



MINUTES
CITY COUNCIL MEETING
7651 E. Central Park Ave, Bel Aire, KS
August 05, 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.

Also present were City Manager Ted Henry, City Attorney Maria Schrock, City Engineer Anne Stephens, Director of Public Works Marty McGee, Director of Community Development Paula Downs, Assistant Director of Public Works Jon Stehman, Director of Finance Barry Smith, City Clerk Melissa Krehbiel, and Bond Counsel Kevin Cowan of Gilmore and Bell, P.A.

III. OPENING PRAYER: Mark Posson 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 15, 2025 City Council meeting.

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

VII. DISCUSSION AND APPROVAL OF APPROPRIATIONS ORDINANCE

A. Consideration of Appropriations Ordinance No. 25-14 in the amount of \$2,248,885.26.

MOTION: Councilmember Dehn moved to approve Appropriations Ordinance No. 25-14. Councilmember Schmitz seconded the motion. ***Motion carried 5-0.***

VIII. CITY REQUESTED APPEARANCES: None.

IX. CITIZEN CONCERNS: No one spoke.

X. REPORTS

A. Council Member Reports

Councilmember Hamburg briefly reported on the July 24th meeting of the Chisholm Creek Utility Authority (CCUA).

Councilmember Schmitz attended the latest CCUA meeting and recently contacted City staff regarding culverts along Woodlawn that appear to need maintenance.

Councilmember Davied attended the latest CCUA meeting.

Councilmember Dehn reported that he attended the August 1st meeting of the steering committee for the K-254 Corridor Development Association. On July 29th he watched the live-stream of the tri-government meeting which included Sedgwick County, City of Wichita, and USD 259. He also met with the new principal of Isely Elementary Magnet School. He thanked the Bel Aire Recreation Center staff for the summer day camp which ended last week.

B. Mayor's Report

Mayor Benage reported on several meetings and events he attended, including meetings of the mental health and substance abuse coalition, the tri-governmental meeting held on July 29th, a farewell dinner for Colonel Cory Damon at McConnell Airforce Base, and a change of command ceremony held at McConnell. He noted that REAP (Regional Economic Area Partnership) will hold a regional water summit on September 4th in Newton.

C. City Attorney Report

City Attorney Maria Schrock reported on revisions to Articles 4,5, and 6 of the water code, regarding backflow prevention, drought procedures, and enforcement procedures; these will be presented at the Council's workshop in September. On August 14th the Planning Commission will review the draft Comprehensive Plan at their next meeting; following that meeting, the City Council will be asked to approve the Planning Commission's recommendation. She also attended a meeting with other City Attorneys regarding zoning practices.

D. City Manager Report

City Manager Ted Henry gave an update on a situation with a live electric wire near a road project. The line was correctly secured during the road construction, but was later downed during a rain storm. Mr. Henry encouraged residents to call Evergy, the electric utility, as soon as possible when they notice any downed wires. He also gave an update on the plans to replace the volleyball court that was removed from Eagle Lake Park. Staff are considering options such as installing a smaller court at Eagle Lake or relocating the court to the Recreation Center. The Public Works Department received their portable pump and stored it in the Public Works shop. Lastly, he reminded everyone that the Chamber of Commerce will hold it's monthly meeting tomorrow, and Hot Dawgs Pool Party will be held at Central Park Pool on August 11th.

XI. ORDINANCES, RESOLUTIONS AND FINAL ACTIONS

A. Consideration of Actions related to Special Assessments.

Action: Motion that the governing body take the following actions:

1. Approve the Statement of Final Costs, Assessment Roll Certification, Notice of Public Hearing, and Form of Notice of Hearing and Statement of Cost Proposed to be Assessed (Exhibits A, B, C, & D) as presented;
2. Establish August 19, 2025 at 7:00 p.m., or as soon thereafter as may be heard, to meet for the purpose of hearing any and all written or oral objections to the respective assessments set forth therein;
3. Authorize the publication by the City Clerk of *Exhibit C (Notice of Public Hearing)* in the official City newspaper, not less than 10 days prior to such public meeting date;
4. Mail *Exhibit D (Form of Notice of Hearing and Statement of Cost Proposed to be Assessed)* to each and all owners of property affected by such assessments at their last known post office address on the same date as the publication of *Exhibit C*; and
5. File each of said documents of record in the office of the City Clerk and make the same available for public inspection.

