



MINUTES
CITY COUNCIL MEETING
7651 E. Central Park Ave, Bel Aire, KS
March 03, 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 Greg Davied, Tyler Dehn, Emily Hamburg, Brandon McIntosh, and Mike Proctor were present. No one was absent.

Also present were City Manager Ted Henry, City Attorney Maria Schrock, Chief of Police Darrell Atteberry, City Clerk Melissa Krehbiel, and Tim Aziere with Professional Engineering Consultants.

III. OPENING PRAYER: Deacon Luke Meyerhoff provided the opening prayer.

IV. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

Mayor Benage led the pledge of allegiance.

V. PROCLAMATION

A. American Red Cross Month, March 2026

Mayor Benage read the proclamation aloud and signed it.

VI. DETERMINE AGENDA ADDITIONS: There were no additions.

VII. CONSENT AGENDA

A. Approval of Minutes of the February 17, 2026 City Council meeting.

B. Approve the Mayor's appointment of John Sutherland to the Bel Aire Planning Commission, term ending March 3, 2029.

MOTION: Councilmember Hamburg moved to approve the Consent Agenda as listed and authorize the Mayor to sign. Councilmember McIntosh seconded the motion.

Motion carried 5-0.

VIII. DISCUSSION AND APPROVAL OF APPROPRIATIONS ORDINANCE

A. Consideration of Appropriations Ordinance No. 26-04 in the amount of \$242,905.66.

MOTION: Councilmember Dehn moved to approve Appropriations Ordinance No. 26-04. Councilmember Davied seconded the motion. *Motion carried 5-0.*

IX. CITY REQUESTED APPEARANCES

A. Presentation of the Willard Garvey Crime Prevention Officers of the Year Award – Chief Atteberry

Chief Atteberry presented the award to the City Council. Last Tuesday, the City of Bel Aire was awarded a plaque to commemorate their participation in the task force. The task force is comprised of many local police departments. They worked together to prevent property crimes.

B. Presentation on Emergency Management – Chief Atteberry

Chief Atteberry spoke about updates to the City's Emergency Operations Plan. He has spoken with officials at the City of Andover and Sedgwick County Emergency Management and he plans to bring a revised plan to the Council soon.

X. CITIZEN CONCERNS:

Ted Fay, 6961 E Pheasant Ridge St, spoke about his concerns regarding the intersections of 53rd & Woodlawn and 53rd and Oliver. He noted that north-south traffic is very heavy at these intersections, before and after school, and the traffic does not stop. He has seen people have difficulty crossing and has seen lots of risky behavior. He asked the City Council to please consider a traffic study for these areas and consider putting up traffic stop signs at the north and south sides of the intersections.

Dr. Robert Lindsted, Superintendent of Sunrise Christian Academy, 5450 E 45th St N, spoke about activities and accomplishments at Sunrise. Students were recently featured in the Bel Aire Breeze newspaper for their participation in the national Life Smarts competition. The basketball team was recently invited to participate in a national league sponsored by Nike. Finally, this weekend, drama students will perform *The Sound of Music*; he invited the City Council members and public to attend.

XI. REPORTS

A. Council Member Reports

Councilmember Dehn reported that he recently watched a presentation to the Sedgwick County Commission regarding property tax valuations. He recently attended the February 20th meeting of the K-254 Corridor Development Association, and a meeting with City staff to discuss installing a crossing at Woodlawn and 53rd Street.

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

Councilmember McIntosh reported he spoke to several citizens and he is pleased to see the finalization efforts on the Aurora Park project.

Councilmember Hamburg reported she attended the CCUA meeting.

B. Mayor's Report

On March 6th Mayor Benage will give a presentation on property taxes at the Wichita Pachyderm Club. Today, March 3rd, Mayor Benage testified on legislation before the Kansas Senate; he gave a brief update to the Council on current legislation. On February 20th, he attended the K-254 Corridor Development Association meeting. Also on February 20th, he and City Manager Henry attended a meeting with Sedgwick County to discuss the sales tax distribution formula. Mayor Benage reported on the latest meeting of CCUA. Recently, he attended a retirement party for Wes Galleon, the long-time CEO of the Wichita Area Builders Association (WABA).

