any conflict of interest in this case and that they have not received any ex-parte communication. The City Clerk confirmed that no protest petitions and no written objections were received.

All governing body members confirmed that they had received and read the draft Planning Commission minutes of November 13, 2025, which include a summary of the hearing for this case.

Paula Downs, Director of Community Development, provided a staff report and stood for questions from the Council. Staff confirmed that no written communications were received regarding this case.

Thomas Joyce with Baughman spoke on behalf of the applicant. He explained that the applicant has a new development planned that is different from what was previously platted. In order to move forward with the new development plan, the easements need to be vacated. The Council did not ask any questions. No others requested to speak.

Councilmember Dehn asked Ms. Downs to explain the easement and platting process for the benefit of the viewing public. Ms. Downs explained the process and stated that in this case the easements in question are not being used by the utilities.

No others requested to speak, and the Mayor therefore closed the public hearing.

Following the public hearing the Mayor verbally reviewed the Vacation Review Criteria listed in the staff report in support of approving the request:

1. Notice of petition to vacate and notice of the public hearing has been given in accordance with state law.
2. No private rights will be injured or endangered if the vacation is granted.
3. The public will suffer no loss or inconvenience if the vacation is granted.
4. In justice to the petitioner(s) the vacation should be granted.

Councilmember Dehn said he believed the four criteria had been confirmed in this case.

MOTION: Councilmember Dehn moved to approve the findings of fact and recommendation of the Planning Commission for VAC-25-03, Adopt the Ordinance as Presented, and authorize the Mayor to sign. Councilmember McIntosh seconded the motion.

Roll Call Vote:

Greg Davied – <u>Aye</u>	Tyler Dehn – <u>Aye</u>	Emily Hamburg – [<u>Absent</u>]
Brandon McIntosh - <u>Aye</u>	Mike Proctor - <u>Aye</u>	Mayor Jim Benage – <u>Aye</u>

Motion carried 5-0.

C. Consideration Of An Ordinance Approving The Recommendation Of The Bel Aire Planning Commission Recommending Approval Of The Bel Aire 2035 Comprehensive Plan for Bel Aire, Kansas.

MOTION: Councilmember Proctor moved to Approve the recommendation of the Planning Commission, Adopt the Ordinance Approving the Bel Aire 2035 Comprehensive Plan, and authorize the Mayor to sign. Councilmember Dehn seconded the motion.

Roll Call Vote:

Greg Davied – <u>Aye</u>	Tyler Dehn – <u>Aye</u>	Emily Hamburg - <u>Absent</u>
Brandon McIntosh – <u>Aye</u>	Mike Proctor – <u>Aye</u>	Mayor Jim Benage – <u>Aye</u>

Motion carried 5-0.

D. Consideration of a Resolution Establishing Bylaws of the Board of Zoning Appeals.

MOTION: Councilmember Davied moved to Adopt A Resolution Establishing Bylaws of the Board of Zoning Appeals As Presented and authorize the Mayor to sign. Councilmember Dehn seconded the motion. ***Motion carried 4-0.***

E. Consideration Of A Funding Agreement With Sedgwick County For The Bel Aire Senior Center.

MOTION: Councilmember Davied moved to approve an \$18,000.00 Funding Agreement between Sedgwick County and the City of Bel Aire, for the Bel Aire Senior

Center, and authorize the Mayor to sign. Councilmember Proctor seconded the motion.
Motion carried 4-0.

XIV. EXECUTIVE SESSION: None

XV. DISCUSSION AND FUTURE ISSUES

A. City Council Workshop - December 9, 2025 at 7:00 p.m.?

City Manager Ted Henry requested to change the workshop start time to 6:00 p.m. and schedule a 5 pm tour of the new Public Works facility for the City Council on December 9th. There was general agreement from the Council. No formal action was taken.

XVI. ADJOURNMENT

MOTION: Councilmember Dehn moved to adjourn. Councilmember Davied seconded the motion. ***Motion carried 4-0.***

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

Jim Benage, Mayor

ATTEST:

Melissa Krehbiel, City Clerk