



**MINUTES**  
**CITY COUNCIL MEETING**  
7651 E. Central Park Ave, Bel Aire, KS  
July 15, 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, Tom Schmitz, and John Welch were present. Councilmember Emily Hamburg participated by video conference.

Also present were City Manager Ted Henry, City Attorney Maria Schrock, City Engineer Anne Stephens, Director of Public Works Marty McGee, City Clerk Melissa Krehbiel, Matthew Hamm of Schaefer Architects and Kirk Jurgensen of Professional Engineering Consultants.

**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 July 1, 2025 City Council meeting.**

**MOTION:** Councilmember Davied moved to approve the Consent Agenda as listed and authorize the Mayor to sign. Councilmember Schmitz seconded the motion.

**SUBSTITUTE MOTION:** Councilmember Welch moved to approve the City Council minutes with a change to Item XIII A that it be struck through to indicate that [the Council] did not discuss or talk about that item; [the Council] actually covered that item earlier in the meeting. Councilmember Davied seconded the motion. *Motion carried 5-0.*

**VII. DISCUSSION AND APPROVAL OF APPROPRIATIONS ORDINANCE**

**A. Consideration of Appropriations Ordinance No. 25-13 in the amount of \$2,265,453.79.**

**MOTION:** Councilmember Dehn moved to approve Appropriations Ordinance No. 25-13. Councilmember Davied seconded the motion. *Motion carried 5-0.*

## **VIII. CITY REQUESTED APPEARANCES**

### **A. Receive an update from PEC regarding preliminary design plans for Skyview Park**

Dustin Lohmann presented the preliminary information on behalf of PEC and took feedback from the Council. No action was taken by the Council.

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

## **X. REPORTS**

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

Councilmember Hamburg reported on a recent communication with the Sedgwick County Extension Office regarding 4-H. There are 15 clubs in Sedgwick County including one in Bel Aire. Local 4-H clubs are open to all youth, including city kids, and offer a variety of learning and leadership opportunities. She encouraged residents to contact their local club if they are interested.

Councilmember Dehn reported he attended the monthly meeting of the WAMPO Transportation Policy Board and a K-254 Corridor Development Association steering committee meeting. The steering committee will hold another meeting on August 1<sup>st</sup>. He also reported on a message he received from a concerned citizen about a fish kill in the south pond of Central Park; City staff were notified and are exploring mitigation options.

Councilmember Davied reported he attended the recent mixer hosted by the Bel Aire Area Chamber of Commerce.

Councilmember Schmitz reported that during the recent heavy rain event he took pictures of overflowing drainage areas near Woodlawn and sent them to City staff; hopefully city staff will find a way to address it.

Councilmember Welch noted that the street work on 45<sup>th</sup> Street is finished and the pothole has been fixed at the intersection of Oliver & 45<sup>th</sup> Street, resulting in a much-improved driving experience.

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

Mayor Benage noted that there is an opening on Bel Aire's Utility Advisory Committee (UAC); interested Bel Aire residents may submit a volunteer application on the City's website. Mayor Benage reported on the most recent meetings of the Sedgwick County Association of Cities, and the UAC. Regarding upcoming events, the Wichita Regional Economic Area Partnership (REAP) will hold a regional water summit on September 4<sup>th</sup> and the League of Kansas Municipalities (LKM) will hold an annual conference on October 9-11. Mayor Benage shared information about the Primary Election to be held on August 5<sup>th</sup>, with early voting held from July 31<sup>st</sup> through August 1<sup>st</sup>. Bel Aire's City Hall will serve as a satellite voting center. Registered voters can obtain mail-in ballots by applying to the Sedgwick County Election Office by July 29<sup>th</sup>.

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

City Attorney Maria Schrock reported on ongoing KOMA and KORA training for City boards and a webinar she recently attended regarding the new lead and copper rule and other rule requirements concerning water quality.

