



MINUTES
CITY COUNCIL MEETING
7651 E. Central Park Ave, Bel Aire, KS
April 07, 2026 7:00 PM



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- I. CALL TO ORDER:** Council President Emily Hamburg called the meeting to order at 7:00 p.m.
- II. ROLL CALL**

Councilmembers Greg Davied, Tyler Dehn, Brandon McIntosh and Mike Proctor. Mayor Jim Benage was absent. Council President Emily Hamburg presided over the meeting in the mayor's absence.

Also present were City Manager Ted Henry, City Attorney Maria Schrock, City Engineer Anne Stephens, Director of Community Development Paula Downs, and City Clerk Melissa Krehbiel

- III. OPENING PRAYER:** Mark Posson provided the opening prayer.
- IV. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG**

Council President Emily Hamburg led the pledge of allegiance.

- V. DETERMINE AGENDA ADDITIONS:** There were no additions.
- VI. CONSENT AGENDA**

- A. Approval of Minutes of the March 17, 2026 City Council meeting.**
- B. Accept a revised Petition for Bel Aire Lakes Entrance**
- C. Adopt A Resolution 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 and Entrance Improvements/Bel Aire Lakes Addition); and Amending, Restating and Repealing Resolution No. R-2025-31.**

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

VII. DISCUSSION AND APPROVAL OF APPROPRIATIONS ORDINANCE

A. Consideration of Appropriations Ordinance No. 26-06 in the amount of \$836,475.13.

MOTION: Councilmember McIntosh moved to approve Appropriations Ordinance No. 26-06. Councilmember Dehn seconded the motion. *Motion carried 5-0.*

VIII. CITY REQUESTED APPEARANCES

A. Rebecca Armstrong & Bruce Roepke - Tree Board presentation

Tree Board President Rebecca Armstrong and Tree Board member Bruce Roepke presented the results of the Bel Aire tree survey completed by Kansas Forestry staff in August 2025. Some key recommendations were increasing the diversity of tree species and increasing the planting of large trees. Ms. Armstrong spoke about the importance of shading water ways to prevent algae growth, and shading paved areas to reduce heat effects. The Board plans to meet with Kansas Forestry staff later this week to discuss how they can work toward the survey recommendations.

IX. CITIZEN CONCERNS: No one spoke.

X. REPORTS

A. Council Member Reports

Councilmember Dehn attended Spring Fest, He noted the end of the indoor soccer season and thanked Bel Aire Recreation staff for their work during the season.

Councilmember Davied gave a brief report on the Chisholm Creek Utility Authority (CCUA) monthly meeting.

Councilmember McIntosh reported he had received an email about problems at a short-term rental property; he noted that staff are working on an ordinance. He also spoke to a citizen about nighttime visibility on Oliver. He thanked staff for the recent installation of a stop sign and repair of a tennis court net.

Council President Emily Hamburg briefly reported on the CCUA monthly meeting.

B. Mayor's Report: None.

C. City Attorney Report

City Attorney Maria Schrock reported on KOMA/KORA training for volunteer boards. A few months ago, she attended a UAC meeting to review KOMA/KORA, and she will attend the next Tree Board meeting to give the same training. She noted the risks of serial communications, and the need to have a quorum of members in order to meet. Notice of a meeting must be provided to any individual who has requested it. The notice must include the date, time and location of the meeting. If an agenda has been prepared, it must be provided to anyone who has requested it.

D. City Manager Report

City Manager Ted Henry reported that reconstruction of Woodlawn will begin on April 20th. The reconstruction will be done in 4 phases; details can be found on the City's website. On April 13 construction is expected to begin on the west half of the 53rd st sidewalk construction. The crosswalk at 53rd Street and Woodlawn will be done later during the 2026 street maintenance program. The Aurora Park project is nearing the end: roads are being re-graveled, and a contract is on the agenda today for the seeding of the ditches. Lastly, he noted that Spring Fest was a success and well attended and he thanked staff and volunteers for their work on the festival.

XI. ORDINANCES, RESOLUTIONS AND FINAL ACTIONS

A. Consideration of a purchase contract for a brand new police vehicle for fleet replacement (2026 Dodge Durango).

MOTION: Councilmember Dehn to approve the quote from Parks Motors in the amount of \$42,515 for the purchase of a brand new police vehicle, and authorize the Mayor to sign the purchase contract. Councilmember Proctor seconded the motion.
Motion carried 5-0.

B. Consideration of SD-24-03, Final Plat of the Spring Pines Subdivision, Generally Located at Northeast of Oliver and 53rd Street North.