MOTION: Councilmember Davied moved to adopt the five (5) actions as listed in the agenda. Councilmember Schmitz seconded the motion. ***Motion carried 5-0.***

B. Consideration of Contract with Central Equipment for New Maintenance Shop Items at \$218,377.82.

Joey Lafleur, Central Equipment, answered questions for the council regarding warranties.

MOTION: Councilmember Davied moved to Approve the Contract with Central Equipment in an amount not to exceed \$218,377.82 and authorize the Mayor to sign all related documents. Councilmember Dehn seconded the motion. ***Motion carried 5-0.***

C. Consideration of A Resolution Rescinding Council's Prior Motion on July 15, 2025, Approving A Contract with Ultra Fiberglass Systems for Customized Catwalks at the new Public Works Facility (Ultra Omitted a \$2,250 Freight Fee).

MOTION: Councilmember Hamburg moved to Approve a Resolution Rescinding Council's Prior Motion on July 15, 2025, Approving a Contract with Ultra Fiberglass Systems for Customized Catwalks based upon Ultra's Omission of a \$2,250 Freight Fee, and authorize the Mayor to sign. Councilmember Davied seconded the motion. ***Motion carried 5-0.***

D. Consideration of Contract with Ultra Fiberglass Systems for Customized Catwalks at the new Public Works Facility.

MOTION: Councilmember Dehn moved to Approve the Contract with Ultra Fiberglass Systems for Customized Catwalks, in an amount not to exceed \$35,908.00, and authorize the Mayor to sign all related documents. Councilmember Schmitz seconded the motion. ***Motion carried 5-0.***

E. Consideration of Contract with UMC for Replacement of Gate Valves at the South Water Tower for \$36,750. Two companies submitted bids:

<u>Contractor</u>	<u>Bid amount</u>
UMC	\$36,750.00
McCullough	\$45,110.00

MOTION: Councilmember Welch moved to approve the Contract with UMC for Replacement of three 12" Gate Valves in the amount of \$36,750 and authorize Mayor to sign all related documents. Councilmember Schmitz seconded the motion. ***Motion carried 5-0.***

F. Consideration of A Resolution to Withdraw from the Community Rating System (CRS) Program.

MOTION: Councilmember Hamburg to Approve a Resolution to Withdraw from the CRS Community Program As Presented and authorize the Mayor to sign. Councilmember Welch seconded the motion. ***Motion carried 5-0.***

G. Consideration of A Resolution Updating the City's Sidewalk Installation/Replacement Program.

MOTION: Councilmember Welch moved to Deny the Resolution. Councilmember Schmitz seconded the motion. Discussion followed. ***Motion failed 1-4,*** with Councilmembers Schmitz, Davied, Dehn, and Hamburg voting against the motion.

MOTION: Councilmember Davied moved to table the Resolution. Councilmember Dehn seconded the motion. ***Motion carried 4-1,*** with Councilmember Schmitz voting against the motion.

XII. EXECUTIVE SESSION: None.

XIII. DISCUSSION AND FUTURE ISSUES

A. City Council Workshop - August 12, 2025 at 7:00 p.m.

City Manager Ted Henry mentioned topics for the upcoming workshop. The Council discussed possible locations for the sand volleyball court in Eagle Lake Park. No action was taken.

XIV. ADJOURNMENT

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

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

Jim Benage, Mayor

ATTEST:

Melissa Krehbiel, City Clerk