



MINUTES
CITY COUNCIL MEETING
7651 E. Central Park Ave, Bel Aire, KS
February 04, 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, City Clerk Melissa Krehbiel, and Bond Counsel Kevin Cowan of Gilmore and Bell, PA.

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 January 21, 2025 City Council meeting.**
- B. Accept Revised Petitions for Paving and Water Distribution System Improvements to serve Skyview at Block 49 2nd Addition.**
- C. Adopt Resolutions Determining The Advisability Of The Making Of Certain Internal Improvements In The City Of Bel Aire, Kansas; Making Certain Findings With Respect Thereto; Authorizing And Providing For The Making Of The Improvements In Accordance With Such Findings (Paving and Water Distribution System Improvements /Skyview At Block 49 2nd Addition- Phase 2); And Amending, Restating And Repealing Resolution Nos. R-2023-22 and R-2023-24.**

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

VII. DISCUSSION AND APPROVAL OF APPROPRIATIONS ORDINANCE

A. Consideration of Appropriations Ordinance No. 25-02 in the amount of \$680,193.10.

MOTION: Councilmember Dehn moved to approve Appropriations Ordinance No. 25-02. Councilmember Hamburg seconded the motion. *Motion carried 5-0.*

VIII. CITY REQUESTED APPEARANCES

A. PEC- Woodlawn update

Ben Mabry gave a brief update on the preliminary engineering work done by Professional Engineering Consultants (PEC) regarding the Woodlawn reconstruction project.

B. Anne Stephens, City Engineer - Woodlawn update

Anne Stephens gave a brief report on options for temporary repairs of Woodlawn before reconstruction is completed.

IX. CITIZEN CONCERNS: No one spoke.

X. REPORTS

A. Council Member Reports

Councilmember Tyler Dehn reported on a breakfast he attended with the Superintendent of the USD 259 school district. The school district will hold a series of open houses regarding the proposed bond issue; details can be found on the district's website. Regarding other upcoming events, the monthly Bel Aire Chamber luncheon is this Wednesday, and the annual meeting of the Central Park HOA will be held on February 15th.

B. Mayor's Report

Mayor Benage reported on the latest meeting of the CCUA. He recently traveled to Topeka to testify against a house bill that would reduce cities' areas of influence for planning and zoning matters. On January 30th, he attended a prayer service for those killed on the American Airlines flight from Wichita that crashed in Washington, D.C. The Sedgwick County Register of Deeds has updated their software. Property owners interested in fraud alerts will need to sign up again on the Sedgwick County Register of Deeds' website.

C. City Attorney Report

City Attorney Maria Schrock reported on a zoning case filed in the Kansas Supreme Court.

D. City Manager Report

City Manager Ted Henry reported on recent stormwater drainage work that was completed by the Public Works department.

XI. ORDINANCES, RESOLUTIONS AND FINAL ACTIONS

A. Consideration of A Resolution Approving The Sale Of Chisholm Creek Utility Authority Water And Wastewater Facilities Revenue Bonds, Series 2025.

MOTION: Councilmember Davied moved to adopt A Resolution Approving The Sale Of Chisholm Creek Utility Authority Water And Wastewater Facilities Revenue Bonds, Series 2025. Councilmember Welch seconded the motion. ***Motion carried 5-0.***

B. Consideration of accepting a bid for water, and paving / stormwater improvements to serve Skyview at Block 49 2nd, Phase 2. Four bids were received:

<u>Contractor</u>	<u>Water</u>	<u>Storm/Paving</u>	<u>Total</u>
<i>Engineer's Est.</i>	\$228,917.50	\$827,771.55	\$1,056,689.05
Dondlinger	\$239,310.00	\$1,054,356.90	\$1,293,666.90
Kansas Paving	\$201,070.00	\$999,078.40	\$1,200,148.40
Mies	\$252,371.00	\$1,049,600.60	\$1,301,971.60
Prado	\$264,771.00	\$898,722.10	\$1,163,493.10

MOTION: Councilmember Hamburg moved to accept the bid from Prado in the Total amount of \$1,163,493.10 for water and paving/ stormwater improvements to serve Skyview at Block 49 2nd, Phase 2 and authorize the Mayor to sign. Councilmember Schmitz seconded the motion. ***Motion carried 5-0.***

C. Consideration of electing a President of the Council.

MOTION: Councilmember Dehn moved to elect Emily Hamburg as President of the Council. Councilmember Davied seconded the motion. ***Motion carried 5-0.***

D. Consideration of Amendment To Sixth Supplemental Water Supply And Wastewater Service Agreement Made And Entered Into As Of February 11, 2025, By And Between The Chisholm Creek Utility Authority And The City Of Bel Aire, Kansas.

MOTION: Councilmember Welch moved to approve the Amendment To Sixth Supplemental Water Supply And Wastewater Service Agreement Made And Entered Into As Of February 11, 2025, By And Between The Chisholm Creek Utility Authority And The City Of Bel Aire, Kansas and authorize the Mayor to sign. Councilmember Davied seconded the motion. ***Motion carried 5-0.***

XII. EXECUTIVE SESSION

MOTION FOR RECESS: Councilmember Dehn moved to take a 5-minute recess. Councilmember Davied seconded the motion. ***Motion carried 5-0.***

The Council then held a brief recess.

MOTION: Motion 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 Katherine Chlumsky which would be deemed privileged in the attorney-client relationship. Invite the City Manager, City Engineer, City Attorney, Neil

Gosch, Ben Mabry, Jason Fundis, and Bob Henthorne. The meeting will be for a period of 30 minutes, and the open meeting will resume in City Council Chambers at 8:35 p.m.

The Council then recessed for executive session. At 8:35 p.m., Mayor Benage called the meeting to order in open session and stated that no binding action was taken.

XIII. DISCUSSION AND FUTURE ISSUES

A. Payment Processing

B. Illegal Camping

City staff facilitated two separate discussions regarding payment processing fees and illegal camping. No action was taken.

XIV. ADJOURNMENT

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