

CITY COUNCIL PROCEEDINGS

August 19, 2025

MINUTES OF THE MEETING OF THE CITY COUNCIL

Wichita, Kansas, August 19, 2025

Tuesday, 09:00 AM

The City Council met in regular session with Lily Wu, JV Johnston, Brandon Johnson, Becky Tuttle, Mike Hoheisel, Dalton Glasscock, and Maggie Ballard.

Staff Members Present: Robert Layton - City Manager, Jennifer Magana - Director of Law, and Zamaria Ball, Deputy City Clerk, Megan Lovely, Deputy City Clerk.

[Approve the minutes of regular meeting August 7, 2025.](#)

Motion:

Mayor Wu moved to approve the minutes of regular meeting August 7, 2025.

Motion carried 7 to 0

[AWARDS AND PROCLAMATIONS](#)

Proclamations:

- 1.) [Saint Paul African Episcopal Church 150th Anniversary Day](#)
- 2.) [Self Awareness Month](#)

Awards:

[Recognition of Aviation Day 2025: STEMusic Project](#)

CITY COUNCIL PROCEEDINGS

August 19, 2025

I) [PUBLIC AGENDA](#)1.) [Arthur Stokes - Black Mold](#)

Arthur Stokes stated good morning, everyone, Mayor Wu and staff. I'm Arthur Stokes junior. I live at preside at 2614 S Topeka in Wichita, KS, and I, I've been talking about black mold, but I also is a part of that topic. I've been doing the Titanic in talking about standards, you know, in dealing with our City situation with black mold is it's a big topic. I'm starting to hear more and more of it, you know, getting into the dwellings. It's a problem, you know, I've been having a real rough time. Trying to, I've always been able to adapt to some situations, but this has really been rough. In dealing with the Titanic, the biggest secrets, I'm just going to round it up on this meeting. The biggest secrets with Titanic was that the still, when they built the Titanic and it was unsinkable, that still at that time would not have helped the Titanic when it hit that iceberg. Because of the sulfur in it. And Glasgow, they did the experiment. They went down and they took a piece of it. They took a sample of it and I didn't know what a coupon was, but it was a script from the Titanic. They had to go down there under 30 feet of dirt and sand to retrieve this, and basically the paint was. Still almost intact from when it was down there, but they did the experiment with the modern piece of steel. And what happened was it bent? It made AV shape it, it never broke, but when they did it they used like a pendulum. And when the pendulum finally struck it the Titanic, just that piece. Just it's kind of like shredded. It went every different direction and that was due to it was not suitable for the condition. They also they set the condition, you know in their experiment, just like it was when it hit the iceberg and the temperature out there. I think they use alcohol or something to get that temperature to that level, you know, so you have to have standards. It should have never been there. They'd have been better off by hitting the iceberg head on. They would have lost two tiers. They wouldn't have lost all of the tiers that. They would have been able to save more lives. See and you know that's one of the biggest major secrets that they came up with that situation. And you know, I relate to my situation. You know, I've been sick a lot lately with, I'm just about to get ulcers. So, you know, trying to adapt to that, I don't know how that is for me, but it's you know it's a challenge every day. You know, I have to change a lot of my agendas, you know. Stress. You know, I try to just take every day and you know I do the best I can with it, you know. Somewhere in me trying to help families and myself and I wear my wristband loosely. Family matters, you know. I don't have a whole bunch of supporters rah rah'ing me on up

CITY COUNCIL PROCEEDINGS**August 19, 2025**

here, but this is a situation that if the wolf don't bite you today he going to bite you tomorrow. You know, this is a situation that it happens just like everything else happens. You know, nothing's made the last forever. But lately I'm getting ready to go and see gastrologist. My menu has changed. A lot of the foods that I've been changed has been like crazy. I've been kicking and screaming and rolling. I can't even have watermelon man. I'm like, oh my God, I mean, that's one of my perfect foods, you know. I throw in and even all of the perfect stuff like avocados. Stuff that I normally thought was healthy. In this game here is totally different when you get sick from black mold and trying to I guess basically recover back how much of your life that you can.

Council Member Hoheisel stated thank you, Mayor. Bob, do we have any idea when the property maintenance ordinances will be coming before Council?

City Manager Layton stated Council Member, we have one more DAB presentation to make . We're shooting sometime in September or October, depending how, so take all that feedback and put it together for you.

Arthur Stokes stated I would love to know when that is and participate if it's slow its wheel for me. To be in with, with that you know so I can see how y'all organize it.

Council Member Hoheisel stated yes, Sir. We'll make sure to get you an invite to that one.

- 2.) [John DeCesaro - The value of continued investment in the Wichita Public Library system.](#)

John DeCesaro stated good Morning, Council members. My name is John DeCesaro. I live in District 1 at 7507 E Norfolk Circle. I'm the son of a USD259, eighth grade English teacher who taught at Truesdale Middle School for many years. As she did in the classroom at home, my mom stressed the value of an education and instilled in me a love of reading. This is something my wife and I have passed on to our children and our library system's a

CITY COUNCIL PROCEEDINGS**August 19, 2025**

big reason that they've grown to be avid readers and exemplary students. The Advanced Learning Library, in particular, unlocked their imaginations. This is one of the reasons I serve as a volunteer board member on the Wichita Library Foundation. You know the advanced Library Learning Library is a shining example of what is possible through a combination of committed investments by the City and impassioned fundraising by the foundation. This responsible collaboration takes a library beyond a place to check out books to being a valued educational and cultural Community hub. I'm here to remind you of the important role the City plays and how fulfilling that role enables the work foundation. Here's the recipe for success. One, the City Council and City of Wichita commits to the foundational funding to maintain library facilities. Keep them adequately staffed by trained librarians and support personnel and filled with a wide variety of materials for use by all Wichitans across age, ability, and interest levels. Two, the library foundation then leverages those investments to fund impact initiatives, innovative services, invaluable programming. We often call this the margin of excellence, which is engaging the philanthropic community to ensure that the library continues to evolve to meet the changing needs of our citizens. It's important to know that the margin of excellence for the foundation is future facing, not filling gaps of underinvestment in the library's core functions. Together we make the library a vital community resource for tackling literacy, literacy challenges for people of all ages, creating measurable impact throughout the library program. Public Library services contribute to the type of vibrancy that help us attract and retain talent. Libraries also play a role in our public safety. Short term, their neighborhood gathering places during after school hours and summertime with spaces for programming and activities that build skills and confidence keeping at risk kids safe and occupied. Long term libraries support childhood literacy, setting young Wichitans down a path toward education and employment, reducing the likelihood of incarceration during their life. The library is uniquely positioned to make a lasting impact and with no private sector alternatives whatever, it's critical that the collaboration between the City and the foundation continue. So what does success look like? It looks like the reimagination of the Westlink and Maya Angelou branches. Where the City's commitment has been leveraged to garner philanthropic support and create transformative play with usage statistics that are higher than ever, it looks like the book bus made possible when the foundation secured a \$50,000 grant from the Kansas Health Foundation and the City Contributed both decommissioned transit bus and a family literacy coordinator position. Since hitting the ignition in 2023, the book bus has reached over 50,000 residents, delivering library resources to underserved areas of the City. Just this summer, the program served 6427 people through events in neighborhood stops. Success looks like a partnership with the United Way that resulted in