C. City Attorney Report

City Attorney Maria Schrock reported that City staff are working on improving the record retention schedule. She also reported on current legislation regarding defendant competency evaluations in municipal courts, by-right residential zoning, and allowing golf carts to operate on City sidewalks.

D. City Manager Report

Henry reported on the recent bike-ped open house, which was well attended; the next step will be discussing a design concept plan. City Hall recently hosted the annual mock city council meeting for Sunrise Christian Academy students. The Women in Commercial Real Estate recently hosted an event at City Hall and about 50 people attended.

City Manager Henry reported that installation of the new playground equipment at the Rec Center will be completed in a few days. Recently, playground equipment was vandalized at Eagle Lake Park; the equipment will be replaced soon.

Regarding upcoming events, Mr. Henry reminded everyone that the Bel Aire Chamber will hold their monthly lunch tomorrow and the Spring Festival will be held at the Bel Aire Recreation Center on March 28th from 1-3 p.m.

XII. ORDINANCES, RESOLUTIONS AND FINAL ACTIONS

A. Consideration of an Ordinance Amending Chapter 6, Article 4, Fireworks Code, Relating to the Clarification and Posting of Date and Times for Detonation and Sales.

MOTION: Councilmember McIntosh moved to adopt an ordinance amending the fireworks code as amended and the amendments are:

- 9am to 10 pm sales on all days;
- An 11 pm detonation time on July 4th, regardless of which day of the week it falls on;
- Mandate a 3x3 sign which must include detonation times, and a recommendation that they also include sales times on that sign;
- Public displays shall end at the same time as regular detonation times which shall be 10 pm on all days except July 4th ; on July 4th, public display times shall end at 11 pm on July 4th.
- Section 6.4.5 J shall also include a time frame for cleaning of debris by 10 pm on July 5th.
- Section 6.4.6 will clarify that the inspection will be of the area and location where the detonation or sale of fireworks will take place.

Councilmember Dehn seconded the motion. Discussion followed.

SUBSTITUTE MOTION: Councilmember Davied moved to table the Ordinance until it is properly written. Councilmember Hamburg seconded the motion. ***Motion carried 5-0.***

Mayor Benage stated that the substitute motion passed and the original motion was now moot.

B. Consideration of An Ordinance Amending Chapter 18, Article 6, of the City Code, to Incorporate the Amended Zoning District Map of 2025.

Mayor Benage announced the agenda item. Before proceeding with the hearing, he asked if any Councilmembers intended to disqualify themselves due to a conflict of interest. No one was disqualified.

Mayor Benage asked if anyone on the Council had received any ex parte verbal or written communications prior to this agenda item which they would like to share. No one had received any such communications. Mayor Benage asked the City Clerk if any protest petitions had been received on this matter. The City Clerk responded, no.

Next, Mayor Benage asked if all members of the Council had received the unapproved Minutes of the February 12, 2026 Planning Commission meeting, which summarizes the public hearing for this case. All Councilmembers replied, yes they had received the unapproved Minutes.

Paula Downs, Director of Community Development, gave a report on the case. In 2025, Bel Aire had eight Ordinances related to zoning changes which are reflected on the map. The other improvement on the map was to delineate the colors more starkly. Currently, only the predominate districts are identified on the map; in the future, staff will consider how to show more detail; perhaps by putting the map online, more details such as overlays could be shown. Ms. Downs recommended that the Council approve the 2025 Bel Aire Zoning Map.

Councilmembers asked questions of Ms. Downs. Regarding Councilmember McIntosh's question, she confirmed that the map reflects changes that have already

happened. Larger copies of the map can be printed for display in the Council Chambers; they should be easier to read from a distance. Ms. Downs answered a question from Councilmember Proctor about a pink area on the map that is unidentified in the key. Ms. Downs noted that the location may indicate public land and it will be updated to the correct color. Ms. Downs also noted that a blue shading on the new public works building should be removed. Ms. Down said she will make the corrections.

