



**MINUTES**  
**CITY COUNCIL MEETING**  
**(IMMEDIATELY FOLLOWING**  
**LAND BANK MEETING)**  
**7651 E. Central Park Ave, Bel Aire, KS**  
**June 03, 2025 7:00 PM**



**I. CALL TO ORDER:** Mayor Jim Benage called the meeting to order at 7:07 p.m.

**II. ROLL CALL**

Councilmembers Greg Davied, Tyler Dehn, Emily Hamburg, and John Welch were present. Councilmember Tom Schmitz was absent.

Also present were City Manager Ted Henry, City Attorney Maria Schrock, City Engineer Anne Stephens, Director of Public Works Marty McGee, and City Clerk Melissa Krehbiel.

**III. OPENING PRAYER**

Father Terry Hedrick was unable to attend. Mayor Jim Benage provided the opening prayer.

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

Mayor Benage led the pledge of allegiance.

**V. PROCLAMATION**

**A. Flag Week - June 8-14, 2025**

Mayor Benage read and signed the proclamation.

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

**VII. CONSENT AGENDA**

**A. Approval of Minutes of the May 20, 2025 City Council meeting.**

**B. Approve Minutes of the City Council Special Meeting held on May 27, 2025.**

**C. Appoint Julie Hopkins to Tree Board, term beginning June 3, 2025 and ending June 3, 2029.**

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

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

### **A. Consideration of Appropriations Ordinance No. 25-10 in the amount of \$1,750,519.23.**

**MOTION:** Councilmember Dehn moved to approve Appropriations Ordinance No. 25-10. Councilmember Hamburg seconded the motion. ***Motion carried 4-0.***

## **IX. CITY REQUESTED APPEARANCES**

### **A. President Greg Dane - Bel Aire Area Chamber of Commerce**

Mr. Dane gave a brief report about the Chamber's current membership and upcoming events.

## **X. CITIZEN CONCERNS: No one spoke.**

## **XI. REPORTS**

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

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

Councilmember Dehn attended the May 22nd Vulnerable Road Users event hosted by WAMPO. He plans to attend the annual Cops N 'Bobbies fishing event hosted by the Bel Aire Police Department on June 7<sup>th</sup> at Central Park pond.

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

Mayor Benage reported on the May 22<sup>nd</sup> CCUA meeting and the Water Re-Use Summit hosted by the City of Wichita.

He reported that Steve Brunk has been appointed to replace Patrick Penn in the 85<sup>th</sup> District of the Kansas House of Representatives. Mr. Penn recently resigned so that he could take a position in the U.S. Department of Agriculture. Regarding elections, a Primary Election will be held in August for USD 259 Wichita District 1. For the City Council election in November, four candidates are registered.

### **C. City Attorney Report**

City Attorney Maria Schrock briefly reported on a new law, the Kansas Municipal Employee Whistle Blower Act.

## **D. City Manager Report**

City Manager Ted Henry reported on the upcoming Cops N' Bobbers event on June 7<sup>th</sup> and the Chamber of Commerce's monthly lunch tomorrow. He also reported on recent work by the Public Works Department to improve drainage in certain areas.

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

### **A. Consideration of a Resolution Authorizing a 50% Ad Valorem Property Tax Exemption, for 5 years, to WAM Investments #11, LLC., pursuant to Ordinance No. 662.**

**MOTION:** Councilmember Davied moved to approve a Resolution authorizing a 50% ad valorem property tax exemption, for 5 years, to WAM Investments #11, LLC., As Presented and authorize the Mayor to sign. Councilmember Welch seconded the motion. ***Motion carried 4-0.***

### **B. Consideration of An Amendment with Tyler Technologies Relating to Incorporation of The Service Fee Option.**

**MOTION:** Councilmember Hamburg moved to approve the Amendment with Tyler Technologies that incorporates the ERP Pro Payments Service Fee Option, and authorize the Mayor to sign. Councilmember Davied seconded the motion. ***Motion carried 4-0.***

### **C. Consideration of Purchase Contract for 752 tons of 1" Hard Rock From NorthRidge Trucking for Aurora Park Gravel Roads Project.**

