



MINUTES
CITY COUNCIL MEETING
7651 E. Central Park Ave, Bel Aire, KS
August 19, 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, Emily Hamburg, Tom Schmitz, and John Welch were present. Councilmember Tyler Dehn was absent.

Also present were City Manager Ted Henry, City Attorney Maria Schrock, City Engineer Anne Stephens, Director of Finance Barry Smith, City Clerk Melissa Krehbiel, and City Financial Advisor Adam Pope of Columbia Capital Management. City Bond Counsel Kevin Cowan of Gilmore & Bell, PA participated in the meeting via videoconference.

III. OPENING PRAYER: Father Andrew Labenz 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 August 5, 2025 City Council meeting.

MOTION: Councilmember Welch moved to approve the Consent Agenda as listed and authorize the Mayor to sign. Councilmember Davied seconded the motion. ***Motion carried 4-0.***

VII. DISCUSSION AND APPROVAL OF APPROPRIATIONS ORDINANCE

A. Consideration of Appropriations Ordinance No. 25-15 in the amount of \$701,665.49.

MOTION: Councilmember Davied moved to approve Appropriations Ordinance No. 25-15. Councilmember Schmitz seconded the motion. ***Motion carried 4-0.***

VIII. CITY REQUESTED APPEARANCES

A. Jesse Miller - Sedgwick County Fire District 1 Steering Committee

Jesse Miller gave a brief update on topics discussed by the steering committee and took questions from the Council.

B. Tara Laughlin, Allen, Gibbs & Houlik, L.C - Annual Audit Presentation

Tara Laughlin presented the annual audit report and took questions from the Council.

IX. PUBLIC HEARING

A. Public Hearing Regarding Special Assessments: The purpose of the public hearing is to hear any and all written or oral objections to the respective assessments considered in the Ordinance Levying Special Assessments on the agenda.

Diana Arrington, 5349 Pinecrest Ct N, spoke to the Council. She said her mother is the owner of the home. They were shocked when they received the notification. They purchased the homes about 1 year ago, and were told at closing that specials would be about \$25,000 per property. However the specials in the notice are about 21.25 percent more than that. She has lived in many states and has never purchased a home in any state where specials come due after the purchase. She has lived in the neighborhood for about a year and has seen that the road and sewer system need improvements. She is concerned about the neighborhood becoming a place just for investors; Bel Aire has gotten a bad reputation for having multifamily subdivisions that are primarily rentals and she would like to see the Council address this.

Bob Janzen, 5110 N. Remington, spoke to the Council. He asked how many lots are sharing the cost? Is this spread out over all the phases? How many properties will that entail? Will they be multi- family? He was told it would be single family. If the northern piece is not part of the assessment, are they allowed to use the main road? What will the interest rate be? He asked if a lot that the developer donated to the City will be made into a common area.

Adam Pope with Columbia Capital Management, addressed some of Mr. Janzen's questions. Mayor Benage suggested that Mr. Janzen contact City staff after the meeting to further address his questions.

Julie Moore, 5326 N Pinecrest St, said she did not receive a letter and found out about the special assessment notices from her neighborhood Facebook page. She wanted to know why she did not receive a letter and if her property would be included in the special assessment.

William Kelly, 5328 N. Pinecrest, said he received a letter, but many of his neighbors did not. He runs a Facebook page for Chapel Landing. He questioned if the cost of the road was appropriate for the size, and who would share the costs.

Mayor Benage encouraged speakers to contact City staff after the meeting to address their specific questions.

MOTION: Councilmember Hamburg moved to close the public hearing. Councilmember Welch seconded the motion. ***Motion carried 4-0.***

X. CITIZEN CONCERNS

Bruce Roepke, 4300 N Rushwood Cir, said he is participating in the Great Cycle Challenge to raise money for fighting kids' cancer. They are always looking for more riders and more sponsors. He asked interested people to please support the fundraiser.