CITY COUNCIL PROCEEDINGS**August 19, 2025**

35 young readers receiving 162 one-on-one reading sessions with a volunteer reading coach. In just eight weeks, half of the parents surveyed reported that their child demonstrated improved competence and more interest in reading at home. All of the parents reported that their child was more confident and asked if to visit the library more. Success looks like a summer reading program, operated by a small staff on a tight budget through which 3934 young readers reach their personal reading goals. The program delivered 6500 community member engagements in 4860 literacy skill practice with more funding staff and outreach capacity, imagine with the library could do for literacy. So here are my asks of you. Please continue the City's investment in the foundational elements of our library system, which is a living and dynamic system that must continue to adapt. Please strive to meet the staffing commitments laid out in the current master plan so that there are adequate staff to meet the demand for services. Please include the library as a key stakeholder in the development of the next capital improvement plan so that library maintenance is proactively planned for. This work is underway through a memorandum of understanding with the foundation that will result in \$200,000 from the foundation to ensure maintenance of our beautiful buildings. Please consider the library fully in your upcoming comprehensive plan, revision or commit today to a plan to improve library resources and staffing levels. Without this commitment, there will be an immediate erosion to the branch master plan we have made together. Your serious attention to these matters will enable the foundation to share the inspiring story of our public libraries and acquire new donors. Your investment will be amplified and be a win for every Wichitan. Thank you.

Council Member Johnson stated thank you, Mayor. Thank you, John, for being here. The data you shared in your support of the library, I think it's very important that not only we keep up support of the library, but everything that you mentioned seeing the revitalization of the branch libraries is truly awesome. I'm especially excited for Maya Angelou branch library, and I think that sign is still coming and then everything else that we're doing in the system. Some of the data you shared I think is really important. I don't always tell this story, and I think I'm far enough removed where I shouldn't get in trouble for it, but I worked at a group home one time and as we talk about these investments and quality of life, libraries also so much crime prevention and a young man that had decided to join a gang. Only did so because he couldn't read. And he told me that he got tired of being bullied, so he started fighting. And then he found family in the gang life. And that was kind of his thing. And he just at that point, started to spiral. And it really just came from not being able to read. He told me that in a moment that we were talking about life choices. So I think about that all the

CITY COUNCIL PROCEEDINGS**August 19, 2025**

time and investment in the Public Library means more opportunities for young people to have a love of reading. Learn how to read. Have volunteers to help them and maybe it shifts their life path in a different way. So I appreciate your words. I think about that young person all the time, and I'm always committed to supporting libraries as a Council member and even when I'm off the Council, finding ways to do so, because, they have so much impact in our community. So thank you.

Mayor Wu stated thank you again, John. I'll just ask City manager Layton, can you tell us what the budget is for libraries and how that has fluctuated from 24 to 25, 26 and then projected? If not, I can I have the numbers? If you'd like me read them.

City Manager Robert Layton stated just so happens I have my budget. In terms of our support for the library, the 2024 actuals for library operations was \$11.7 million. The 2025 adopted is 9.8. However, the revised is expected to come in at 12.2 million 2026 has a 12.2 million allocated in 2027 at 12.2.

3.) [Faith Martin - Share information about the Racial Profiling Citizens Advisory Board annual workshop.](#)

Faith Martin stated hello, Faith Martin, Vice Chair of the Wichita Racial Profiling Advisory Board. For those that don't know, the Racial Profiling Advisory Board, in which thousand and in 2004 this board drafted the Kansas Racial Profiling Statutes, which were passed into law in 2005. Our board consists of elected officials, people that work in the judicial branch, and members of the Community that advocate for elimination of racial profiling. Our board's mission is to is focused on improving relationships between law enforcement and the community by working with law enforcement to change policy regarding racial bias. We work to encourage elected officials to advocate and pass stronger legislation that creates greater accountability for law enforcement. As well as preventing any officer from using their bias to profile drivers. Today I'm here to talk about the last of our mission, which is striving to increase knowledge and awareness and in our citizens regarding their constitutional rights and responsibilities. We do that every year by putting on multiple workshops. This year we're combining workshops and we're having a large one instead where we have multiple part come. We have City of Wichita's WARP office which was put in

CITY COUNCIL PROCEEDINGS**August 19, 2025**

place after the racial profiling board lobbied heavily at the Kansas Legislature to update and change laws around driver's license suspensions for failure to pay and driver's revocation, for failure to pay. So it's created a path in the City of Wichita, wisely invested in that and created the WARP office. They'll be there on hand. People can find out the status of their driver's license and next step. We'll also have the Sedgwick County Jail will be there to talk about the SCORE program. Which if you or a loved one have been recently relieved from the Sedgwick County Jail it tells you about all of the resources and ways to get back into society. Help you get documents you need. They have quite a bit of services for people that are in jail. And a reminder to people, just because you're in jail doesn't mean that you've been convicted of any crimes. Sometimes people are just in jail while they're awaiting, also for failure to pay. So the score will help family members find out what resources are available to them as well. We also have Sedgwick County elections will be on site to get people to register to vote. We have another election coming up in November. And then lastly, the ACLU was going to be there to talk about felon storing felon voting rights. In the state of Kansas, once everyone has served their sentence and all of the things that go along with that sentence, they are allowed by Kansas law to reclaim their right to vote. A lot of felons don't know that. And we since Sedgwick County elections will be there and ACU will be there, giving people the tools back where they need to get back to where they need to go. We are cordially inviting all of our City to attend. It's August 30th, from 10 to 1. It's a drop in event because all of our partners will just be working with people as they come in. And so there's no set program. It's a drop in program so that anyone schedules they can kind of fit in there. It'll be at the WSU Metroplex, which is 5015 E 29th St. North. And again, we would encourage you to like and share. I'll be following up with an email of the flyer so that you can send it out to people in your district that may take advantage of this workshop that we put on every year. And this is also thanks to a grant from WSU. We get a lot of grant funds to help us with our workshop. Thank you so much and I'll stand for any questions.

Council Member Johnson stated thank you, Mayor. Thank you, Faith. Appreciate all the work that you all do. On your, on your resources, do you have any of the health clinics there?

Faith Martin stated no, we've our focus has been on justice involved individuals. That may be a future way that we go. Right now, there's still thousands and thousands of people that have had their driver's licenses suspended or revoked for failure to pay. And the ACLU is a

CITY COUNCIL PROCEEDINGS**August 19, 2025**

great partner and felon voting rights is also important to us, but that could be something that we look on in the future.