Mayor Benage asked staff if any written communications had been received regarding the case. Staff confirmed that none had been received.

Mayor Benage invited public comments. No one volunteered to speak. Mayor Benage noted that if anyone is aggrieved by the decision of the Council, they have rights provided to them at law.

Mayor Benage then invited more discussion by the Council. Councilmember Dehn noted that in the area the City owns between Rock and Webb, that could be a potential future frontage road, a corner triangle piece is shaded green (agricultural) Are the two slivers that the City owns north of the industrial area, are they technically agricultural? City staff noted this area for possible correction.

MOTION: Councilmember Davied moved to adopt An Ordinance Incorporating an Amended Zoning District Map of 2025 into the City Code as amended to include all the discussions that [City Council] had regarding the colors of the map being updated and authorize the Mayor to sign. Councilmember Proctor seconded the motion.

Roll Call Vote:

Greg Davied – Aye

Tyler Dehn – Aye

Emily Hamburg – Aye

Brandon McIntosh – Aye

Mike Proctor – Aye

Motion carried 5-0.

C. Consideration of Bids and Approval of Contract for 2026 Street Maintenance & Repairs.

<u>Bidder</u>	<u>Total Bid</u>
<i>Engineer's Estimate</i>	\$931,650.30
APAC	\$750,556.50
Kansas Paving	\$675,243.00
Pearson	\$708,329.00

MOTION: Councilmember Dehn moved to accept the bid from Kansas Paving in the amount not to exceed \$675,243.00 for 2026 Street Maintenance & Repairs and authorize the Mayor to sign all related documents. Councilmember Davied seconded the motion. ***Motion carried 5-0.***

XIII. EXECUTIVE SESSION

- A. MOTION:** Councilmember McIntosh moved to recess into executive session to discuss the performance review of the City Attorney. The discussion will be pursuant to K.S.A. 75-4319(b)(1) to discuss personnel matters of non-elected personnel. Invite the City Attorney and City Manager. The meeting will be for a period of 10 minutes, and the open

meeting will resume in City Council Chambers at 8:55 p.m. Councilmember Davied seconded the motion. **Motion carried 5-0.**

The Council recessed for Executive Session. At 8:58 p.m., Mayor Benage called the meeting back to order in open session. He stated that no binding action had been taken.

MOTION: Councilmember Hamburg moved to extend the Executive Session for 15 minutes until 9:13 pm. Councilmember Davied seconded the motion. **Motion carried 5-0.**

The Council returned to Executive Session. At 9:15 p.m., Mayor Benage called the meeting back to order in open session. He stated that no binding action had been taken.

XIV. DISCUSSION AND FUTURE ISSUES

The City Council discussed coordinating construction of a sidewalk and crosswalk at 53rd and Woodlawn. The council was in general consensus to explore a 4-way stop design.

A. Discussion about permanent water conservation methods

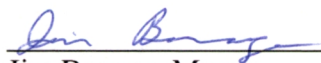
City Manager Ted Henry gave a brief presentation about Bel Aire's water supply and how the City's water supply contract with Wichita affects this issue. Wichita is now proposing a conservation rule which limits watering to 3 days per week. Bel Aire staff, with the help of the Utility Advisory Committee, have drafted an alternative conservation plan. He asked for direction from the Council regarding preferred water conservation methods for Bel Aire.

Councilmembers commented in favor of accepting Wichita's water conservation measures. Councilmember Davied suggested improving the wording of the next water contract with Wichita to include a better metric for water conservation, such as a reduction in the percentage of water used. Councilmembers also briefly discussed the process for applying for exemptions, water treatment plant capacity, new federal programs, and water planning. No official action was taken.

XV. ADJOURNMENT

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

Approved by the City Council this 17th day of March, 2026.



Jim Benage, Mayor

ATTEST: 
Melissa Krehbiel, City Clerk