



**MINUTES**  
**CITY COUNCIL MEETING**  
**7651 E. Central Park Ave, Bel Aire, KS**  
**November 21, 2023 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, Justin Smith, and John Welch.

Also present were City Manager Ty Lasher, City Attorney Maria Schrock, Assistant City Manager Ted Henry, City Engineer Anne Stephens, Special Counsel J.T. Klaus, 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:** There were no additions.

**VI. CONSENT AGENDA**

**A. Minutes of the November 7, 2023 City Council meeting.**

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

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

**A. Consideration of Appropriations Ordinance No. 23-21 in the amount of \$3,205,832.54.**

**MOTION:** Councilmember Davied moved to approve Appropriations Ordinance No. 23-21. Councilmember Dehn seconded the motion. ***Motion carried 5-0.***

**VIII. CITY REQUESTED APPEARANCES:** Representatives from Garver were unable to attend. No one spoke.

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

**X. REPORTS**

**A. Council Member Reports**

Councilmember Hamburg gave a brief report on the latest meeting of the Chisholm Creek Utility Authority (CCUA) on November 9<sup>th</sup>, at which she served as an alternate representative for Bel Aire.

Councilmember Welch thanked the Bel Aire representatives to CCUA for their service.

Councilmember Smith gave a brief report on the latest CCUA meeting. This morning, he attended a meeting with Kechi and Bel Aire officials hosted by PEC regarding development in the area and possible partnerships opportunities for water and sewer master planning.

Councilmember Hamburg briefly reported on the latest CCUA meeting.

Councilmember Dehn reported he attended the K-254 Corridor Management Plan meeting hosted by the Kansas Department of Transportation (KDOT) at Circle Middle School in Benton on November 8th. He thanked voters for their participation in the recent election.

**B. Mayor's Report**

Mayor Benage reported that the City has received a response letter from KDHE confirming that improvements are needed at the CCUA plant, but expansion of capacity is not a requirement. Mayor Benage attended the meeting with Kechi officials and PEC. He provided a brief report in the latest meeting of the Wichita Area Municipal Planning Organization (WAMPO). He asked citizens to continue to support the businesses along Woodlawn and wished everyone a blessed Thanksgiving.

**C. City Attorney Report**

City Attorney Maria Schrock gave a brief report on the decision by the Kansas Corporation Commission (KCC) regarding the electric rates for municipalities.

**D. City Manager Report**

City Manager Ty Lasher briefly reviewed notes from Garver engineering regarding the Woodlawn construction project. He also shared dates of upcoming holiday events: City offices will be closed this Thursday and Friday for Thanksgiving, the annual City holiday event will be on December 2<sup>nd</sup> at City Hall, and the Bel Aire Chamber of Commerce will hold a mixer at Shepherd's Crossing on December 4<sup>th</sup>.

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

**A. Consideration of the request from Vance Brothers to allow the completion of the Micro-Surfacing Project in the Spring of 2024.**

Shawn Brost, Vance Brothers, stood for questions from the Council. He said that Vance Brothers would be willing to pay half the cost of temporary stripping, if Council agreed to

the request to delay micro-surfacing until spring. There was consensus among the Council that temporary stripping of the project areas should be completed before winter weather.

**MOTION:** Councilmember Hamburg moved to approve the request from Vance Brothers to complete the Micro-Surfacing project in the Spring of 2024 with the condition that temporary striping be completed and the cost of stripping be split with Vance Brothers with the City's portion of the cost not to exceed \$5,000.

Councilmember Smith seconded the motion. *Motion carried 5-0.*

**B. Consideration of a 2023 Budget Amendment to be published and schedule a public hearing for the December 5, 2023 City Council Meeting.**

**MOTION:** Councilmember Davied moved to approve a 2023 Budget Amendment to be published and schedule a public hearing for the December 5, 2023 City Council Meeting. Councilmember Dehn seconded the motion. *Motion carried 5-0.*

**C. Consideration of An Ordinance changing the zoning classification from AG Agricultural to M-1 Planned Unit Development - Industrial District on certain property located within the corporate city limits of the City of Bel Aire, Kansas (Wichita Airport Authority, ZON-23-03).**

**MOTION:** Councilmember Hamburg moved to approve An Ordinance changing the zoning classification from "AG agricultural" to "M-1 Planned Unit Development - Industrial District" on certain property located within the corporate city limits of the City of Bel Aire, Kansas and authorize the Mayor to sign. Councilmember Dehn seconded the motion.

Roll Call Vote:

Greg Davied – Aye	Tyler Dehn – Aye	Emily Hamburg – Aye
Justin Smith– Aye	John Welch – Aye	Mayor Jim Benage – Aye

*Motion carried 6-0.*

**D. Consideration of An Ordinance changing the zoning classification from C-1 Commercial to R-1 Estate Residential on certain property located within the corporate city limits of the City of Bel Aire, Kansas (1/4 mile south of 53rd Street North on the east side of Rock Road - Hollenbeck Farm, ZON-23-04 (Part 1)).**

**MOTION:** Councilmember Dehn moved to approve An Ordinance changing the zoning classification from "C-1 Commercial" to "R-1 Estate Residential" on certain property located within the corporate city limits of the City of Bel Aire, Kansas and authorize the Mayor to sign. Councilmember Davied seconded the motion.

Roll Call Vote:

Greg Davied – Aye	Tyler Dehn – Aye	Emily Hamburg – Aye
Justin Smith– Abstain	John Welch – Aye	Mayor Jim Benage – Aye

*Motion carried 5-0-1* with Councilmember Smith abstaining from the vote.

**E. Consideration of accepting the dedication of streets and other public ways, service and utility easements and land dedicated for public use as shown on the Final Plat of Hollenbeck Farm (ZON-23-04 (Part 2)).**

**MOTION:** Councilmember Davied moved to accept the dedications within the Final Plat for Hollenbeck Farm (ZON-23-04) and authorize all required signatures. Councilmember Hamburg seconded the motion.

Roll Call Vote:

Greg Davied – Aye	Tyler Dehn – Aye	Emily Hamburg – Aye
Justin Smith– Abstain	John Welch – Aye	Mayor Jim Benage – Aye

**Motion carried 5-0-1** with Councilmember Smith abstaining from the vote.

**XII. EXECUTIVE SESSION**

**A. EXECUTIVE SESSION**

**MOTION:** Councilmember Hamburg moved to go into Executive Session for the sole purpose of discussing the subject of: non-elected personnel pursuant to K.S.A. 75-4319(b)(1) to discuss personnel matters related to non-elected personnel. The Executive Session will include the City Attorney and Special Counsel. The Executive Session will be for a period of 20 minutes, and the open meeting will resume in City Council Chambers at 8:10 PM. Councilmember Dehn seconded the motion. **Motion carried 5-0.**

The Council then held an executive session. At 8:13 p.m. Mayor Benage called the meeting back to order in open session. He stated no binding action had been taken.

**MOTION:** Councilmember Hamburg moved to extend the executive session for 10 more minutes and resume the open meeting in Council Chambers at 8:24 p.m. Councilmember Davied seconded the motion. **Motion carried 5-0.**

The Council then returned to executive session. At 8:25 p.m. Mayor Benage called the meeting back to order in open session. He stated no binding action had been taken.

**XIII. DISCUSSION AND FUTURE ISSUES**

The Council briefly discussed agenda topics for the next regular City Council meeting, which will be held on December 5, 2023.

**XIV. ADJOURNMENT**

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