Johnson stated yeah, if you do, let me know. I used to pre pandemic, it's weird to say that now pre pandemic we used to have some of the folks returning citizens that were coming into two 214, 208 or 209 meet over at Atwater and we'd have to health clinics there and some of the resources you're talking about, but just to make sure they also stayed healthy. I'm thinking about going to the doctor. So if you want to let me know.

Council Member Ballard stated thank you, Mayor. Faith, thanks for being here. Would you mind emailing us the information about the event on the 30th? I appreciate it.

Faith Martin stated yeah, absolutely. I'll follow up with the Facebook link and the actual flyer.

Council Member Tuttle stated thank you. Thank you, Faith, for being here and thank you for serving on my District Advisory Board. I was trying to get the information. If you mention this, I'm sorry, but you had asked if you could present at my District Advisory Board. Is that something that the racial filing board is trying to do? To go to every District Advisory Board?

Faith Martin stated yes, the what I was talking about with the Citizens Review Board, but that's OK. But actually, yes, the Rachel profiling board has come to district meetings before. I think I presented at Councilman Hoheisel's District before, but we try to talk about issues that are important to the racial profiling Board, whether it's helping provide feedback around budget or FOP contracts or getting the residents connected with the services that City and County provide. So we will be doing that again over this year. But this workshop has been a lot.

Vice Mayor Johnston stated thank you, Mayor. Faith, thank you very much. I just would like to mention that Guadalupe Clinic had a driver's license, the Kansas Legal Service, Kansas Legal Clinic, Topeka had a get your driver's license back, which the City of Wichita

CITY COUNCIL PROCEEDINGS**August 19, 2025**

participated and also the state of Kansas participated. 20 attorneys from Koch Industries and Stinson law firm came to the clinic and helped over 90 people get their licenses back, we're going to do it again and write this date down. September 17th. And this time, instead of doing it from 10 to 4, they're going to do it so we can go in the evening. So they're going to do it from tentatively from noon until 7. So at Guadalupe Clinic, 940 S St. Francis Kansas Legal Clinic, September 17th.

Faith Martin stated if you could reply back to the e-mail that I send you, we have other organizations that will be providing Flyers for upcoming events. Since it's we had like 300 people come to the last workshop we did, so we're hoping that we can spread information about other events exactly like that.

Mayor Wu stated thank you, Faith. And one more thing. A plug for tonight. District One has a town hall with the police chief. And so it would be good information to pass out about your workshop at that event.

4.) [Twila Puritty - Fire Department wellness initiative](#)

Twila Puritty stated good morning, Council. It's a privilege to be up here again this morning. My name is Twila Puritty. I live Polo club. I am a proud member of District One. Speaking of District one, we had an amazing August breakfast and Chief Snow went into detail about the health initiative for the health initiative for the Fire Department. I learned a lot, and then Council Member Tuttle reached out to me and gave me a little more information on this initiative and what you're finding, I don't. I'm not going to recap it here because you all know what's going on about that. But at the neighborhood night out, the fire department was well-represented at many of our events. I got to sit in a fire engine. It was so exciting. But anyway, while I was talking to them, I asked what that health initiative meant to them and I talked about how in general they look like a pretty fit group and one of the things I learned was that they hold their selves accountable for their fitness. Within their own. I don't know what little fire department groups are, but within their whatever it's called. But anyway, they hold each other accountable to fitness. If they see somebody's, you know, getting a little paunchy, they'll mention it, but he also made a comment about, you know, that there are

CITY COUNCIL PROCEEDINGS

August 19, 2025

fitness standards when folks join the department. And then it made me think about something that I've kind of observed and that's with our Police Department. Hopefully this program can come to them, you know the wellness initiatives or initiatives. I understand that it's expensive, but if you look in general, and this is probably anyway a lot of our police officers could use help with fitness. It's a win for everybody. It's a win for the officers if they're healthy. Obviously it's a win for their families. If health and fitness becomes a priority for the family, it's a win for the City 'cause if they're healthier or more fit, then they'll lose, use less resources in health care. And it's a win for our community as well, which is also very important. There's a simple way, in my view, and I just want to share it a simple way and maybe a less expensive way. So because of these standards, when they have to come into their Academy, right? Why don't, aren't they held accountable to maintaining these fitness standards going forward? People pay attention to what's measured. I've said that here before. If I come in and I'm wonderfully fit and then six months later, if I know that I'm going to have that measurement again. Then it will become a priority for me because it's important at my job. It's a simple a simple solution or a simple start if you just start holding, holding folks accountable to their fitness from Academy going forward, you'll save money in the long term. The City deserves this. With the highest paid Police Department in the state we should have fit healthy officers for all the reasons I mentioned above. So that's just a simple thing. I don't know if it makes sense. OK, good. I have a minute and 1/2. We had an encounter, one of our sons made a real dumb move and got himself arrested a week ago. The officers involved were so professional, so kind. We had ICT1 was there as well. I mean, everything's going to work out well. But my husband and I were blown away and we waited for us to get there so we could pick up our son's car. But it was beyond that went beyond our expectations as an encounter with local law enforcement. So I thought you might want to hear that. Thank you for your time. I stand for questions.

Council Member Hoheisel stated thank you, Mayor. Thank you, Twila. First off, I'm glad to hear that we have a high expectation for our men and women in blue and to the Chief's credit, he holds them to the same standards. And I think we really do have a top flight police force here in Wichita, we still like, everybody else, we still have room that we can improve in all areas. Council Members as well, maybe we should do the fitness thing for Council Members as well. It'd be hard for them to actually keep up to my physical standards here, I think. I also did want to take this opportunity to thank Ted Bush, Chief Snow and Council Member Tuttle, for their work on the health initiative, the cancer screenings. You guys are saving lives out there and I really do appreciate the work. We still

CITY COUNCIL PROCEEDINGS**August 19, 2025**

have a number of other things we can do to show our firefighters appreciation as well. So we're kind of in discussions with that now, but they deserve all the help and support that we can possibly give them. All of our first responders do. Thank you for coming up and chatting with us today.

Council Member Tuttle stated thank you. Thank you, Twila, for being here. I really appreciate it. It was great chatting with you on Friday and I was glad to see your name on the agenda. I just and thank you, Mike. Excuse me, Council Member for whole Hoheisel, for your kind words. I do want to thank Chief Snow and President Bush. Out of all of the initiatives I worked on, not just on Council but the this might be the one that I'm the most proud of and you are exactly right. We are not just impacting lives, we are literally saving them. With the number of cancers that we've already identified from these screenings, I also want to thank Chief Sullivan and give him a Happy Birthday shoutout. Because he is also embracing this and we, through the help of the Kansas Health Foundation, so it's a public private partnership and ascension via Christi. We are now developing the same concept of creating a culture of Wellness within our Police Department and we will be focusing on cardiovascular health, which is the number one cause of death among police across the nation and then also mental and behavioral health, which is a huge issue for our Police Department. They see so much trauma every day and so extremely grateful for everyone involved, especially for the leadership in our Police and Fire department. We need to make sure that those who take care of us are taken care of. So thank you again for bringing this highlight and I'll continue to provide updates to my colleagues on Council in the community. Thank you.