XI. REPORTS

A. Council Member Reports

Councilmember Schmitz reported on recent repairs to culverts next to Woodlawn and thanked City staff.

Councilmember Hamburg reported she attended Planning Commission to hear about the comprehensive plan.

B. Mayor's Report

Mayor Benage noted that a Regional Water Summit will be held by the Wichita Regional Economic Area Partnership (REAP) in Newton on September 4th. The Wichita Area Municipal Planning Organization (WAMPO) is looking for volunteers for the annual bicycle and pedestrian count; volunteers can sign up on the WAMPO website. Residents can also take the Safe Routes to School survey on the WAMPO website.

Mayor Benage reported on the latest meetings of REAP, WAMPO, the K-254 Corridor Development Association, and the Bel Aire Utility Advisory Committee. He also met with city staff and representatives from the South Central Kansas Economic Development District (SCKEDD) about their home weatherization program. Interested homeowners can apply on the SCKEDD website to receive help with weatherization.

Mayor Benage noted that the City of Wichita is considering an Ordinance that would introduce a permanent water restriction of three days per week for wholesale water customers, such as Bel Aire. If it is approved, Bel Aire would be required to revise the Municipal Water Conservation Plan. Mayor Benage has requested a meeting with Wichita and the wholesale water customers.

C. City Attorney Report

City Attorney Maria Schrock reported on a recent Attorney General guidance regarding fees for records requested under the Kansas Open Records Act (KORA).

D. City Manager Report

City Manager Ted Henry briefly reported on upcoming City Council agenda topics and anticipated completion dates for several City construction projects. He also reported on employee longevity; about thirty percent of the City's workforce has been employed by the City for over 10 years. Regarding upcoming events, he reminded everyone that the next Park Cleanup will be held on August 30th at Alley Park; National Night Out will be held at City Hall on September 20th from 4 p.m. to 8 p.m.; and Fall Festival will be held at the Recreation Center on October 18th from 10 a.m. to 2 p.m.

XII. ORDINANCES, RESOLUTIONS AND FINAL ACTIONS

A. Consideration of An Ordinance Levying Special Assessments On Certain Property To Pay The Costs Of Internal Improvements In The City Of Bel Aire, Kansas, As Previously Authorized By Resolution Nos. R-21-50, R-21-52, R-21-53, R-22-27, R-22-28, R-22-29, R-22-30, R-22-31, R-22-09, R-22-51, R-22-11, R-22-33, R-22-34, R-22-13, R-22-14, R-22-15 And R-22-16 Of The City; And Providing For The Collection Of Such Special Assessments.

The Council discussed the comments from some homeowners who stated that they or their neighbors did not receive notification letters. City staff noted that the letters were sent to the owners of record, which were listed in Sedgwick County GIS records. The Council instructed the Bond Counsel and City staff to research the issue and attempt to notify the homeowners who did not receive the letter.

MOTION: Councilmember Welch moved to table Item XII.A. Councilmember Hamburg seconded the motion. Discussion followed.

MODIFIED MOTION: Councilmember Welch moved to table Item XII.A until such time as [City staff] have found who did not get notified and they have been notified, or September 2nd, whichever comes first. Councilmember Hamburg seconded the motion.
Motion carried 4-0.

EXECUTIVE SESSION (Item XIII. A.)

MOTION: Councilmember Welch 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 the City Manager, City Engineer, City Attorney, and Katherine Chlumsky. The meeting will be for a period of 45 minutes, and the open meeting will resume in City Council Chambers at 9:15 p.m. Councilmember Davied seconded the motion. *Motion carried 4-0.*

The Council then recessed for executive session. At 9:16 p.m., Mayor Benage called the meeting to back to order in open session and stated that no binding action had been taken.

B. Consideration of A Resolution Of The Governing Body Of The City Of Bel Aire, Kansas, Setting The Date, Time, And Place For A Public Hearing Regarding The City's Intent To Levy A Property Tax Exceeding The Revenue Neutral Rate.

