



MINUTES
CITY COUNCIL MEETING
7651 E. Central Park Ave, Bel Aire, KS
August 18, 2026 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, Brandon McIntosh, and Mike Proctor were present. No one was absent.

Also present were City Manager Ted Henry, City Attorney Maria Schrock, City Engineer Anne Stephens, Director of Community Development Paula Downs and City Clerk Melissa Krehbiel.

III. OPENING PRAYER: Terry Hedrick provided the opening prayer.

IV. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

Mayor Benage led the pledge of allegiance.

V. DETERMINE AGENDA ADDITIONS

Councilmember McIntosh requested to add a discussion about the Woodlawn detour. Mayor Benage assigned the discussion to agenda item XIII B.

VI. CONSENT AGENDA

A. Approval of Minutes of the August 4, 2026 City Council meeting.

B. Receive, for information only, Change Order No. 5, for the 2026 Street Maintenance & Repairs Project with Kansas Paving.

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

VII. DISCUSSION AND APPROVAL OF APPROPRIATIONS ORDINANCE

A. Consideration of Appropriations Ordinance No. 26-15 in the amount of \$673,121.94.

MOTION: Councilmember Hamburg moved to approve Appropriations Ordinance No. 26-15. Councilmember McIntosh seconded the motion. ***Motion carried 5-0.***

VIII. CITY REQUESTED APPEARANCES

A. Traffic Study Analysis - 53rd & Oliver and 53rd & Webb

Tim Aziere from Professional Engineering Consultants (PEC) spoke about a recent analysis completed by PEC for two intersections at 53rd and Oliver, and 53rd and Webb Rd. Mr. Aziere referred to a memo from PEC provided in the Council's meeting packet. PEC is recommending four-way stops at both intersections.

MOTION: Councilmember Proctor moved to put a four-way stop at 53rd and Oliver and 53rd and Webb and with the recommendation and direction of the engineering firm, to reduce the speed down to 45 miles per hour. Motion died for lack of second.

Councilmembers discussed possible increased delays at stop signs, and the need for more information about Webb Road traffic patterns.

MOTION: Councilmember Dehn moved to install a four-way stop at 53rd and Oliver. Councilmember Davied seconded the motion. ***Motion carried 5-0.***

IX. CITIZEN CONCERNS

Keith Ulrich, 4957 E. Willowpoint Ct, said he recently read in the Wichita Eagle newspaper that Bel Aire will be getting a gas station at 45th and Woodlawn. Mr. Ulrich said that no business has ever done well at that location and it will draw the wrong kind of people at the wrong time of day. He said it makes no sense and it is not a good corporate business. He questioned why are we authorizing someone to build a building there?

X. REPORTS

A. Council Member Reports

Councilmember Dehn reported on a recent Plan Implementation Committee meeting for the K254 Corridor Development Association.

B. Mayor's Report

Mayor Benage reported on the monthly meetings of WAMPO and REAP. He noted that the K-254 Development Association will hold its next meeting on Friday, August 21st in Benton, Kansas, and on Thursday, August 27th, a local water consult meeting will be held at the Wichita Public Library Advanced Learning Center.

C. City Attorney Report

City Attorney Maria Schrock reported on updated payment processes in the Municipal Court. At the next City Council meeting the Council will receive an ordinance regarding establishing the City's records management program.

D. City Manager Report

City Manager Ted Henry reported that Phase 1 of the Woodlawn reconstruction project will be finished soon, and phase 2 will open next Monday. He also reminded everyone that the Bel Aire Chamber of Commerce will hold its next meeting at the Waltons facility on September 3rd and the memorial tree dedication for Art Tenbrink will also be held on September 12th.

XI. ORDINANCES, RESOLUTIONS AND FINAL ACTIONS: None.

XII. EXECUTIVE SESSION

A. No Executive Session was held.

XIII. DISCUSSION AND FUTURE ISSUES

A. Discussion/Presentation on Court and Code Enforcement

Paula Downs, Director of Community Development, gave a presentation on Code Enforcement and Court procedures. Certain code violations will now be referred to Municipal Court if they are not resolved through the Code Enforcement process.

B. Woodlawn Detour discussion

Councilmember McIntosh reported he received an email from James Small, about motorists taking an alternate route and not taking the recommended detour. He asked if there was any way to mitigate this situation. Councilmembers discussed installing “local traffic only” signs and barricades. City Manager Ted Henry said that staff would look into the matter and changes may be made for the second phase of construction. No official action was taken by the Council.

C. Discussion/Presentation Draft Document on Short Term Rentals

Paula Downs, Director of Community Development, presented the draft regulations and stood for questions from the Council. Councilmembers discussed each section of the draft regulations. Following discussion, City Manager Ted Henry encouraged the Council to send any further comments to Paula by email. The draft regulations will be revised and brought back to the Council for future consideration. No official action was taken by the Council.

D. (If Needed) Discussion/Presentation Final Draft of the 2027 Budget

This item was not discussed.

XIV. ADJOURNMENT

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

Approved by the City Council this _____ day of _____, 2026.

Jim Benage, Mayor

ATTEST:

Melissa Krehbiel, City Clerk