Yeah.

Councilman Johnson thank you, Twila. I was going to say since you had such a great experience, you should get with Captain Moses in the back and let him know the officers names and then they can get like a compliment filed for them. That's something that I know that they appreciate and I don't know if they're ever told that they get that, but makes it good for them. It's good motivation.

Twila Puritty stated I would love that. I don't have their names, but I bet we can figure it out if I give him the location and date. It was extraordinary. Well, and I forgot to mention, for

CITY COUNCIL PROCEEDINGS

August 19, 2025

folks who may not know, my son's a young black man, right? And so then you're heightened anyway, so it was fantastic.

George Theoharis stated this is my poor man's briefcase. When we're out in Andover. Can't afford a briefcase with the taxes out there. I just wanted to say also Twila, the speed limit is 30 miles away from here, so when you leave in 30 miles an hour after what you said about the police offices in their weight, you might want to just make sure you do the speed limit all right. Next week is we having the well hold on a minute, Mayor, Vice Mayor, City Council, City Manager, City Legal. Is next week the Workshop on animal serv..is not next week. OK. All right, all right. Well, whenever it is. Is it next month then? Is it in September?

City Manager Robert Layton stated we're trying to figure that out. We have a pretty busy schedule for workshops going forward to the end of the year. So we're trying to figure out which when we're going to put it.

George Theoharis stated oh, oh, OK all right. Well, some people wanted to make sure that they could talk too. I mean, I know a lot of times on the workshop they can't. But anyhow, I just handed you all a City of Wichita Community Service booklet. The City is making citizens jump through hoops about illegal vehicles. And yet you have. And had a booklet all along. We as a City are looking dumb. Shifting gears now, I'm asking that we start a citizen's board to hold MABCDs feet to the fire on some slow moving cases through the system. Ordinances need to be tweaked or changed altogether. There are problem properties that aren't progressing swiftly enough. Mike Hoheisel, you know I am a very passionate person, and even if you agree with me wholeheartedly. Please don't acknowledge me if I show this Mayor, this City Council and the City of Wichita such disrespect and won't sit down when nicely told to do so. You agree to that. Thank you. The chief may be ingest had is one of his cost cutting measures is to take Animal Services from the Police Department. You guys may have heard of that. I think it was in jest, but maybe not. Talk about passing the buck. Someone has to add it to their budget. If you take it from the police budget, it's all the City of Wichita's budget. So we're not gaining anything. If you take a nickel over here and put it over here, they got a nickel, so. In in closing. I want to. I want to say. That I show people this picture. And I ask him. I ask him, does it look like this guy doesn't like me or I don't like this guy and they all say no. Looks like you guys like each other. Well, I want to tell Bob right here. That Bob, I've always liked you. I have and I and I appreciate you. So I know sometimes you feel like I come at you a little bit, but this picture makes volumes. I

CITY COUNCIL PROCEEDINGS

August 19, 2025

appreciate you and I've always liked you and I still do. Thank you.

Council Member Hoheisel stated thank you, Mayor. Thank you, George. It's always a good time to see you up here. You didn't let me know this time. This was a surprise. I do believe we are looking at adding many of these into our ordinances. I think that might be one of the year end of the year things that we do to kind of sweep up and tidy up some of our ordinances. In regards to animal control and all our talks with county, I would be interested and looking to combine. That might be one of the areas that shared services makes sense because County does have an animal control and we already do work with them quite a bit. And then in regards to the workshops, I think this might be the time to ask. We do have a ordinance drafted a couple of ordinances regarding the hotels and motels. Licensing them and also increasing the nuisance laws on those and I haven't been able to talk to every Council Member, but the ones I have talked to have asked that it does get presented to our District Advisory Boards. So is that something that we can do before September's dad meetings and potentially get that on workshop for the end of September?

City Manager Layton stated Mayor we'll try. If we're in a circle back to DABs, I'm also trying to get industry input so that we don't have a lot of surprises for some for the hotels. And so we'll keep moving diligently that way. If I can get on September, we will. But I got a lot of process.

Council Member Hoheisel stated yeah, I appreciate that. If possible, I'd like to move forward with this one, and I think a month and a half anyways would be sufficient time for the businesses to look at the ordinance and express their thoughts on it. So I appreciate that. Thank you.

II) [CONSENT AGENDA ITEMS 1 THROUGH 31](#)

Motion:

Mayor Wu moved to approve Consent Agenda items 1 through 31.

Motion carried 7 to 0

CITY COUNCIL PROCEEDINGS

August 19, 2025

COUNCIL BUSINESS

III) [BOARD OF BIDS AND CONTRACTS](#)

1.) [Board of Bids and Contracts dated August 18, 2025.](#)

Attachment: [08-18-2025 Board of Bids.pdf](#)

Josh Lauber, Finance Department, reviewed the item.

Motion:

Mayor Wu moved to approve the Board of Bids and contracts dated August 18, 2025

Motion carried 7 to 0

IV) [PETITIONS FOR PUBLIC IMPROVEMENTS](#)

1.) [Petitions for Public Improvements](#)

Attachment: [PFPI.docx](#)

Attachment: [Cedar View Village 2nd.pdf](#)

Attachment: [Cherese Point.pdf](#)

Attachment: [Regency Park.pdf](#)

CITY COUNCIL PROCEEDINGS

August 19, 2025

Attachment: [Resolution No. 25-367 Storm Water Drain No. 552 Cedar View Village 2nd Addition SWD #552 085625.docx](#)

Attachment: [Resolution No. 25-368 Sanitary Sewer Cedar View Village 2nd Addition SS 018879.docx](#)

Attachment: [Resolution No. 25-369 Water Distribution System Cherese Point Addition WDS 020605.docx](#)

Attachment: [Resolution No. 25-370 Storm Water Drain No. 551 Cherese Point Addition SWD #551 085624.docx](#)

Attachment: [Resolution No. 25-371 Sanitary Sewer Improvements Cherese Point Addition SS 020611.docx](#)

Attachment: [Resolution No. 25-372 Paving Improvements Cherese Point Addition PV 086178.docx](#)

Attachment: [Resolution No. 25-373 Water Improvements Regency Park Addition WDS 018885.docx](#)

Paul Gunzelman, Public Works and Utilities, reviewed the item.

Motion:

CITY COUNCIL PROCEEDINGS

August 19, 2025

Mayor Wu moved to approve the petitions for public improvements.

Motion carried 7 to 0

V) UNFINISHED COUNCIL BUSINESS

1.) [Design Contract for Planeview Community Center \(District III\)](#)

Attachment: [Agenda Report V-1](#)

Attachment: [Planeview Design Contract - FINAL - SFS Executed.pdf](#)

Paul Gunzelman, Public Works and Utilities, reviewed the item.

