



**MINUTES**  
**CITY COUNCIL MEETING**  
**7651 E. Central Park Ave, Bel Aire, KS**  
**June 20, 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, Assistant City Manager Ted Henry, City Attorney Maria Schrock, Director of Public Works Marty McGee, Director of Community Development Jay Cook, 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:** There were no additions.

**VI. CONSENT AGENDA**

- A. Minutes of the June 6, 2023 City Council meeting.**
- B. Accept Petitions for Paving, Sanitary Sewer and Water Distribution System Improvements in Arthur Heights.**
- C. Approval of three (3) Resolutions Determining The Advisability Of The Making Of Certain Internal Improvements In The City Of Bel Aire, Kansas; Making Certain Findings With Respect Thereto; And Authorizing and Providing For The Making Of The Improvements In Accordance With Such Findings (Paving, Sanitary Sewer System, Water Distribution System /Arthur Heights Estates).**
- D. Appointment of Maria Schrock as Bel Aire City Attorney.**
- E. Appointment of Art Tenbrink as a CCUA Alternate Board Member.**

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

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

### **A. Consideration of Appropriations Ordinance 23-11 in the amount of \$478,328.82**

**MOTION:** Councilmember Smith moved to approve Appropriations Ordinance 23-11. Councilmember Davied seconded the motion. *Motion carried 5-0.*

## **VIII. CITY REQUESTED APPEARANCES**

### **A. Gary O'Neal, President of the Bel Aire Area Chamber of Commerce**

President Gary O'Neal gave a brief presentation about the Chamber's recent activities and successes. He requested that the Council consider allotting \$15,000 in the 2024 budget for the Chamber.

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

## **X. REPORTS**

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

Councilmember Hamburg reported she attended the latest meetings of the CCUA and a tour of Goodwill Industries with the Chamber.

Councilmember Smith reported on the latest meeting of the CCUA. He noted that CCUA will meet again on June 22<sup>nd</sup> and June 29<sup>th</sup> for special meetings.

Councilmember Davied reported that he attended the latest CCUA meeting, the tour of Goodwill Industries, and the K-254 meeting. He noted that there will be a public open house regarding K-254 on Tuesday, June 27<sup>th</sup> at Circle Middle School.

Councilmember Dehn reported that he also attended the tour of Goodwill Industries with the Chamber. He noted that Bel Aire will hold an Open House at the Rec Center next Tuesday. He wished everyone a safe and happy July 4<sup>th</sup>.

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

- Safewise has ranked Bel Aire as the 4<sup>th</sup> safest city in Kansas. Mayor Benage thanked police and City staff for helping Bel Aire consistently attain a high ranking with Safewise.
- He attended the tour of Goodwill Industries and encouraged residents to support Goodwill.
- Mayor Benage also attended the latest meeting of the K-254 Corridor Development Association and attended a change of command ceremony at McConnell Airforce Base.
- He encouraged residents to provide input at the meetings on June 27<sup>th</sup> for the K-254 Management Plan and Parks open house.

### C. City Attorney Report

City Attorney Maria Schrock reported that she is getting oriented in her new position and thanked the council for the privilege of serving as the City Attorney.

### D. City Manager Report

City Manager Lasher reported that the first Tuesday meeting of the Council has been moved from July 4<sup>th</sup> to July 11<sup>th</sup> due to the holiday. He also noted that a new fireworks ordinance will go into effect this year, expanding the number of days when detonation of fireworks is allowed.

## XI. ORDINANCES, RESOLUTIONS AND FINAL ACTIONS

### A. Consideration of a bid for a lawn mower. Four Bids were received:

<u>Supplier</u>	<u>Bid</u>
Kansas Golf & Turf: Spartan KGZ-XD 60"	\$14,100
Wichita Tractor Co: Bad Boy Rogue 61"	\$13,317.10
White Star: Bobcat ZT7000 61"	\$13,517
White Star: Bobcat ZT7000 72"	\$14,351

**MOTION:** Councilmember Smith moved to accept the bid from Kansas Golf & Turf at a cost not to exceed \$14,100 and authorize all required signatures. Councilmember Welch seconded the motion. *Motion carried 5-0.*

### B. Consideration of the Planning Commission's recommendation to Amend the Tierra Verde Planned Unit Development to allow R-5 and R-6 Zoning (PUD-23-02).

Phil Meyer, Baughman Company, represented the applicant and stood for questions from City Council. City Staff also stood for questions.

**MOTION:** Councilmember Hamburg moved to accept the Bel Aire Planning Commission's recommendation to amend the Tierra Verde South Addition PUD Agreement to include R-5 and R-6 multi-family zoning with the condition that R-6 not be allowed in Lot 3, and authorize all required signatures. Councilmember Dehn seconded the motion. *Motion carried 5-0.*

### C. Consideration of a contract with InfoSend to print and mail utility bills/notices. Contract has been reviewed by City Attorney.

**MOTION:** Councilmember Smith moved to accept the contract with InfoSend to print and mail utility bills and notices and authorize the City Manager to sign all related documents. Councilmember Davied seconded the motion. *Motion carried 5-0.*

## **XII. EXECUTIVE SESSION**

**MOTION:** Councilmember Welch moved to go into executive session for the sole purpose of discussing the subject of: Attorney-Client consultation regarding contractual obligations pursuant to KSA 75-4319 exception for attorney-client privilege. Invite the City Manager, City Attorney, Art Tenbrink and Jennifer Hill. The meeting will be for a period of 30 minutes, and the open meeting will resume in City Council Chambers at 8:15 p.m. Councilmember Hamburg seconded the motion. ***Motion carried 5-0.***

The City Council then held an executive session. At 8:17 p.m., Mayor Benage called the meeting back to order in open session and stated that no binding action had been taken.

**MOTION:** Councilmember Smith moved to extend the executive session by an additional 20 minutes, with the open meeting resuming in Council Chambers at 8:37 p.m. Councilmember Dehn seconded the motion. ***Motion carried 5-0.***

The City Council then returned to executive session. At 8:40 p.m., Mayor Benage called the meeting back to order in open session and stated that no binding action had been taken.

**MOTION:** Councilmember Welch moved to extend the executive session by an additional 15 minutes, with the open meeting resuming in Council Chambers at 8:55 p.m. Councilmember Smith seconded the motion. ***Motion carried 5-0.***

The City Council then returned to executive session. At 9:00 p.m., Mayor Benage called the meeting back to order in open session and stated that no binding action had been taken.

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

The Council briefly discussed the agenda for the July 11<sup>th</sup> workshop. There was consensus to schedule a second workshop on July 12<sup>th</sup> at 6:30 p.m.

## **XIV. ADJOURNMENT**

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

The meeting adjourned at 9:05 p.m.