



MINUTES
CITY COUNCIL MEETING
7651 E. Central Park Ave, Bel Aire, KS
November 18, 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. No one 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 Bond Counsel Kevin Cowan of Gilmore & Bell, P.A.

III. OPENING PRAYER: Mayor Benage provided the opening prayer.

IV. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

Mayor Benage led the pledge of allegiance.

V. DETERMINE AGENDA ADDITIONS: Councilmember Welch requested to discuss City Council pay and the spending limit for the City Manager.

VI. CONSENT AGENDA

A. Approval of Minutes of the November 4, 2025 City Council meeting.

B. Approval of Minutes of the November 10, 2025 City Council special meeting.

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

VII. DISCUSSION AND APPROVAL OF APPROPRIATIONS ORDINANCE

A. Consideration of Appropriations Ordinance No. 25-21 in the amount of \$3,968,829.91.

MOTION: Councilmember Dehn moved to approve Appropriations Ordinance No. 25-21. Councilmember Davied seconded the motion. ***Motion carried 5-0.***

VIII. SPECIAL PRESENTATION

Council Members John Welch and Tom Schmitz were recognized for their service.

IX. CITIZEN CONCERNS: No one spoke.

X. REPORTS

A. Council Member Reports

Councilmember Hamburg reported on the most recent meeting of the Sedgwick County Association of Cities (SCAC), her meeting with the local Boy Scouts, and a recent food drive that collected over 1800 lbs. of food in Bel Aire area. She commented on her appreciation for Councilmembers Schmitz and Welch.

Councilmember Davied offered words of appreciation for Councilmembers Schmitz and Welch.

Councilmember Dehn reported on the recent Lions Club fundraiser dinner, and the City's annual volunteer dinner. He thanked Councilmembers Schmitz and Welch for their service.

Councilmember Welch thanked the Lions Club for their fundraiser dinner.

B. Mayor's Report

Mayor Benage reported on the most recent meetings of the Sedgwick County Association of Cities (SCAC), the Bel Aire Chamber of Commerce and WAMPO. He also hosted a tour of Bel Aire for State Representative Steve Brunk and attended a reception for local officials hosted by REAP.

Mayor Benage congratulated Greg Davied, Mike Proctor, and Brandon McIntosh on their election to City Council. He noted that Sedgwick County is conducting a community engagement survey; he encouraged residents to take the survey, to help determine citizen's priorities before the budget process begins in early 2026. He wished everyone a blessed and safe Thanksgiving.

C. City Attorney Report

City Attorney Maria Schrock reported on a recent conference she attended and the recent implementation of electronic case management software and new procedures in the Municipal Court.

D. City Manager Report

City Manager Ted Henry reported he recently gave presentations to the Chamber of Commerce, WAMPO and a legislative delegation. He noted that City offices will be closed on November 27th and 28th for Thanksgiving. He thanked Councilmembers Welch and Schmitz for their service on the Council.

XI. ORDINANCES, RESOLUTIONS AND FINAL ACTIONS

- A. Consideration of An Ordinance Authorizing The City Of Bel Aire, Kansas, To Issue Taxable Industrial Revenue Bonds (Aspen Sunflower Industrial I, LLC Project), Series 2025, In A Principal Amount Not To Exceed \$18,000,000, For The Purpose Of Providing Funds To Pay The Cost Acquiring Land And Constructing And Equipping Buildings For Use In Industrial, Manufacturing, Warehouse, Distribution, Flex And/Or Office Purposes; Authorizing The Issuer To Enter Into Certain Documents And Actions In Connection With The Issuance Of Said Bonds.**

Mark Sprecker attended via videoconference to represent the applicant.

MOTION: Councilmember Hamburg moved to adopt An Ordinance Authorizing The City Of Bel Aire, Kansas, To Issue Taxable Industrial Revenue Bonds (Aspen Sunflower Industrial I, LLC Project), Series 2025, In A Principal Amount Not To Exceed \$18,000,000, For The Purpose Of Providing Funds To Pay The Cost Acquiring Land And Constructing And Equipping Buildings For Use In Industrial, Manufacturing, Warehouse, Distribution, Flex And/Or Office Purposes; Authorizing The Issuer To Enter Into Certain Documents And Actions In Connection With The Issuance Of Said Bonds, and authorize all required signatures. Councilmember Davied seconded the motion. ***Motion carried 5-0.***

- B. Consideration of An Ordinance Authorizing The City Of Bel Aire, Kansas To Issue Its Taxable Industrial Revenue Bonds, Series 2025B (Waltons 53rd Holdings LLC) For The Purpose Of The Acquisition, Construction And Equipping Of A Meat Processing Supply And Equipment Commercial Facility; And Authorizing Other Related Documents And Actions.**