Council Member Hoheisel stated thank you, Mayor. Paul can we go back to the slide with the cost? Yeah, the slide right here. Now it says 1 million for property acquisition and building demo costs estimated. Can you delve into that a little more?

Paul Gunzelman, Public Works and Utilities Department, stated our proposal was that I think the existing building is on the market for \$2.9 million for the 114,000 square feet, which equates to a \$25 per square foot approximately. We multiplied that by the 40,000 square feet that we would need and then we would also so that would be our offer to USD 259 as well as offer, them to demo the remaining of the building.

Council Member Hoheisel stated so that's what the expected here we buy the section we're interested in, and then we rely on USD259 to demo the rest of the building.

Paul Gunzelman, Public Works and Utilities Department, stated that's how that number came up. Correct, yes.

CITY COUNCIL PROCEEDINGS**August 19, 2025**

Council Member Johnson stated thanks, Mayor. Paul, on Slide 31, the outlay of the building, I wanted to know what J is right under the family restroom. Is that like a lactation space?

Becca Johnson, Community Services, stated sorry, you're fine. It's a janitor's closet. Becca Johnson from the office of Community Services for the record.

Council Member Johnson stated okay, I didn't see one in here. Love seeing the family restroom. But also is there any space that could be used open to the public for a lactation space? So someone wouldn't have to go into a bathroom.

Becca Johnson, Community Services, stated it is on our list of uses that we would like to see in the building once we are in the actual design process instead of conceptual design.

Council Member Tuttle stated thank you and thank you for the presentation. I appreciate it. Thank you to Councilmember Hoheisel for all your work on this. I know this is a couple years coming. Can you maybe explain, Paul or perhaps Becca or even Council Member Hoheisel? How is the community been engaged in this process of determining what the needs are, what the facility should be like? Discussions regarding, because what I think is happening is we're just trying to decide today if we move forward with the design work for the new concept or we consider Jardine. So can you just give a little background on how the community has been engaged and what they told us?

Becca Johnson, Community Services, stated absolutely, Councilmember Tuttle, well before my time at the City. The last three generations of CSRS in District 3 have expanded programming in Plainview at the Neighborhood Resource Center, specifically looking for spaces for our youth to be more involved in. So they are not roaming Plainview, as well as more technical, job skill building. We, when Mike and I both came on board, we were engaged in many conversations at the Plainview neighborhood association. They were really the leaders of what services and specific items in the building we were looking for. They put together a video also with help from the City of Wichita, advocating for this specific build. In specifically, making sure a gymnasium was included for youth space that

CITY COUNCIL PROCEEDINGS**August 19, 2025**

they could do digital skill building and have continued classrooms for more, more skills for job prep. We have engaged the district Advisory Board, DAB 3 several times as well as the Plainview community in smaller sects and the different stakeholders who do a lot of work in Plainview. That includes Chapel Hill, they've been a really big advocate. They were trying to donate space specifically to see this, and we're kind of the group that got the ball rolling for us to eventually have a Community Center conversation at all. Is there anything else you would like covered?

Council Member Tuttle stated no, that's great. I have two more questions, but they're probably for Paul. Paul, if you could advance to slide 32. Thank you. I just want to make sure I understood this because I heard something that Council Member Hoheisel said, but something's not clicking with me. So under property acquisition and building demo, the cost of the property right now from 259 is listed at 2.9 million, is that correct?

Paul Gunzelman, Public Works and Utilities Department, stated that is correct, yes.

Council Member Tuttle stated so in this estimate. We're assuming that we're going to get a really good deal of going from 2.9 million to 1 million and we're going to ask them to scrape part of the building and remove it?

Paul Gunzelman, Public Works and Utilities Department, stated that would be our offer to USD259 yes.

Council Member Tuttle stated so not only are we asking for a \$1.9 million reduction in the cost of the property. But then we're assuming that they would then assume the responsibility of paying for the scraping of the portion of the building we don't want.

Paul Gunzelman, Public Works and Utilities Department, stated correct. Everything that is left of which it begins a 2 story of this colored portion that we would.

Council Member Tuttle stated and do we have any sort of tentative memorandum of understanding with 259 that they would be willing to do that because it's a \$1.9 million

CITY COUNCIL PROCEEDINGS**August 19, 2025**

reduction in the cost, but then also asking them to scrape and remove part of I don't even have a clue how much that could cost but substantial.

Paul Gunzelman, Public Works and Utilities Department, stated correct, yes. And we do not that I'm aware of, no.

Council Member Tuttle stated so it's just a speculation that, OK, my last question is something that's really important to me and I appreciate it is that they'd be before and after school programming for kiddos. The gymnasium, but then also computer classes, tutoring ESL. That's what I heard correct? And part of the reason that elected is because the Colvin students could walk to the new location at that accurate?

Paul Gunzelman, Public Works and Utilities Department, stated that is correct. Instead of yes, instead of being transported to the existing Jardine Middle School.

Council Member Tuttle stated could they walk from Jardine?

Paul Gunzelman, Public Works and Utilities Department, stated I think we had looked at that. That is approximately 1/2 a mile, and it's probably a 10 minute walk which with students, probably longer.

Council Member Glasscock stated thank you, Mayor. Paul, just a few quick questions and we may have to bring in City Manager or somebody from the CSR department too. What are the number of rec centers or community centers per district right now?

Paul Gunzelman, Public Works and Utilities Department, stated I would need to reach out to probably Reggie on that.

Reggie Davidson, Park and Recreation Department, stated so currently there are three in District 1, one in District 3, one in District 6, one in district four and one in District 2.

Council Member Glasscock stated so thank you. Few additional questions. I know Colvin's right across the street if we can go back to that image. OK. So we're looking at the far right

CITY COUNCIL PROCEEDINGS**August 19, 2025**

part of the image. Colvin from what I could find has a gym located there, just directly across the street. So let's say we build a neighbor, build a Community Center aspect of it, but have a shared gym space. That's probably often not used in the evenings of an elementary school. Have we had conversations specifically with USD259? It's about the rental space of a gym or the use of a gym in the evening that we don't maybe need the rest of the office space, but just the gym portion of it?

Becca Johnson, Community Services, stated there were existing partnerships with 259 in the past for the NRC to use. Neighborhood Resource Center to use the gym for open gym space for youth. That was ended and they are not been open to renegotiating that program.

Council Member Glasscock stated is that with the district specifically or with the school that's with the district?

Becca Johnson, Community Services, stated the district.

Council Member Glasscock stated with the district? Okay. Two other questions. So looking at the budget allocations \$9,937,299 exactly. The exact construction cost estimated is 9,937,299. That comes out to \$584 per square foot for the facility, which is seemingly pretty high in new construction costs. While the Jardin Middle School portion comes out to 275 per square foot and you just talk about the discrepancy of what is the average cost per square foot of a new build, versus reconstruction and 584 just sounds pretty high for new build. So they're in multiple bids, multiple construction estimates yet.

