



MINUTES
CITY COUNCIL MEETING
7651 E. Central Park Ave, Bel Aire, KS
October 01, 2024 7:00 PM



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

II. ROLL CALL

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

Also present were City Manager Ted Henry, City Attorney Maria Schrock, Finance Director Barry Smith, City Engineer Anne Stephens, City Clerk Melissa Krehbiel, and Bond Counsel Kevin Cowan of Gilmore & Bell, P.A.

III. OPENING PRAYER: Gary Green 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 September 17, 2024 City Council meeting.

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

VII. DISCUSSION AND APPROVAL OF APPROPRIATIONS ORDINANCE

A. Consideration of Appropriations Ordinance No. 24-18 in the amount of \$471,661.63.

MOTION: Councilmember Dehn moved to approve Appropriations Ordinance No. 24-18. Councilmember Schmitz seconded the motion. ***Motion carried 4-0.***

VIII. CITY REQUESTED APPEARANCES

A. Edward Watson, II, attorney and Foulston Siefkin partner – Streetlights Alliance for Fair Energy Rates (SAFER) Update

Mr. Watson gave an update on the case.

B. Julie Stimson, Director, Sedgwick County Emergency Management - Regional Hazard Mitigation Plan

Ms. Stimson gave a brief presentation about the plan.

IX. PUBLIC HEARING

A. The purpose of 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.

Thu Dean, spoke to the Council. She and her husband are opposed to the special assessments. With recent high inflation, and current wage conditions, this will be a financial burden. Many of their neighbors are also retirees on a fixed income.

Dana McElrath, 5289 Millway, spoke to the Council in opposition to the special assessments. He asked questions related to the notification process, and the timing of the assessments.

Brandon Bellamy, 5294 N. Hampton, spoke in opposition to the special assessments. He asked how a special benefit is established for the special assessments.

No others requested to speak.

MOTION: Councilmember Hamburg moved to close the Public Hearing. Councilmember Schmitz seconded the motion. ***Motion carried 4-0.***

X. CITIZEN CONCERNS: No one spoke.

XI. REPORTS

A. Council Member Reports

Councilmember Hamburg attended the latest meeting of the K-254 Corridor Association.

Councilmember Dehn briefly reported on recent meetings: the Kansas Water local consult, the K-254 Corridor Management Plan, the Safe Routes to School strategic planning focus group, and the Wichita school district's facilities management plan listening session which will affect Isely Elementary. He reminded everyone that the final public meeting for the K-254 Corridor Management Plan will be held at Circle Middle School on October 9th. Also, Isely will hold a walk-to-school event on October 9th.

B. Mayor's Report

Mayor Benage briefly reported on the K-254 Corridor Association meeting, the CCUA board meeting, and the Kansas Water Consult. He noted the importance of KOMA (Kansas Open Meetings Act) training and encouraged all Bel Aire board/ committee/ commission members to contact the City Attorney if they have not already completed the training.

C. City Attorney Report

City Attorney Maria Schrock briefly reported on a training she attended regarding Planning Commissions. At the next meeting of the Bel Aire Planning Commission, there will be a review of KOMA and the “golden factors” of zoning.

D. City Manager Report

City Manager Ted Henry reported on upcoming events:

- October 5th is Curbside Cleanup. Guidelines can be found on the City’s website.
- October 19th is Fall Fest at the Bel Aire Recreation Center.
- October 14th is Columbus Day and City Offices will be closed for staff professional development and training.

XII. ORDINANCES, RESOLUTIONS AND FINAL ACTIONS

- A. Consideration of An Ordinance Levying Special Assessments And Benefit Fees On Certain Property To Pay Costs Of Internal Improvements In The City Of Bel Aire, Kansas, As Authorized By Resolution Nos. R-17-12, R-17-14, R-17-13, R-17-15, R-18-06, R-18-08, R-18-10, R-18-12, R-20-20, R-20-21, R-20-22, R-20-23, R-20-24, R-21-03, R-21-05, R-21-06, R-21-39, R-21-32, R-21-13, R-21-14, R-21-15, R-21-17, R-21-37, R-21-38, R-21-20, R-21-21, R-21-22, R-21-23, R-21-19, R-21-41, And R-21-29; And Providing For The Collection Of Such Special Assessments And Benefit Fees.**

MOTION: Councilmember Hamburg moved to adopt An Ordinance Levying Special Assessments And Benefit Fees On Certain Property To Pay Costs Of Internal Improvements In The City Of Bel Aire, Kansas, As Authorized By the Resolutions listed here [above]; And Providing For The Collection Of Such Special Assessments And Benefit Fees and authorize the Mayor to sign. Councilmember Welch seconded the motion. *Motion carried 4-0.*

- B. Consideration of A Resolution Adopting the Kansas Homeland Security Region G Hazard Mitigation Plan.**

MOTION: Councilmember Welch moved to adopt Resolution No. R-2024-19 Adopting the Kansas Homeland Security Region G Hazard Mitigation Plan and authorize the Mayor to sign. Councilmember Dehn seconded the motion. *Motion carried 4-0.*

- C. Consideration of An Ordinance Approving The Recommendation Of The Bel Aire Planning Commission Recommending a Conditional Use Permit to Build an Oversized Private Use Shed on Property Zoned as R-1 and Located In The City Of Bel Aire, Kansas Under The Authority Granted By The Zoning Regulations Of The City (CON-24-02).**

MOTION: Councilmember Welch moved to approve the findings of fact and recommendation of the Planning Commission for CON-24- 02, Adopt Ordinance No. 723 as Presented, and authorize the Mayor to sign. Councilmember Hamburg seconded the motion.

Roll Call Vote:

Tyler Dehn - Aye Emily Hamburg - Aye

Tom Schmitz - Aye John Welch - Aye Mayor Jim Benage - Aye

Motion carried 5-0.

D. Consideration of a Resolution to Establish the Designation of the Official Newspaper for the City of Bel Aire Pursuant to Charter Ordinance No. 25.

MOTION: Councilmember Welch moved to adopt Resolution No. R-2024-20 as presented and authorize the Mayor to sign. Councilmember Schmitz seconded the motion. *Motion carried 4-0.*

XIII. EXECUTIVE SESSION

MOTION: Councilmember Welch moved to take a 5-minute recess. Councilmember Dehn seconded the motion. *Motion carried 4-0.*

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 Neil Gosch which would be deemed privileged in the attorney-client relationship. Invite the City Manager, City Attorney, City Engineer, and Katherine Chlumsky. The meeting will be for a period of 15 minutes, and the open meeting will resume in City Council Chambers at 8:41 p.m. Councilmember Welch seconded the motion. *Motion carried 4-0.*

The Council then recessed into executive session. At 8:43 p.m., Mayor Benage called the meeting to order in open session and stated that no binding action had been taken.

XIV. DISCUSSION AND FUTURE ISSUES

- A.** Special Meeting – October 8th at 6:00 p.m.?
- B.** Workshop - October 8th at 6:30 p.m.?
- C.** City Hall Christmas Lights Discussion
- D.** New Utility Bill Layout Discussion

The Council briefly discussed upcoming meetings. There was a consensus to hold a special meeting on October 8th at 6:30 p.m. to be followed by the City Council workshop at 7:00 p.m. City Manager Ted Henry shared an example copy of the new utility bill layout, and the proposed plan for City Hall Christmas Lights this year.

XV. ADJOURNMENT

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

Approved by the City Council this _____ day of _____, 2024.

Jim Benage, Mayor

ATTEST:

Melissa Krehbiel, City Clerk