### **D. City Manager Report**

City Manager Ted Henry gave a brief report on street maintenance projects in the last 2 years. A few areas from the 2025 plan are still being completed. If the 5-year plan for street maintenance is followed, 63% of streets will receive repairs or improvements. He noted that the next park cleanup event will be at Eagle Lake Park on July 26<sup>th</sup>.

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

### **A. Consideration of Contract with Ultra Fiberglass Systems for Catwalks for the new Public Works Facility.**

**MOTION:** Councilmember Dehn moved to accept the Contract with Ultra Fiberglass Systems for Catwalks in the amount not to exceed \$33,658 and authorize the Mayor to sign all related documents. Councilmember Welch seconded the motion. ***Motion carried 5-0.***

### **B. Consideration of Contract with Double Check Company, LLC for installation of fuel center equipment at the new Public Works Facility.**

**MOTION:** Councilmember Welch moved to accept Contract with Double Check Company, LLC for fuel center equipment and installation at the new Public Works Facility in the amount of \$209,431.00 exactly and authorize the Mayor to sign all related documents. Councilmember Schmitz seconded the motion. ***Motion carried 5-0.***

### **C. Consideration of Contract with United Rentals Inc. for purchase of a trailer-mounted portable pump for emergency use at sewer lift stations.**

**MOTION:** Councilmember Davied moved to accept the Contract with United Rentals Inc. for purchase of a trailer-mounted portable pump in the amount not to exceed \$65,568.56 and authorize the Mayor to sign. Councilmember Dehn seconded the motion. ***Motion carried 4-1,*** with Councilmember Welch voting against the motion.

### **D. Consideration of accepting a bid for Water Main replacement at various locations in Bel Aire.**

**MOTION:** Councilmember Dehn moved to accept the Base Bid from UMC for Water Main Replacement on Krueger and Harding Streets from 46th to 48th, including Alternate 1 - Water Main Replacement on Battin Street from Krueger to 48th Street; and including Alternate 2 - Water Main Replacement on Glendale Street from 46th to 48<sup>th</sup> in the total bid amount not to exceed \$781,000 and authorize the Mayor to sign. Councilmember Welch 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 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 8:56 p.m. Councilmember Dehn seconded the motion. ***Motion carried 4-0***, with Councilmember Hamburg absent from the vote.

The Council then recessed for executive session. At 8:56 p.m. Mayor Benage called the meeting back to order and stated that no binding action had been taken.

**E. Consideration of approving Work Order No 18 to the Master Agreement for Professional Services with Garver for construction observation on the 45th and Oliver Bridge Replacement project.**

**MOTION:** Councilmember Welch moved to accept Work Order No 18 to the Master Agreement for Professional Services with Garver for construction observation on the 45th and Oliver Bridge Replacement project, billed hourly in the amount not to exceed \$30,080 and authorize the Mayor to sign. Councilmember Davied seconded the motion. ***Motion carried 5-0.***

**F. Consideration of Incorporating by Reference, the Standard Traffic Ordinance for Kansas Cities (52nd Edition), as published by the League of Kansas Municipalities in 2025. (STO 2025)**

**MOTION:** Councilmember Welch moved to adopt the Ordinance Incorporating the 52nd Edition of the Standard Traffic Ordinance as presented and authorize the Mayor to sign. Councilmember Dehn seconded the motion. ***Motion carried 5-0.***

**G. Consideration of Incorporating by Reference, the Uniform Public Offense Code for Kansas Cities (41st Edition), as published by the League of Kansas Municipalities in 2025. (UPOC 2025)**

**MOTION:** Councilmember Davied moved to adopt the Ordinance as presented and authorize the Mayor to sign. Councilmember Schmitz seconded the motion. ***Motion carried 5-0.***

**XII. EXECUTIVE SESSION:** This item was addressed earlier in the meeting.

## **XIII. DISCUSSION AND FUTURE ISSUES**

The Council discussed the possibility of a sales tax for the specific purpose of paying off the bonds related to land purchases, and a special election to enact the sales tax. The Council also discussed other possible uses for revenue from a new sales tax, such as improvements to parks and recreation facilities. No action was taken by the Council.

#### **XIV. ADJOURNMENT**

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