



MINUTES
CITY COUNCIL MEETING
7651 E. Central Park Ave, Bel Aire, KS
May 06, 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.

Also present were City Manager Ted Henry, City Attorney Maria Schrock, City Engineer Anne Stephens, Director of Community Development Paula Downs, Director of Finance Barry Smith, City Clerk Melissa Krehbiel, and Bond Counsel Kevin Cowan of Gilmore and Bell, PA.

III. OPENING PRAYER: Father Andrew Labenz provided the opening prayer.

IV. FLAG CEREMONY: Presentation of the colors by Scout Troop # 585

The Boy Scouts presented the colors and led the pledge of allegiance to the American flag.

V. DETERMINE AGENDA ADDITIONS: Mayor Benage stated that Agenda Items XI. F, G, and H would be removed from the agenda.

VI. CONSENT AGENDA

A. Approval of Minutes of the April 15, 2025 City Council meeting.

B. Approval of Minutes of the April 29, 2025 City Council Special Meeting.

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

VII. DISCUSSION AND APPROVAL OF APPROPRIATIONS ORDINANCE

A. Consideration of Appropriations Ordinance No. 25-08 in the amount of \$2,379,971.08.

MOTION: Councilmember Dehn moved to approve Appropriations Ordinance No. 25-08. Councilmember Schmitz seconded the motion. ***Motion carried 5-0.***

VIII. CITY REQUESTED APPEARANCES

A. Luke Peter, PEC – 2025 Street Maintenance Project Update

Luke Peter, PEC, gave an update on the progress of the 2025 Street Maintenance Project including details about the change orders requested later in this meeting. He also asked for Council input on whether to go ahead with planned pavement marking on Rock Road. Councilmembers expressed a consensus to wait until pavement repairs are made to Rock Road before continuing with stripping.

IX. CITIZEN CONCERNS: No one spoke.

X. REPORTS

A. Council Member Reports

Councilmembers Schmitz and Welch said the new park playground equipment and street repairs look good.

Councilmember Davied briefly reported on the latest CCUA meeting.

Councilmember Dehn reminded everyone that the Bel Aire Chamber will host their monthly meeting tomorrow. Today he attended the K-254 Corridor KDOT local consult task force meeting.

Councilmember Hamburg briefly reported on the latest CCUA meeting. On April 16th she attended the Arbor Day celebration at Eagle Lake Park. She thanked Sunrise Christian Academy students for their help in picking up litter around the City.

B. Mayor's Report

Mayor Benage briefly reported on the latest CCUA meeting, and a pre-construction meeting for the new wastewater treatment plant. Last Saturday, he attended the Change of Command Ceremony for the US Army 451st Sustainment Command.

On April 22nd, Mayor Benage, Councilmember Dehn, Councilmember Hamburg, the City Manager, and City Attorney met with representatives of USD 259 regarding traffic patterns at Isely Magnet Elementary School.

Mayor Benage congratulated Northeast Magnet High School students for placing in the 2025 Congressional Arts Competition. He also read a note of thanks for the curb and gutter replacement and street resurfacing recently completed in Pearson's Addition.

C. City Attorney Report

City Attorney Maria Schrock briefly reported on recent employee training regarding sexual harassment prevention in the workplace.

D. City Manager Report

City Manager Ted Henry reported on the installation of the new playground equipment in Eagle Lake Park and shared options for relocating the sand volleyball court.

XI. ORDINANCES, RESOLUTIONS AND FINAL ACTIONS

- A. Consideration of A Resolution Of The Governing Body Of The City Of Bel Aire, Kansas Amending Its Resolution No. R-24-04, Which Relates To The Advisability Of Issuing Taxable Industrial Revenue Bonds For A Certain Facility To House A Meat Processing Supply And Equipment Commercial Facility To Be Located In The City.**

MOTION: Councilmember Welch moved to adopt A Resolution Of The Governing Body Of The City Of Bel Aire, Kansas Amending Its Resolution No. R-24-04, Which Relates To The Advisability Of Issuing Taxable Industrial Revenue Bonds For A Certain Facility To House A Meat Processing Supply And Equipment Commercial Facility To Be Located In The City and authorize the Mayor to sign. Councilmember Schmitz seconded the motion. *Motion carried 5-0.*

- B. Consideration of Work Order No. 25-02 from PEC, for Final Design and Construction Administration Phases of roadway and drainage improvements along Woodlawn Avenue from 37th Street North to 45th Street North.**

MOTION: Councilmember Dehn moved to approve Work Order No. 25-02 from PEC for Woodlawn Avenue from 37th Street North to 45th Street North As Presented and authorize the Mayor to sign. Councilmember Davied seconded the motion. *Motion carried 5-0.*

- C. Consideration of approving Change Order No. 2 for the 2025 Street Maintenance Project for replacement of asphalt at certain locations on Stratford Lane, Stratford Court, and Hillcrest and 45th Street.**

MOTION: Councilmember Welch moved to accept Change Order No. 2 for the 2025 Street Maintenance Project for replacement of asphalt at certain locations on Stratford Lane, Stratford Court, and Hillcrest and 45th Street, in the amount not to exceed \$107,024.00 and authorize the Mayor to sign. Councilmember Schmitz seconded the motion. *Motion carried 5-0.*

- D. Consideration of A Planned Unit Development (PUD) Agreement for the Chapel Landing Addition R-PUD.**

MOTION: Councilmember Dehn moved to approve the Planned Unit Development Agreement for the Chapel Landing Addition R-PUD As Presented and authorize the Mayor to sign. Councilmember Hamburg seconded the motion. *Motion carried 4-1,* with Councilmember Welch voting against the motion.

