



MINUTES
CITY COUNCIL MEETING
7651 E. Central Park Ave, Bel Aire, KS
September 03, 2024 7:00 PM



I. CALL TO ORDER: Mayor Jim Benage called the meeting to order at 7:00 p.m.

II. ROLL CALL

Present were Councilmembers Greg Davied, Tyler Dehn, Emily Hamburg, Tom Schmitz, and John Welch.

Also present were City Manager Ted Henry, City Attorney Maria Schrock, Director of Finance Barry Smith, City Engineer Anne Stephens, Director of Public Works Marty McGee, 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. DETERMINE AGENDA ADDITIONS: There were no additions.

VI. CONSENT AGENDA

A. Approval of Minutes of the August 20, 2024 City Council meeting.

B. Confirmation of the Mayor's appointment of Sharon Armbrister to the Bel Aire Tree Board. The term of office will expire on 9/01/2028.

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

VII. DISCUSSION AND APPROVAL OF APPROPRIATIONS ORDINANCE

A. Consideration of Appropriations Ordinance No. 24-16 in the amount of \$398,080.87.

MOTION: Councilmember Dehn moved to approve Appropriations Ordinance No. 24-16. Councilmember Schmitz seconded the motion. ***Motion carried 5-0.***

VIII. CITY REQUESTED APPEARANCES

A. Bel Aire Lions Club and Tree Board representatives

Lions Club representatives presented a check in the amount of \$600 to the Tree Board for the board's annual tree planting. This year, the Board will plant a tree in honor of former Tree Board Chairman Gary Northwall. Rebecca Armstrong, current Tree Board Chairperson, thanked the Lions Club for their support and spoke about the Board's mission and activities.

B. 2025 Budget Overview - Barry Smith, Director of Finance

Barry Smith, Director of Finance, gave a brief presentation about the proposed budget.

IX. PUBLIC HEARING

A. Revenue Neutral Rate - The purpose of the public hearing is to give property owners and other interested parties the opportunity to speak on exceeding the Revenue Neutral Rate of 38.764 mills.

Brandon McIntosh, 5924 Denise Street, requested more information about the Revenue Neutral Rate. Why do taxes stay the same if the mill levy has decreased?

Mayor Benage explained the Revenue Neutral Rate, mill levy, and how increases in assessed values have affected many homeowner's taxes.

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

B. Consideration of A Resolution Of The City Of Bel Aire, Kansas To Levy A Property Tax Rate Exceeding The Revenue Neutral Rate.

MOTION: Councilmember Welch moved to approve A Resolution Of The City Of Bel Aire, Kansas To Levy A Property Tax Rate Exceeding The Revenue Neutral Rate 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

Motion carried 5-0.

C. 2025 City of Bel Aire Budget - The purpose of the public hearing is to give property owners and other interested parties the opportunity to speak on the proposed 2025 City of Bel Aire Budget.

Mayor Benage opened the public hearing. No one spoke.

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

X. CITIZEN CONCERNS

Gary O'Neal, 4967 N Hillcrest, spoke about the fireworks policy. The City Code used to require fireworks vendors to be associated with a local non-profit organization. In recent years, that requirement was removed. Also, this year Wichita allowed aerial fireworks, causing the fireworks provider for the Lion's Club to relocate their tent to Wichita and remove their support for Lion's Club at the last minute. Without proceeds from fireworks, the Lion's Club cannot provide many types of support to the Bel Aire community that it has provided in the past. He asked that the Council discuss the policy for next year.

XI. REPORTS

A. Council Member Reports

Councilmember Hamburg reported she attended the August 28th en banc meeting of the Chisholm Creek Utility Authority (CCUA) and the park cleanup at Eagle Lake on August 31st.

Councilmember Schmitz attended the en banc meeting of CCUA.

Councilmember Davied attended the regular meeting of the CCUA and the en banc meeting.

Councilmember Dehn reported on the CCUA en banc meeting and the Kansas Water Conference. He noted the progress on the 53rd Street paving and Oliver marking projects and reminded everyone that the Bel Aire Chamber will meet tomorrow at 11:30 a.m. for their monthly luncheon.