Paul Gunzelman, Public Works and Utilities Department, stated I think that was the budget that we probably put in there, Councilmember Glascock, we would need to get it designed and then have the actual cost come out. So that was a budgeted number I put in that slide.

Council Member Glasscock stated what is our average per square foot for a new build?

Paul Gunzelman, Public Works and Utilities Department, stated I don't know that I have that. I would have to get back with you on that, Councilmember.

CITY COUNCIL PROCEEDINGS**August 19, 2025**

Council Member Glasscock stated like I may have additional questions, but that's probably my biggest question right now.

Mayor Wu stated I have multiple questions, so I think I should probably give some background. Thank you, Council Member Johnson, for mentioning the lactation, because I actually was looking at the minutes from the January 2nd, 2024 meeting when this was discussed and passed, and you did ask about the J for janitorial and you asked about lactation. So I'm appreciative that you keep bringing that topic up. However, as I was looking at these minutes. This was the meeting right before a new Council came into office, and in that meeting, the vote was 6/1 with Council member, then Frye voting against it and he did raise some questions that I wanted to bring back up because I I'm just curious where we're at when it comes to the deferred maintenance and the park maintenance system because this was I guess. Money that was then transferred over to create this new rec Center from Park Maintenance. So where are we at on park maintenance first?

Reggie Davidson, Park and Recreation Department, stated so here I want to make sure I understand your question specifically. Are you referring to existing facilities that we're working on and the dollars that we have allocated there?

Mayor Wu stated so during the January 2nd, 2024 meeting, Council Member Frye asked specifically because that agenda item showed that deferred by doing this project the Community Center, there would be an impact to the park maintenance system. So I wanted to know has that changed or is that still as is?

City Manager Robert Layton stated Reggie, if I can help, I believe that the discussion was about building a second maintenance facility out West, if I remember correctly, and we had that originally in the CIP at that time in 2031 for design in 2033 for construction.

Reggie Davidson, Park and Recreation Department, stated and I will defer to the Manager on that. That was preceded me being in his role.

CITY COUNCIL PROCEEDINGS**August 19, 2025**

Mayor Wu stated Council Member then Frye also asked about making sure that there was a rec center master plan. I know that we're undergoing a park master plan at this current moment. Can you address, a rec center master plan?

Reggie Davidson, Park and Recreation Department, stated so what we were referring to under the master plan is the overall plan that we actually do for all of our amenities and all we do in the system itself, and that's what we're currently going through. Now what he maybe have been referring to is our recreation master plan that we do with the type of programs that we offer in the Community. So this would be consistent with that with the type of programs that we offer to serve that community where there's a need.

Mayor Wu stated thank you, Reggie. Since I am looking at the Recreation Center budgets operating, can we go back to the slide regarding the operating costs between Jardine and a new build? Can you provide the work behind those two numbers? This is really for Paul regarding the operating budget. Because I'm looking right now at the REC operating budgets for Brewer at 13,864 square feet, but it will increase to 30,000 by this November and that operating budget is \$230,000. Whereas also Edgemoor has 14,925 square feet, and the operating budget is 261,662, and so those two square footages are below the new build which is 17,000 and the operating budget is 80 something 1000.

Paul Gunzelman, Public Works and Utilities Department, stated we had Mayor, we had looked at existing facilities that we have for maintenance costs, that's what we base the number on. I think part of those operating costs that you have include staff as well. So these were just maintenance costs of the building. So it was, a we took the average of what we have in 2025 or operational maintenance cost of existing facilities. We use that as a square foot basis and then we increase the existing approximately 30% for existing space per square foot. So it was just maintenance cost of the square footage. It did not include staff time because we believe staff would probably be equal in either Jardine renovated space or the new facility.

Mayor Wu stated same amount of staff for either space 40,000 or 17,000. Also in the January 2nd minutes and also what was passed was an 18,000 square foot building. And now we're talking about 17,000. Has that now been reduced in size?

CITY COUNCIL PROCEEDINGS**August 19, 2025**

Paul Gunzelman, Public Works and Utilities Department, stated now I think it's. Yeah, I think I had approximately 17,000 square feet.

Mayor Wu stated so which one should I work off of? The one from January 2nd, 2024, which says 18,000 square feet, or this new one, that's a 17,000 square feet?

Paul Gunzelman, Public Works and Utilities Department, stated trying to see if there was square footage on this Mayor, I apologize. I would, I would work off the 17 square feet, 17,000 square feet as it is today.

Mayor Wu stated thank you. So I have a follow up question to Councilmember Glasscock's question.

Paul Gunzelman, Public Works and Utilities Department, stated sorry I'm correct. It is 18,400. I see it down at the bottom of the sheet.

Mayor Wu stated so our green sheet is incorrect.

Paul Gunzelman, Public Works and Utilities Department, stated correct. Based on this, yes.

Mayor Wu stated this is starting to frustrate me, seeing that green sheets are inaccurate. So I would just like to make sure that when we're comparing apples to apples in this situation talking about a specific amount. The reason why I'm asking is because I have a question specifically to the square footage. So now it's 18,000 square feet. So the question was. Per square foot. I think Council member Glasscock asked this, but I want you to calculate it so that we have accurately. On a new build what is per square foot for either Jardine or the new build?

CITY COUNCIL PROCEEDINGS**August 19, 2025**

Paul Gunzelman, Public Works & Utilities Department, stated I believe Jardine would remain the same as the renovation space because that square footage is not changing. I do not have the estimated dollar per square foot for new to multiply that out by the 18,400.

Mayor Wu stated if you don't mind going back to that slide so that we're there we go. Thank you. So for Jardine 11,000,000 / 40,000. So that one would be approximately \$275 per square foot. And then Jardine, it is inaccurate. 17,000 is incorrect. We'll go with 18,000. So 18,000 would be 555 per square foot. Can you just tell me, just based off of the cost of the space. Why would, I guess the recommendation is new build, but the square footage per square foot is actually lower at Jardine versus at a new build.

Paul Gunzelman, Public Works & Utilities Department, stated again this 9,937,299, that was the budgeted amount that we have for within the budget right now, so I did not have a estimated construction cost at this time based on we do not have it completely designed.

Mayor Wu stated I have several more questions. The contract itself with SFS architecture actually says new build is going to be \$7.87 million. But again, our green sheet says 9.9. Can you break that down for me? Which one is accurate? And does 9.9 include furnishings?

Becca Johnson, Community Services, stated I can't speak to the first half, but 9.9 does include furnishings and technology and A/V.

Mayor Wu stated 9.9 will include furnishings and technology as well as the new build and design. So all-encompassing 9.9. Is that accurate?

