MINUTES
CITY COUNCIL MEETING
7651 E. Central Park Ave, Bel Aire, KS
August 04, 2026 7:00 PM

I. CALL TO ORDER: Mayor Jim Benage called the meeting to order at 7:00 p.m.

II. ROLL CALL

Councilmembers Tyler Dehn, Emily Hamburg, Brandon McIntosh, and Mike Proctor were present. Councilmember Greg Davied joined the meeting by videoconference at 7:41 p.m.

Also present were City Manager Ted Henry, City Attorney Maria Schrock, Director of Finance Barry Smith, City Engineer Anne Stephens, and City Clerk Melissa Krehbiel.

III. OPENING PRAYER

A. 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 21, 2026 City Council meeting.

B. Confirm the Mayor's appointment of Kent Koehler to the Planning Commission, term expiring August 4, 2029.

C. Receive, for information only, Change Order No. 4 in the amount of $4,200.00, for the 2026 Street Maintenance & Repairs Project with Kansas Paving.

MOTION: Councilmember Hamburg moved to approve the Consent Agenda as listed and authorize the Mayor to sign. Councilmember McIntosh seconded the motion. ***Motion carried 4-0.***

VII. DISCUSSION AND APPROVAL OF APPROPRIATIONS ORDINANCE

A. Consideration of Appropriations Ordinance No. 26-14 in the amount of $813,859.54.

MOTION: Councilmember Dehn moved to approve Appropriations Ordinance No. 26-14. Councilmember McIntosh seconded the motion. ***Motion carried 4-0.***

VIII. CITY REQUESTED APPEARANCES: None.

IX. CITIZEN CONCERNS: No one spoke.

X. REPORTS

A. Council Member Reports

Councilmember Hamburg reported on the latest meeting of the Chisholm Creek Utility Authority (CCUA).

Councilmember Dehn commented on street projects including the new four-way stop at Woodlawn and 53rd Street. He also reported on a recent K-254 plan implementation committee meeting, and thanked Bel Aire Recreation staff for their work on summer camps.

B. Mayor's Report

Mayor Benage reported on a response letter he received from KDHE Secretary Janet Stanek regarding possible water reuse by CCUA.

Mayor Benage reminded everyone that school would be starting soon and to be mindful of changing traffic patterns around the schools.

C. City Attorney Report

City Attorney Maria Schrock briefly reported on future updates to Articles 1 and 2 of the Building Codes. She anticipates draft changes will come before the City Council in September.

D. City Manager Report

City Manager Ted Henry reported on the new 4-way stop coming to 53rd and Woodlawn on August 10th; message boards have been erected and will remain up for about two weeks after the 4-way stop is installed. He anticipates work on the crosswalk to resume next week.

XI. ORDINANCES, RESOLUTIONS AND FINAL ACTIONS

A. Consideration of Work Order No. 26-23 with PEC, for Additional Construction Observation Services for Bel Aire Lakes Phase 2, with a cost of $29,500.00.

MOTION: Councilmember Hamburg moved to approve Work Order No. 26-23 with PEC in an amount not-to-exceed $29,500.00, for additional Construction Observation services for Bel Aire Lakes Phase 2 and authorize the Mayor to sign. Councilmember Dehn seconded the motion. ***Motion carried 4-0.***

B. Consideration of A Resolution of the Governing Body of the City of Bel Aire, Kansas Authorizing the Sale and Conveyance of Certain Property Related to Epic Real Estate Development II, L.L.C.

MOTION: Councilmember Dehn moved to adopt A Resolution of the Governing Body of the City of Bel Aire, Kansas Authorizing the Sale and Conveyance of Certain Property Related to Epic Real Estate Development II, L.L.C., and authorize all required signatures. Councilmember McIntosh seconded the motion. ***Motion carried 4-0.***

XII. EXECUTIVE SESSION

A. **MOTION:** Councilmember McIntosh moved to recess into executive session to discuss with legal counsel and receive legal advice related to the Planning Commission. The discussion will be pursuant to K.S.A. 75- 4319(b)(2) for legal consultation with the City Attorney, which would be deemed privileged in the attorney-client relationship. Invite City Manager and City Attorney. The meeting will be for a period of 10 minutes, and the open meeting will resume in City Council Chambers at 7:40 p.m. Councilmember Hamburg seconded the motion. ***Motion carried 4-0.***

The Council then recessed for Executive Session. At 7:41 p.m. Mayor Benage called the meeting to back to order and stated that no binding action had been taken.

Councilmember Greg Davied joined the meeting at 7:41 p.m.

XIII. DISCUSSION AND FUTURE ISSUES

A. Discussion/Presentation on the Capital Improvement Reserve Fund.

City Manager Ted Henry presented a staff report regarding possible future improvements and stood for questions from the Council. Councilmembers discussed prioritizing improvements to roads, recreation facilities, and parks and the need for community engagement in these decisions. Councilmembers also discussed possible alternative funding for improvements such as a city sales tax or establishing a Tax Increment Financing (TIF) district. Staff suggested forming a citizen committee for feedback and engaging an architectural firm to evaluate facilities. No official action was taken.

B. Discussion/Presentation on Water and Sewer rates for 2027

Councilmembers discussed the projected Water Fund balance and the possibility of freezing water and sewer rates for one year. Councilmembers also discussed the projected growth in users and need for new infrastructure, such as a new water tower. No official action was taken.

XIV. ADJOURNMENT

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

Approved by the City Council this 18th day of August, 2026.

Jim Benage, Mayor

ATTEST:

Melissa Krehbiel, City Clerk