B. Mayor's Report

Mayor Benage attended the park cleanup on August 31st. He reported that Bel Aire resident Tamara Blackwell was recognized as Ms. Wheelchair USA on August 29th at the national competition. In other news, one Bel Aire resident was recently killed in a house fire; Mayor Benage asked for prayers for the victim and his family and thanked first responders. He noted that chlorine supplies for cities may be affected by the recent Canadian rail worker's strike. Mayor Benage encouraged residents to continue to conserve water, as drought restrictions are still in place due to the drought in the Cheney watershed.

Regarding upcoming meetings, the K-254 Corridor Development Association will meet at Bel Aire City Hall on September 20th, and the Sedgwick County Association of Cities (SCAC) will meet at Wichita State University on September 14th. SCAC will meet in Bel Aire at Clinic in a Can on November 16th.

C. City Attorney Report

City Attorney Maria Schrock briefly reported on the recent local conference of the American Society of Civil Engineers. She presented information there and City Engineer Anne Stephens helped to organize the conference. Ms. Schrock noted that the Utility Advisory Committee will meet at City Hall at 3 p.m. on September 11th and are inviting the public to provide input on the City's water conservation plan.

D. City Manager Report

City Manager Ted Henry reminded residents that National Night Out will be held at City Hall on Saturday from 4:00 p.m. to 8:00 p.m. He briefly reported on enforcement of the water emergency plan currently in effect.

XII. ORDINANCES, RESOLUTIONS AND FINAL ACTIONS

A. Consideration of Approving the 2025 City of Bel Aire Budget.

MOTION: Councilmember Davied moved to approve the 2025 City of Bel Aire Budget as presented and authorize all required signatures. Councilmember Welch seconded the motion. *Motion carried 5-0.*

B. Consideration of an Agreement with Baughman for the Design, Construction Staking and Construction Administration and Observation Services for the Chapel Landing 6th water, sanitary sewer, drainage and street projects in the amount of \$248,800, Not to Exceed.

MOTION: Councilmember Davied moved to accept the Agreement with Baughman for the Design, Construction Staking and Construction Administration and Observation Services for the Chapel Landing 6th water, sanitary sewer, drainage and street projects in the amount of \$248,800, Not to Exceed and authorize the Mayor to sign. Councilmember Dehn seconded the motion. *Motion carried 5-0.*

C. Consideration of a Contract for Equipment Purchase between City of Bel Aire and Kansas Golf and Turf (New Lawnmower).

MOTION: Councilmember Welch moved to accept the Contract for Equipment Purchase between City of Bel Aire and Kansas Golf and Turf (New Lawnmower) and authorize the Mayor to sign. Councilmember Schmitz seconded the motion. *Motion carried 5-0.*

D. Consideration of a Contract for Equipment Purchase and Service between City of Bel Aire and JCI Industries, Inc. (new grinder pump and installation).

City Attorney Maria Schrock noted that JCI Industries provided some changes to the agreement this afternoon. The changes were acceptable to City staff.

MOTION: Councilmember Welch moved to accept the Contract for Equipment Purchase and Service between City of Bel Aire and JCI Industries, Inc. (new grinder pump and installation) and authorize the Mayor to sign. Councilmember Davied seconded the motion. *Motion carried 5-0.*

XIII. EXECUTIVE SESSION

A. Executive Session, Woodlawn Roadway Project

MOTION: Councilmember Hamburg moved to recess into executive session to discuss with legal counsel and receive legal advice related to the Woodlawn Roadway Project. The discussion will be pursuant to K.S.A. 75-4319 (b)(2) for legal consultation with the City Attorney which would be deemed privileged in the attorney-client relationship. Invite the City Manager, City Attorney, City Engineer, Neil Gosch, and Katherine Chlumsky. The meeting will be for a period of 30 minutes, and the open meeting will resume in City Council Chambers at 8:35 p.m. Councilmember Dehn seconded the motion. ***Motion carried 5-0.***

The Council then recessed for executive session. At 8:38 p.m., Mayor Benage called the meeting back to order in open session and stated that no binding action had been taken.

XIV. DISCUSSION AND FUTURE ISSUES

A. City Council Workshop - September 10, 2024 at 6:30 pm?

The Council briefly discussed the agenda for the workshop, which will be held at 6:30 p.m. on September 10, 2024.

XV. ADJOURNMENT

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