



**MINUTES
CITY COUNCIL MEETING
(IMMEDIATELY
FOLLOWING LAND BANK
MEETING)**

**7651 E. Central Park Ave, Bel Aire, KS
June 03, 2025 7:00 PM**



I. CALL TO ORDER: Mayor Jim Benage

II. ROLL CALL

Greg Davied ____ Tyler Dehn ____ Emily Hamburg ____
Tom Schmitz ____ John Welch ____

III. OPENING PRAYER: Father Terry Hedrick

IV. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

V. PROCLAMATION

A. Flag Week - June 8-14, 2025

VI. DETERMINE AGENDA ADDITIONS

VII. CONSENT AGENDA

A. Approval of Minutes of the May 20, 2025 City Council meeting.

B. Approve Minutes of the City Council Special Meeting held on May 27, 2025.

C. Appoint Julie Hopkins to Tree Board, term beginning June 3, 2025 and ending June 3, 2029.

VIII. Action: Motion to (approve / table / deny) the Consent Agenda as (listed / amended) and authorize the Mayor to sign.

Motion _____ Second _____ Vote _____

IX. DISCUSSION AND APPROVAL OF APPROPRIATIONS ORDINANCE

A. Consideration of Appropriations Ordinance No. 25-10 in the amount of \$1,750,519.23.

Action: Motion to (approve / deny / table) Appropriations Ordinance No. 25-10.

Motion _____ Second _____ Vote _____

X. CITY REQUESTED APPEARANCES

- A. President Greg Dane - Bel Aire Area Chamber of Commerce

XI. CITIZEN CONCERNS: *If you wish to speak, please fill out a "Request to Speak" card at the podium and give it to the City Clerk before the meeting begins. When you are called on by the Mayor, please go to the podium, speak into the microphone, and state your name and address before giving your comments. Please limit your comments to 3 minutes in the interest of time. If more time is needed, you may request an extension from the Mayor.*

XII. REPORTS

- A. Council Member Reports
- B. Mayor's Report
- C. City Attorney Report
- D. City Manager Report

XIII. ORDINANCES, RESOLUTIONS AND FINAL ACTIONS

- A. **Consideration of a Resolution Authorizing a 50% Ad Valorem Property Tax Exemption, for 5 years, to WAM Investments #11, LLC., pursuant to Ordinance No. 662.**

Action: Motion to (approve / deny / table) a Resolution authorizing a 50% ad valorem property tax exemption, for 5 years, to WAM Investments #11, LLC., (As Presented / As Amended) and authorize the Mayor to sign.

Motion _____ Second _____ Vote _____

- B. **Consideration of An Amendment with Tyler Technologies Relating to Incorporation of The Service Fee Option.**

Action: Motion to (approve / deny / table) the Amendment with Tyler Technologies that incorporates the ERP Pro Payments Service Fee Option, and authorize the Mayor to sign.

Motion _____ Second _____ Vote _____

- C. **Consideration of Purchase Contract for 752 tons of 1" Hard Rock From NorthRidge Trucking for Aurora Park Gravel Roads Project.**

Action: Motion to (approve / deny / table) Purchase Contract with NorthRidge Trucking for 752 tons of 1" Hard Rock, at a cost not to exceed \$24,064.00, and authorize the Mayor to sign.

Motion _____ Second _____ Vote _____

- D. **Consideration of the Change Order Request No. 1 from Mies for removing the existing dirt stockpile at Chapel Landing 6th in the amount of \$34,500.00.**

Action: Motion to (approve / deny / table) Change Order No. 1 to remove the existing dirt stockpile at the Chapel Landing 6th Addition, at a cost not to exceed \$34,500, and authorize the Mayor to sign.

Motion _____ Second _____ Vote _____

E. Consideration of an Engagement Letter with Allen, Gibbs & Houlik, L.C. for 2024 Annual Audit Services.

Action: Motion to (approve / deny / table) the Engagement Letter with Allen, Gibbs & Houlik L.C. for 2024 Annual Audit Services, at a cost not to exceed \$36,500 (As Presented / As Amended), and authorize the Mayor to sign.

Motion _____ Second _____ Vote _____

F. Consideration of an Engagement Letter with Allen, Gibbs & Houlik, L.C. for Coronavirus State and Local Fiscal Recovery Funds (CSLFRF) Audit Services.

Action: Motion to (approve / deny / table) the Engagement Letter with Allen, Gibbs & Houlik, L.C. for CSLFRF Audit Services, at a cost not to exceed \$7,000 (As Presented / As Amended), and authorize the Mayor to sign.

Motion _____ Second _____ Vote _____

G. Consideration of An Ordinance Amending the Solid Waste Utility and Curbside Recycling System by Establishing Administration Fees.

Action: Motion to (adopt / deny / table) an Ordinance Amending the Solid Waste Utility and Curbside Recycling System to Establish Administration Fees and Repeal Ordinance No. 358 (As Presented / As Amended) and authorize the Mayor to sign.

Motion _____ Second _____ Vote _____

H. Consideration of a Resolution Amending the Solid Waste Utility and Curbside Recycling System Fees.

Action: Motion to (approve / deny / table) A Resolution amending the Solid Waste Utility and Curbside Recycling System Fees (As Presented / As Amended) and authorize the Mayor to sign.

Motion _____ Second _____ Vote _____

I. Consideration of a Resolution authorizing the City Manager and Mayor to jointly approve any change orders up to \$150,000 to the 2025 Street Maintenance Project.

Action: Motion to (approve / deny / table) a Resolution authorizing the city manager and mayor to jointly approve any change orders up to \$150,000 to the 2025 Street Maintenance Project. Such change orders will be presented to the city council at the next regularly scheduled meeting for information only since this motion approves the change order in advance subject to the approval of the city manager and mayor.

Motion _____ Second _____ Vote _____

XIV. EXECUTIVE SESSION

A. Executive Session

Action: 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 Neil Gosch, which would be deemed privileged in the attorney-client relationship. Invite the City Manager, City Engineer, City Attorney, and Katherine Chlumsky. The meeting will be for a period of (_____) minutes, and the open meeting will resume in City Council Chambers at (_____) p.m.

Motion _____ Second _____ Vote _____

XV. DISCUSSION AND FUTURE ISSUES

A. Discussion on 2025 Street Maintenance Program

B. Review and Provide Feedback on the Skyview Park Conceptual Plan

XVI. ADJOURNMENT

Action: Motion to adjourn.

Motion _____ Second _____ Vote _____

Additional Attachments:

A. City Manager's Report - June 6, 2025

Notice

It is possible that sometime between 6:30 and 7:00 PM immediately prior to this meeting, during breaks, and directly after the meeting, a majority of the Governing Body may be present in the Council Chambers or the lobby of City Hall. No one is excluded from these areas during these times. Video of this meeting can be streamed at www.belaireks.gov and on YouTube.

Please make sure all cell phones and other electronics are turned off and put away.