Paul Gunzelman, Public Works and Utilities Department, stated I believe this, you're right. I see this project understanding and budget that you do have the construction budget of \$7.87 million. Design costs, are approximately \$1.12 million. So that that does leave the from the budget approximately \$8 million for construction.

Council Member Glasscock stated I just have one. So the total budget amount is 9,937,299. Without construction estimates correct. So that's just our budgeted amount.

CITY COUNCIL PROCEEDINGS**August 19, 2025**

Paul Gunzelman, Public Works and Utilities Department, stated that's our budgeting amount. If you take off...

Council Member Glasscock stated so taking its \$540 per square foot. The Advanced Learning Library granted before COVID was \$333 per square foot. So what is the incentive for staff to be able to go under budget on this project and not go to the full capacity of \$540 per square foot which is above the market value. What is the incentive for us to go under budget on this project?

Paul Gunzelman, Public Works and Utilities Department, stated let me back up just a little minute. Council Member Glasscock. So if we have the \$9.9 million budget as you mentioned. And we have approximately \$1.2 million in design. Well, it's \$8.7 million of the budget for construction cost. We divided that by the 18,400. That's approximately \$474 per square foot. But that's those are estimates at this time without final design.

Council Member Ballard stepped away briefly.

Council Member Glasscock stated so I guess this would be more of a policy question for Bob. What is the incentive for us to try to save money on this project? Because I don't, most projects come before this body have not been under budget. At sometimes we've exceeded budget allocations for it or had to come for additional allocations. So 474 still seems probably above market value. But I know doing the cost of government is a little more expensive than the private sector. What is the incentive? Do we have any incentive to not capitalize on the total 9,937,000 budget?

City Manager Robert Layton stated I can talk about what it's taken to get to this point. We have tried to fix the budget, get a target amount and then have reduced programming in order to try to bring that within the estimate. There was discussion about add alternates in order to get some of that programming back, but right now we've already done some of that. We always have the ability in working with the architect to do some cost analysis. And

CITY COUNCIL PROCEEDINGS

August 19, 2025

sorry, I've gotten blank on the term.

Paul Gunzelman, Public Works & Utilities Department, stated value engineering.

City Manager Robert Layton stated yeah, value engineering to bring the cost down and we will do that frequently with architects.

Council Member Glasscock stated okay so you don't expect and during the construction, we're going to come back and have to increase this budget at all from the 9,937,000?

City Manager Robert Layton stated we'll continue to look if the estimates come in significantly higher than that, we will regroup and talk about again reprogramming that.

Council Member Glasscock stated how to fit within this budget?

City Manager Robert Layton stated that's our goal, right.

Vice Mayor Johnston stated thank you, Mayor. Paul, I think you said the actual building cost was 7.8 million plus the design cost. If you take the 7.8 million / 18 four square, 18,400 square feet, I think it's \$424 a square foot.

Paul Gunzelman, Public Works and Utilities Department, stated yeah, I took the 9.937 minus the, our total budget minus the design cost to come up with, yeah, yeah.

Vice Mayor Johnston stated design cost, but there's some furniture fixtures in there too, though, isn't there?

Paul Gunzelman, Public Works and Utilities Department, stated correct, yeah.

Vice Mayor Johnston stated yeah, I think originally you said 7.8 million, so. to Councilman Glasscock's point. I think that's in line post COVID. I think you're seeing a 25-30% increase in building cost. So I'm comfortable with that.

CITY COUNCIL PROCEEDINGS**August 19, 2025**

Council Member Tuttle stated sorry about that. I just have a question and it's probably for legal or maybe for City Manager, but we have the green sheet, right? And then I just want to make sure I understand this. We have the contract for design services and it's with SFS Architecture and it was on August 7th of 2025. So couple weeks ago and it's already signed. So was that signed to be..., I guess if you could just maybe help me understand, have we already signed an agreement with them? And is it too late to go back?

Jennifer Magana, Law Department, stated checking on that, I thought this was to approve the agreement. I'm not sure why that was signed and attached it was.

Paul Gunzelman, Public Works & Utilities Department, stated I believe this was originally scheduled for the consent agenda at that time.

Becky Tuttle stated so I guess my question then and I I'm asking a question. I obviously don't know the answer to. if the agreement's already been signed. Is it I mean?

City Manager Robert Layton stated no Mayor, that's an error. I don't know how it got into the Mayor's signature folder, but that should not go to the that it's not valid until it's approved by the Council.

Mayor Wu stated I have several more questions, so I'm looking at the green sheet and 40,000 square feet is obviously more than allotted 18,400 for a new build and it says quote more than double the size necessary for programming needs. And that may be true. But then I'm confused because the following sentences say approximately 8000 of the 40,000 square feet is auditorium. Which then limits programmable space. So even if you took away the 8000 in the auditorium, that's about 32,000. Isn't that more programmable space than the new build?

Paul Gunzelman, Public Works and Utilities Department, stated It would be. I think the what we were trying to get at is this, how we can parcel up this building to meet our needs

CITY COUNCIL PROCEEDINGS**August 19, 2025**

and with the location of the mechanical, electrical and plumbing room there in red, which is to the left. You know, it's that space has to be included because it serves, you know the building, all of the building, so we can't cut that out and unfortunately the auditorium space is right in the middle of the whole, 40,000 square feet. So, but to your point, yeah, 32,000 would still be usable, but again, you know it's the it's difficult to parse it out knowing where the mechanical, electrical, plumbing room is.

Mayor Wu stated thank you. And I also have a question regarding the entrance, the new entrance that would proposed in this Jardine redraw. My question then is there are two purple rooms that are where the auditorium is located, I believe those are classroom size or office size. Why was that not considered as the front door to the center? And why would a new build have to be constructed over there? When you literally have no, you can go back to that drawing. Why was the front door currently not being considered as the front door to the new Community Center?

Vice Mayor Johnston stepped away briefly.

Paul Gunzelman, Public Works & Utilities Department, stated And Mayor, I, I skipped over to this drawing because that is, as you can see that the proposed expansion is adjacent to the existing parking lot, providing better access to, if you look at the Jardine school here, over to the left of the screen. The expansion would be to the northeast of it, adjacent to the parking lot, instead of folks parking and then having to walk around the building into the existing entrance.

Mayor Wu stated isn't that what people currently do? And it's okay to walk around?

Paul Gunzelman, Public Works & Utilities, stated it is. I thought this would be a better experience. Parking and going into.

Mayor Wu stated so in other words, not necessary but this so this red area is necessary or you could modify the current front door to the facility with those two purple rooms that could be offices or classroom space.

CITY COUNCIL PROCEEDINGS**August 19, 2025**

Becca Johnson, Community Services, stated you could modify that space. The reason the entrance was relocated is we serve different populations. Jardine Middle School serves middle school students, most of whom are able bodied. The Neighborhood Resource Center serves a vastly elderly and disabled population, so giving them clearer access to a front door was seen as important.