- E. (PUD-24-04) Consideration Of An Ordinance Approving The Recommendation Of The Bel Aire Planning Commission Recommending Approval of a Zone Change Request from Single-Family Residential District “R-4” to a Planned Unit Development Residential District “R-PUD” (Chapel Landing Addition R-PUD), Generally Located at 53rd Street North and Bristol Street.**

Mayor Benage announced the agenda item and the general location of the property. Before proceeding with the hearing Mayor Benage asked each Councilmember if anyone intended to disqualify themselves from participating in the case because of a conflict of

interest. No one was disqualified. He asked if anyone on the Council had received any ex parte verbal or written communications which they would like to share. The answer was no. The City Clerk then confirmed that a protest petition had not been filed regarding this case. Mayor Benage then confirmed that everyone on the Council had received the Unapproved Minutes of the Planning Commission for April 10, 2025, which summarizes the public hearing for this case.

Paula Downs, Community Development Director, provided a brief overview of the case and the Planning Commission's recommendation, and stood for questions from the Council.

Mayor Benage invited the agent for the applicant to speak on the matter. Jay Cook, Baughman Company, spoke on behalf of the applicant.

Mayor Benage then opened the public comments section of the meeting. No one spoke. Mayor Benage then closed the public comments section. The City Clerk confirmed that no written communications had been received regarding this case.

The Council deliberated. Councilmembers expressed general agreement with the recommendations of the Planning Commission and City staff.

MOTION: Councilmember Dehn moved to approve the findings of fact and recommendation of the Planning Commission for PUD-24-04, Adopt the Ordinance as Presented, and authorize the Mayor to sign. Councilmember Schmitz 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.

MOTION FOR RECESS: Councilmember Welch moved to take a 5-minute recess. Councilmember Dehn seconded the motion. ***Motion carried 5-0.***

The Council then held a brief recess. At 8:24 p.m. Mayor Benage called the meeting back to order.

F. Consideration of A Planned Unit Development (PUD) Agreement for the Tierre Verde South Addition.

This item was removed from the agenda by the Mayor.

G. (VAC-25-02) Consideration of An Ordinance Approving the Recommendation of The Bel Aire Planning Commission Recommending a Vacation Request in the City to Vacate a Platted Fifteen-Foot-Wide Building Setback on Lot 1, Block 2, Tierre Verde South Addition, To Proceed with the Development of Twelve, Two-Family Dwellings and Site Work, Generally Located Between 45th And 49th Street on Tierra Lakes Parkway and West of Webb Road.

This item was removed from the agenda by the Mayor.

- H. PUD-25-01 Consideration Of An Ordinance Approving The Recommendation Of The Bel Aire Planning Commission Recommending An Amendment To The Tierre Verde PUD, That Amends The Allowed Density Of Units, Minimum Setbacks, Height And Area Regulations, Parking, And Landscape Requirements, Generally Located Between 45th And 49th Street On Tierra Lakes Parkway And West Of Webb Road.**

This item was removed from the agenda by the Mayor.

- I. Consideration of Accepting "Change Order No. 4" for addition of a fire hydrant near the Webb Road sanitary sewer lift station, and rescinding a motion related to "Change Order No. 2 (Bel Aire Lakes Addition Phase 1)".**

MOTION: Councilmember Davied moved to rescind a Motion passed at the Bel Aire Council Meeting on April 15, 2025 to; “accept Change Order No. 2 (Bel Aire Lakes Addition Phase 1) for addition of a fire hydrant near the Webb Road sanitary sewer lift station in the amount not to exceed \$35,000, give city engineer authority to work through a plan, negotiate a final price, and authorize the Mayor to sign”. Councilmember Dehn seconded the motion. ***Motion carried 5-0.***

MOTION: Councilmember Davied moved to accept a new change order, “Change Order No. 4”, for the Bel Aire Lakes Addition Phase 1, for the addition of a fire hydrant near the Webb Road sanitary sewer lift station in an amount not to exceed \$15,000 and authorize the Mayor to sign. Councilmember Welch seconded the motion. ***Motion carried 5-0.***

- J. Consideration of approving a quote from Tyler Technologies for Tyler One ERP Pro Payments (credit card fees).**

MOTION: Councilmember Welch moved to accept the quote from Tyler Technologies for Tyler One ERP Pro Payments (credit card fees). Councilmember Hamburg seconded the motion. ***Motion carried 5-0.***

- K. Consideration Of A Resolution Approving The Acceptance of Credit Cards As A Means To Pay City Obligations.**

City Attorney Maria Schrock shared amended copies of the Resolution with the Council. Changes to Section 1 were identified in red font.

MOTION: Councilmember Welch moved to adopt A Resolution Approving The Acceptance Of Credit Cards As A Means To Pay City Obligations As Amended in red and authorize the Mayor to sign. Councilmember Dehn seconded the motion. ***Motion carried 5-0.***

- L. Consideration of A Resolution In Support of the Preservation of Tax-Exempt Financing.**

MOTION: Councilmember Welch moved to adopt A Resolution In Support of the Preservation of Tax-Exempt Financing As Presented and authorize the Mayor to sign. Councilmember Schmitz seconded the motion. ***Motion carried 3-2,*** with Councilmembers Davied and Hamburg voting against the motion.

XII. EXECUTIVE SESSION: None

XIII. DISCUSSION AND FUTURE ISSUES

A. Workshop - May 13, 2025 at 7:00 p.m.?

The Council briefly discussed the agenda for the next workshop, to be held on May 13th at 7:00 p.m.

XIV. ADJOURNMENT

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

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

Jim Benage, Mayor

ATTEST:

Melissa Krehbiel, City Clerk