MOTION: Councilmember Proctor moved to approve the Final Plat of the Spring Pines Subdivision and authorize the Mayor to sign. Councilmember Davied seconded the motion.

Roll Call Vote:

Greg Davied - Aye Tyler Dehn – Aye Emily Hamburg – Aye
Brandon McIntosh – Aye Mike Proctor – Aye

C. Consideration of a Development Agreement for the Spring Pines Subdivision.

MOTION: Councilmember McIntosh moved to approve the Development Agreement of the Spring Pines Subdivision and authorize the Mayor to sign. Councilmember Dehn seconded the motion. *Motion carried 5-0.*

E. Consideration of Revised Bids and Approval of Contract for Sanitary and Storm Sewer Improvements to serve Chapel Landing 7th.

	<u>Engineer's Est.</u>	<u>Mies</u>	<u>Nowak</u>
Sanitary Sewer	\$558,721.00	\$430,651.00	\$672,311.50
Water	\$199,335.00	\$203,842.00	\$253,711.00
Storm Sewer	\$487,828.00	\$903,507.00	\$580,115.25
Total	\$1,245,884.00	\$1,538,000.00	\$1,506,137.75

City Engineer Anne Stephens noted that the project was paused after bidding late last year, due to the bids exceeding the engineer's estimate. Since that time, Baughman Company has negotiated with the low-bidder, Nowak Construction. The negotiated total

bid from Nowak of \$1,056,426.25 is shown on page 81 of the City Council agenda packet for tonight's meeting (April 7, 2026).

MOTION: Councilmember Proctor moved to accept the revised bid from Nowak in an amount not to exceed \$1,056,426.25 for Sanitary and Storm Sewer Improvements to serve Chapel Landing 7th and authorize all necessary signatures for the contract. Councilmember Dehn seconded the motion. *Motion carried 5-0.*

E. Consideration of a purchase contract for hydroseeding of ditches on the Parkwood & 40th St N paving project.

MOTION: Councilmember Dehn moved to approve a purchase contract with Seeders, Inc., in an amount not to exceed \$33,410.00, and authorize the Mayor to sign. Councilmember Davied seconded the motion. *Motion carried 5-0.*

F. Consideration of Rescinding Change Order No. 1 with Pearson Construction LLC., for the Street and Drainage Improvements to serve Phase 1 Bel Aire Lakes, at a cost of \$28,782.00. (3 Options)

MOTION: Councilmember McIntosh moved to rescind Change Order No. 1 for the Street and Drainage Improvements to serve Phase 1 Bel Aire Lakes dated December 16, 2025, and authorize the necessary documents. Councilmember Proctor seconded the motion. *Motion carried 5-0.*

G. Consideration of Change Order No. 2 with Pearson Construction LLC., for the Street and Drainage Improvements to serve Phase 1 Bel Aire Lakes, at a cost of \$149,825.00 and an additional (11) working days.

MOTION: Councilmember Dehn moved to approve Change Order No. 2 for the Street and Drainage Improvements to serve Phase 1 Bel Aire Lakes in the amount of \$149,825.00. with an additional 11 working days and authorize the necessary signatures. Councilmember Davied seconded the motion. *Motion carried 5-0.*

H. Consideration of Supplemental Agreement No. 1 with Short Elliott Hendrickson, Inc., to include additional design services for additional sanitary sewer main work to serve Sunflower Commerce Park 3rd.

MOTION: Councilmember Dehn moved to approve Supplemental Agreement No. 1 with Short Elliott Hendrickson, in an amount not to exceed \$11,900.00, and authorize the Mayor to sign. Councilmember McIntosh seconded the motion. *Motion carried 5-0.*

XII. EXECUTIVE SESSION

A. MOTION: Councilmember Davied moved 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 Neil Gosch, Katherine Chlumsky, City Manager, City Attorney and City Engineer. The meeting will be for a

period of 30 minutes, and the open meeting will resume in City Council Chambers at 8:31 p.m. Councilmember Dehn seconded the motion. ***Motion carried 5-0.***

The Council then recessed for Executive Session. At 8:33 p.m. Council President Hamburg called the meeting back to order and stated that no binding action had been taken.

XIII. DISCUSSION AND FUTURE ISSUES

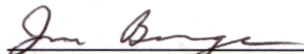
A. City Council Workshop - April 14, 2026 at 7:00 p.m.

City Manager Ted Henry briefly mentioned topics that may be on the agenda for the April 14th workshop. No official action was taken.

XIV. ADJOURNMENT

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

Approved by the City Council this 21st day of April, 2026.



Jim Benage, Mayor

ATTEST:



Melissa Krehbiel, City Clerk