



**MINUTES**  
**CITY COUNCIL MEETING**  
**7651 E. Central Park Ave, Bel Aire, KS**  
**January 16, 2024 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, City Attorney Maria Schrock, Assistant City Manager Ted Henry, City Engineer Anne Stephens, and City Clerk Melissa Krehbiel.

**III. OPENING PRAYER:** John Barkett 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 December 19, 2023 City Council meeting.**

**B. Approval of Minutes of January 9, 2024 City Council Special Meeting.**

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

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

**A. Consideration of Appropriations Ordinance No. 24-01 in the amount of \$1,827,681.68.**

**MOTION:** Councilmember Davied moved to approve Appropriations Ordinance No. 24-01. Councilmember Dehn seconded the motion. ***Motion carried 5-0.***

## **VIII. CITY REQUESTED APPEARANCES: Bel Aire Chamber of Commerce – 2023 Annual report and 2024 request for support**

Aaron Maxwell, President of the Bel Aire Area Chamber of Commerce, gave a brief report on the chamber. Membership is up, and speakers and tours have been planned for 2024. Last year, the City approved \$20,000 for Chamber funding. The Chamber is asking for \$15,000 in funding from the City in 2024.

## **IX. CITIZEN CONCERNS**

Mary Govoni, 6523 E Central Park Ave, spoke about her concerns regarding water pressure and the high output of her sump pump. She and her neighbors are concerned about the ice in the alley created by sump pump runoff. Public Works has come to her house a couple of times. She asked for help in determining the cause of the water.

Gary Jantz, 6200 E 45<sup>th</sup> St N, said he wants to know the traffic study results at the corner of 45<sup>th</sup> and Hillcrest. He asked when designs for the 45<sup>th</sup> Street project will be available to view and how they will affect his property.

Carol Russell, 6218 E 45<sup>th</sup> St N, spoke about pooling of drainage at 45<sup>th</sup> and Woodlawn. She wants to make sure the drainage there was properly sized.

Michael Sullinger, 6601 E Summerside, stated he lives across from Mary, and his house is also experiencing increased sump pump discharge. A leak detection company came to check his property but were unable to find the source of the leak. He asked for assistance from the City in determining the source of the water.

## **X. REPORTS**

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

Councilmember Dehn briefly reported on the latest meeting of the Bel Aire Chamber and an upcoming meeting for the K-254 Corridor Development Association.

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

Mayor Benage briefly reported on the Jan 9<sup>th</sup> WAMPO TPB meeting. He also asked citizens to take precautions against fires with proper maintenance of appliances; the number of fires often increase at this time of year.

Mayor Benage gave a State of the City report for 2023. Highlights included changes in personnel leadership and many water, sewer, sidewalk, and street projects. Bel Aire also experienced significant growth and maintained the ranking of #4 safest city in Kansas.

### **C. City Attorney Report**

City Attorney Maria Schrock briefly gave an update on recent happenings in the state legislature. Coming up soon, she will attend an HOA meeting, and make a presentation to the Tree Board regarding the Kansas Open Meetings Act.



## **D. City Manager Report**

City Manager Lasher spoke briefly about the sump pump problems reported during citizen's concerns. He said Public Works staff will continue to work with affected homeowners to see if they can identify the cause of the problem. Mr. Lasher stated he would cede the rest of his time to Ken Lee, Garver, to speak about the 45<sup>th</sup> Street project.

Ken Lee, Garver, gave a brief presentation about the development of plans for the 45<sup>th</sup> Street project. Garver will provide an informative website for the project, including an interactive map that will allow comments from the public. A public information meeting will be held at City Hall on January 30<sup>th</sup> at 6:00 p.m. All are welcome to attend.

## **XI. ORDINANCES, RESOLUTIONS AND FINAL ACTIONS**

### **A. Consideration of approving the 2024 Bel Aire Chamber of Commerce Funding Policy with subsequent grant in the amount of \$15,000.**

**MOTION:** Councilmember Smith moved to approve the 2024 Bel Aire Chamber of Commerce Funding Policy as presented and authorize the Mayor to sign. Councilmember Davied seconded the motion. *Motion carried 5-0.*

### **B. Consideration of the purchase of two, 2023 Dodge Durango, replacement Police Vehicles at a cost not to exceed \$115,096.00.**

Assistant City Manager Ted Henry stood for questions from the Council. He noted that there was a typo in the agenda and the correct total for the not-to-exceed cost is \$128,296.00.