**MOTION:** Councilmember Dehn moved to approve Purchase Contract with NorthRidge Trucking for 752 tons of 1" Hard Rock, at a cost not to exceed \$24,064.00, and authorize the Mayor to sign. Councilmember Welch seconded the motion. ***Motion carried 4-0.***

## **EXECUTIVE SESSION**

**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 the City Manager, City Engineer, City Attorney, and Katherine Chlumsky. The meeting will be for a period of 30 minutes, and the open meeting will resume in City Council Chambers at 8:06 p.m. Councilmember Welch seconded the motion. ***Motion carried 4-0.***

The Council then recessed for executive session. At 8:07 p.m., Mayor Benage called the meeting back to order in open session and stated that no binding action had been taken.

**D. Consideration of the Change Order Request No. 1 from Mies for removing the existing dirt stockpile at Chapel Landing 6<sup>th</sup> in the amount of \$34,500.00.**

**MOTION:** Councilmember Welch moved to Change Order No. 1 to remove the existing dirt stockpile at the Chapel Landing 6th Addition, at a cost not to exceed \$34,500, and authorize the Mayor to sign. Councilmember Dehn seconded the motion. *Motion carried 4-0.*

**E. Consideration of an Engagement Letter with Allen, Gibbs & Houlik, L.C. for 2024 Annual Audit Services.**

**MOTION:** Councilmember Hamburg moved to approve the Engagement Letter with Allen, Gibbs & Houlik L.C. for 2024 Annual Audit Services, at a cost not to exceed \$36,500 as presented, and authorize the Mayor to sign. Councilmember Dehn seconded the motion. *Motion carried 4-0.*

**F. Consideration of an Engagement Letter with Allen, Gibbs & Houlik, L.C. for Coronavirus State and Local Fiscal Recovery Funds (CSLFRF) Audit Services.**

**MOTION:** Councilmember Welch moved to approve the Engagement Letter with Allen, Gibbs & Houlik, L.C. for CSLFRF Audit Services, at a cost not to exceed \$7,000 as presented, and authorize the Mayor to sign. Councilmember Davied seconded the motion. *Motion carried 4-0.*

**G. Consideration of An Ordinance Amending the Solid Waste Utility and Curbside Recycling System by Establishing Administration Fees.**

**MOTION:** Councilmember Dehn moved to adopt an Ordinance Amending the Solid Waste Utility and Curbside Recycling System to Establish Administration Fees and Repeal Ordinance No. 358 as presented and authorize the Mayor to sign. Councilmember Davied seconded the motion. *Motion carried 4-0.*

**H. Consideration of a Resolution Amending the Solid Waste Utility and Curbside Recycling System Fees.**

**MOTION:** Councilmember Welch moved to approve A Resolution amending the Solid Waste Utility and Curbside Recycling System Fees as presented and authorize the Mayor to sign. Councilmember Hamburg seconded the motion. *Motion carried 4-0.*

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**I. Consideration of a Resolution authorizing the City Manager and Mayor to jointly approve any change orders up to \$150,000 to the 2025 Street Maintenance Project.**

The Council discussed the 2025 Street Maintenance Project and options to deal with unexpected change orders.

**MOTION:** Councilmember Welch moved to approve a Resolution authorizing the City Manager and Mayor to jointly approve any additional change orders up to a total of \$150,000 to the 2025 Street Maintenance Project. Such change orders will be presented to the city council at the next regularly scheduled meeting for information only since this motion approves the change order in advance subject to the approval of the City Manager and Mayor. Councilmember Dehn seconded the motion. ***Motion carried 4-0.***

**XIII. EXECUTIVE SESSION** – This item was addressed earlier in the meeting.

**XIV. DISCUSSION AND FUTURE ISSUES**

**A. Discussion on 2025 Street Maintenance Program**

This item was addressed earlier in the meeting. No further discussion was necessary.

**B. Review and Provide Feedback on the Skyview Park Conceptual Plan**

Dustin Lohmann, Professional Engineering Consultants, presented the conceptual plan and answered questions and took comments from the Council. No action was taken.

**XV. ADJOURNMENT**

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

Approved by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Jim Benage, Mayor

ATTEST:

\_\_\_\_\_  
Melissa Krehbiel, City Clerk