MOTION: Councilmember Dehn moved to adopt An Ordinance Authorizing The City Of Bel Aire, Kansas To Issue Its Taxable Industrial Revenue Bonds, Series 2025B (Waltons 53rd Holdings LLC) For The Purpose Of The Acquisition, Construction And Equipping Of A Meat Processing Supply And Equipment Commercial Facility; And Authorizing Other Related Documents And Actions and authorize all required signatures. Councilmember Welch seconded the motion. ***Motion carried 5-0.***

- C. Consideration of a 2026 Funding Agreement By And Between City Of Bel Aire, Kansas And Bel Aire Area Chamber Of Commerce, Inc.**

MOTION: Councilmember Davied moved to accept the 2026 Funding Agreement By And Between City Of Bel Aire, Kansas And Bel Aire Area Chamber Of Commerce, Inc, and authorize the Mayor to sign. Councilmember Schmitz seconded the motion. ***Motion carried 5-0.***

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D. Consideration of A Resolution Rescinding Council’s Prior Motion on August 19, 2025, Approving A Contract with SEH for Engineering Services Related to Construction on Sunflower Commerce Park Phase 2.

MOTION: Councilmember Welch moved to approve a Resolution Rescinding Council’s Prior Motion on August 19, 2025, Approving a Contract with SEH for Engineering Services related to construction on Sunflower Commerce Park Phase 2, and authorize the Mayor to sign. Councilmember Hamburg seconded the motion. ***Motion carried 5-0.***

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

MOTION: Councilmember Dehn moved to accept the contract with SEH for Engineering Services related to construction on Sunflower Commerce Park Phase 2 in an amount not to exceed \$245,500.00 and authorize the Mayor to sign. Councilmember Davied seconded the motion. ***Motion carried 5-0.***

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 Neil Gosch, Katherine Chlumsky, City Manager, City Attorney and City Engineer. The meeting will be for a period of 20 minutes, and the open meeting will resume in City Council Chambers at 7:57 p.m. Councilmember Dehn seconded the motion. ***Motion carried 5-0.***

The Council then recessed for Executive Session. At 8:00 p.m., Mayor Benage called the meeting back to order in open session and stated that no binding action had been taken.

Mr. Welch briefly left the meeting at 8:00 pm. Mr. Welch returned at 8:02 p.m. during the staff presentation for agenda Item F.

F. Consideration of Work Order 25-11 to the Master Services Agreement with PEC dated February 08, 2024 for updating the written description for the City of Bel Aire city limits to be utilized in the boundary resolution, at a cost not to exceed \$15,000.00.

MOTION: Councilmember Schmitz moved to approve Work Order 25-11 to the Master Services Agreement with PEC dated February 08, 2024 for updating the written description for the City of Bel Aire city limits to be utilized in the boundary resolution, at a cost not to exceed \$15,000.00 and authorize the Mayor to sign. Councilmember Davied seconded. ***Motion carried 5-0.***

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G. Consideration of An Ordinance Appointing the Bel Aire Planning Commission as the Bel Aire Airport Zoning Commission in Accordance with K.S.A. 3-705(2).

MOTION: Councilmember Dehn moved to Adopt An Ordinance Appointing the Planning Commission as the Airport Zoning Commission As Presented and authorize the Mayor to sign. Councilmember Davied seconded the motion. ***Motion carried 5-0.***

H. Council Member Pay

MOTION: Councilmember Welch moved to add \$50 per month pay effective Jan 1st to all councilmembers and to the Mayor. Motion died for lack of 2nd.

I. City Manager Spending Limit

MOTION: Councilmember Welch moved to increase the City Manager's spending limit to \$15,000. Councilmember Dehn seconded the motion. ***Motion carried 5-0.***

XII. EXECUTIVE SESSION: This item was addressed earlier in the meeting, after agenda item E.

XIII. DISCUSSION AND FUTURE ISSUES

A. Budget Amendment Overview - Barry Smith, Director of Finance

Finance Director Barry Smith presented a brief overview of the upcoming budget amendment process. State statute allows cities to amend budgets when needed. Budgets are set about 18 months in advance of when they are actually used. Staff will bring amendments at the next meeting and Notice of Public Hearing will be published. The Public Hearing for the Amendment is tentatively planned for the last meeting in December.

XIV. ADJOURNMENT

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

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

Jim Benage, Mayor

ATTEST:

Melissa Krehbiel, City Clerk