**MOTION:** Councilmember Hamburg moved to approve the purchase of two, 2023 Dodge Durango, replacement police vehicles including upfitting equipment at a cost not to exceed \$128,296.00. Councilmember Dehn seconded the motion. *Motion carried 5-0.*

### **C. Consideration of accepting a bid for Arthur Heights Estates Water and Sanitary Sewer Improvements. Four bids were received:**

<u>Contractor</u>	<u>Total</u>
<i>Engineer's Estimate</i>	<i>\$167,885.00</i>
Dondlinger	\$178,001.00
McCullough	\$117,136.00
Mies	\$134,366.00
Nowak	\$161,922.00

**MOTION:** Councilmember Smith moved to accept the bid from McCullough in the amount of \$117,136.00 for water and sanitary sewer infrastructure for Arthur Heights

Estates and authorize the Mayor to sign all related documents. Councilmember Davied seconded the motion. ***Motion carried 5-0.***

**D. Consideration of the prioritization of projects being submitted to WAMPO for consideration to be included in their Metropolitan Transportation Plan.**

**MOTION:** Councilmember Welch moved to approve the project prioritization without changes of projects being submitted to WAMPO for consideration to be included in the Metropolitan Transportation Plan. Councilmember Davied seconded the motion. ***Motion carried 5-0.***

**XII. EXECUTIVE SESSION**

Mayor Benage stated that the order of items on the agenda would be adjusted, and the Council would first address the Executive Session regarding contract negotiations (labeled as Item XII. B. on the Agenda).

**MOTION:** Councilmember Hamburg moved to recess into Executive Session to discuss contract negotiations pursuant to K.S.A. 75-4319(b)(2) for consultation with an attorney for the public body or agency which would be deemed privileged in the attorney-client relationship. The Executive Session will include the City Manager, Assistant City Manager, and Attorneys for the City. The Executive Session will be for a period of 15 minutes, and the open meeting will resume in City Council Chambers at 8:35 p.m. Councilmember Dehn seconded the motion. ***Motion carried 5-0.***

The Council then held an executive session. At 8:38 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 take a 5-minute recess with the open meeting to resume in Council Chambers at 8:44 p.m. Councilmember Davied seconded the motion. ***Motion carried 5-0.***

**MOTION:** Councilmember Smith moved to recess into Executive Session to receive information from staff pursuant to K.S.A. 75-4319(b)(6) for the preliminary discussion of the acquisition of real property. The Executive Session will include the City Manager, Assistant City Manager, City Engineer, and Attorney for the City. The Executive Session will be for a period of 15 minutes, and the open meeting will resume in City Council Chambers at 9:00 p.m. Councilmember Dehn seconded the motion. ***Motion carried 5-0.***

The Council then held an executive session. At 9:03 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 for and additional 10 minutes with the open meeting resuming at 9:14 p.m. Councilmember Dehn seconded the motion. ***Motion carried 4-0,*** with Councilmember Hamburg absent from the vote.



The Council then returned to executive session. At 9:17 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 recess into Executive Session to discuss personnel performance pursuant to K.S.A. 75-4319(b)(1) to discuss personnel matters of non-elected personnel. The Executive Session will include the City Manager, Assistant City Manager, and City Attorney. The Executive Session will be for a period of 15 minutes, and the open meeting will resume in City Council Chambers at 9:34 p.m. Councilmember Davied seconded the motion. *Motion carried 5-0.*

The Council then held an executive session. At 9:35 p.m., Mayor Benage called the meeting back to order in open session and stated that no binding action had been taken.

**MOTION:** Councilmember Hamburg moved to extend the executive session for 20 minutes with the open meeting to resume at 9:55 p.m. Councilmember Smith seconded the motion. *Motion carried 5-0.*

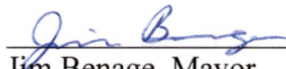
The Council then returned to executive session. At 10:00 p.m., Mayor Benage called the meeting back to order in open session and stated that no binding action had been taken.

**XIII. DISCUSSION AND FUTURE ISSUES:** No other items were discussed.

**XIV. ADJOURNMENT**

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

Approved by the City Council this 6<sup>th</sup> day of February, 2024.

  
Jim Benage, Mayor

ATTEST:

  
Melissa Krehbiel, City Clerk