MOTION: Councilmember Welch moved to accept A Resolution Of The Governing Body Of The City Of Bel Aire, Kansas, Setting The Date, Time, And Place For A Public Hearing Regarding The City's Intent To Levy A Property Tax Exceeding The Revenue Neutral Rate, and authorize the Mayor to sign. Councilmember Davied seconded the motion. *Motion carried 4-0.*

C. Consideration of a Contract with SEH for Engineering Services related to construction on Sunflower Commerce Park Phase 2.

MOTION: Councilmember Davied moved to accept the contract SEH for Engineering Services related to construction on Sunflower Commerce Park Phase 2 in the amount not to exceed \$245,500 and authorize the Mayor to sign. Councilmember Schmitz seconded the motion. *Motion carried 4-0.*

D. Consideration of Amendment No. 1 To Agreement For Professional Engineering Services between the City of Bel Aire, Kansas and Garver, LLC for professional engineering services for RCB replacement project at 45th and Oliver.

MOTION: Councilmember Welch moved to accept Amendment No. 1 To Agreement For Professional Engineering Services between the City of Bel Aire, Kansas and Garver, LLC for professional engineering services for RCB replacement project at 45th and Oliver and authorize the Mayor to sign. Councilmember Schmitz seconded the motion. *Motion carried 4-0.*

E. Consideration of Change Order No. 1 to the Contract with Dondlinger & Sons Construction for the 45th and Oliver Bridge Project.

MOTION: Councilmember Davied moved to accept Change Order No. 1 to the Contract with Dondlinger & Sons Construction for the 45th and Oliver Bridge Project, in the amount not to exceed \$14,828.00 and authorize the Mayor to sign. Councilmember Schmitz seconded the motion. *Motion carried 3-1*, with Councilmember Welch voting against the motion.

F. Consideration of Change Order No. 2 to the Contract for Paving Improvements to serve Chapel Landing 5th Phase 1, in the amount not to exceed \$12,500.00.

MOTION: Councilmember Welch moved to approve Change Order No. 2 to the Contract for Paving Improvements to serve Chapel Landing 5th Phase 1, in the amount not to exceed \$12,500.00 and authorize the Mayor to sign. Councilmember Schmitz seconded the motion. *Motion carried 4-0.*

G. Consideration of electing three (3) Voting Delegates to the League of Kansas Municipalities Annual Business Meeting and Convention of Voting Delegates on Saturday, October 11, 2025.

MOTION: Councilmember Welch moved to elect Jim Benage, Emily Hamburg, and Tom Schmitz as Bel Aire Voting Delegates to the League of Kansas Municipalities Annual Business Meeting and Convention of Voting Delegates on Saturday, October 11, 2025. Councilmember Davied seconded the motion. ***Motion carried 4-0.***

H. Consideration of electing three (3) alternate voting delegates to the League of Kansas Municipalities Annual Business Meeting and Convention of Voting Delegates on Saturday, October 11, 2025.

MOTION: Councilmember Hamburg moved to elect Maria Schrock and Councilmember Tyler Dehn as Bel Aire Alternate Voting Delegates to the League of Kansas Municipalities Annual Business Meeting and Convention of Voting Delegates on Saturday, October 11, 2025. Councilmember Schmitz seconded the motion. ***Motion carried 4-0.***

XIII. EXECUTIVE SESSION

A. Executive Session: *This item was addressed earlier in the meeting, after Agenda Item XII.A. (page 4 of these Minutes).*

XIV. DISCUSSION AND FUTURE ISSUES

City Manager Ted Henry noted the delay in processing Agenda Item XII D was from the administrative side, not legal, and staff is working to prevent such delays. The City Council may consider changes to the purchasing policy in the future. No action was taken by the Council.

XV. ADJOURNMENT

MOTION: Councilmember Welch 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