Mayor Wu stated thank you. And then I know that someone mentioned transportation. It is actually .4 miles. From Jardine to Colvin, and it is a 10 minute walk. And so I just wanted to know when I was talking to some Community Members, community would like to be helpful in any ideas. Have we thought about maybe even activating churches or even groups that have vans that are nonprofit organizations and helping transport the little kids, whereas the older kids can walk to this location.

Reggie Davidson, Park and Recreation Department, stated one of the challenges with that is because we are a licensed childcare facility, so anyone that's there has to go through FBI fingerprint background check for them to be able to transfer to be in the same space where the kids are. And sometimes that can be a challenge for working with some community groups.

Mayor Wu stated and then wanted to know what other community partners have decided that they're going to lease space in the new build?

Becca Johnson, Community Services, stated we have made no decisions on who will be leased in the new build. We are going to go through an RFQ process for that based on community needs and what went to see in their Community Center.

Mayor Wu stated and so the City would still be a property owner that then would have tenants. Is that correct with a new build?

Becca Johnson, Community Services, stated Neighborhood Resource Centers don't really

CITY COUNCIL PROCEEDINGS**August 19, 2025**

lease, we share space, because we are not allowed to make money on CDBG funded specific buildings. Housing can get more into that than I can, but we typically just share partners and have MOUs, but we would still go through an RFQ process for that.

Mayor Wu stated City Manager. Any other buildings have similar arrangements?

City Manager Layton stated Evergreen is a great example. We also have partners in the Atwater Center as well.

Mayor Wu stated lastly, can you go back to just the drawing of Jardine. There we go. Thank you. So I've walked around this space multiple times now. Full disclosure, again you provided background, Council Member Hoheisel has been really great at trying to make this work. And unfortunately, it seems like there's multiple barriers every single time. My big thing is I don't want to see a blighted building in that neighborhood, which is within walking distance of a new Community Center that we're about to build. So, I know that Council Member Hoheisel has a reasoning why we need to move forward with this? Can you tell me again why Jardine just does not work?

Council Member Hoheisel stated there's a number of reasons we did pause the project for eight months to do due diligence. In that time, cost did rise as well. Costs continue to rise on materials, that's why I'm hesitant to delay this any further because then our footprint it's smaller and our ability to actually have the full build that we have planned continues to decrease. There's a number of issues if we could do by Jardine, it would be like buying the downtown library. With all the deferred maintenance that we would be responsible for further down the line that's also reliant on a number of things, the proposal that we had USD259 coming down 2/3 on the price, agreeing to demo, finding suitable partners who would want to come in and be able to actually do the maintenance as well. We have the heating and cooling costs for the entire building. We have responsibilities also for Grace Med, who is on the campus as well. That we would inherit from USD259 for this. This, it's just if we go back to the ongoing cost as well, the ongoing maintenance that would happen, this is something that was very painful for me to accept. I try to look every possible way of making this work and I just think we owe it to the taxpayers to not get into a boondoggle that would affect us further down the line with ongoing cost every single year. Our estimates

CITY COUNCIL PROCEEDINGS**August 19, 2025**

match USD259 as well, so this isn't us trying to overestimate the actual rehab that we have to go into this building. I love this building. I would love nothing more for us to be able to go in and program. It's too big of a bite of an apple for us to really get into at this time.

Mayor Wu stated Thank you, councilmember Hoheisel. And I know that he has been working hard with his community service representative Becca, on trying to see if Jardine could work, and I have again walked through the space three times. The entire building is 110,000 square feet and we don't need that much space. And 40,000 is more than the current 18,400 new build. And so I just want to make sure that we've looked at all of our options. And so I want to know, so the options right now on the table are just new build and by Jardine and have a portion of it demolished by USD259. Are there any other options City Manager?

City Manager Robert Layton stated well, I think the only thing that we did look at Mayor that you mentioned, is buying the entire facility and of course significant investment into the building and then you'd have to find community partners who probably will not cover the operating costs. So that was the biggest concern we had. When we analyzed the building, it's as you mentioned, it's over 100,000 square feet of space, significant deferred maintenance. That's one of the reasons the school board voted to close it down. We believe it would take about \$20 million to deal with the deferred maintenance and with additional money required going forward. I'm not sure. I think the most viable options are the ones that are in front of you today and that would be a new facility or trying to make the 40,000 square feet work.

Council Member Hoheisel stated can we go to the slide with the new build please? We have had contact with a couple of organizations who was interested at the front of this project, at the front end of this project as well. Funding has dried up for them as well. Over the past year or so, with budget cuts and federal grants disappearing and whatnot. They have still expressed interest in helping out with this. You'll see new attachments feature additions on this as well. We are setting this up so that way in the future if more funding does become available, if other partners want to come in and put some of their resources towards this as well, that we could build on to this in the future and partner with them so that way we do have shared space and they wouldn't have to do a new build themselves as well. So we are

CITY COUNCIL PROCEEDINGS**August 19, 2025**

trying to be respectful, and mindful of the partners who want to come in. We want to support these partners as much as we can. And we wanted to do it responsibly for the community and for taxpayers as well, so. One of the major ones expressed again interest in partnering with us further down the road. We met with them earlier this year and this is kind of what they were telling us after they found out we were not going into Jardine and they said they did not have the capital to actually help out with ongoing maintenance costs and investing in the building as well.

Council Member Tuttle stated thank you. This is a question for legal and put you to work today, Jennifer. Sorry, so I just wanted something I said earlier and then I heard it repeated again and I just want to make sure I have a good understanding. So the recommended action right now is to approve the design contract, correct?

Jennifer Magana, Law Department, stated that is the recommended action.

Council Member Tuttle stated so the vote today is yes for the design contract or no for the design contract. That that doesn't necessarily mean we move forward with Jardine, because that's a whole agenda item and we have a Council policy that says any new agenda items will be put on the agenda the Thursday prior to the meeting because it's not one or the other. It's approving the contract or not approving the contract and we would have to decide on how to proceed correct?

Jennifer Magana, Law Department, stated that's how I would interpret it.

Council Member Tuttle stated OK. Because I said it before and I'll say it again. My concern, I have lots of concerns but I in this real estate market, I'm just not confident that USD 259 is going to point 1.9 million less and agree to scrape part of the building so. That's what's resonating in my mind right now. Thank you for the clarification Jennifer.

Mayor Wu stated I have one more question. This is more about programming the space. So I'm looking at various Community centers and revenue that's coming into those centers is meeting room rental. So we charge for some of that space. Maybe I'll ask Reggie that question. How are these rec centers? Do they generate any revenue?

CITY COUNCIL PROCEEDINGS**August 19, 2025**

Reggie Davidson, Park and Recreation Department, stated they do we actually have set rental rates for each of the spaces there. And we have a standard rate and then we also have a 25% discount for non profits that are actually using, but we also partner with the community groups like neighborhood associations who host meetings on site. There may not be a cost for those type of organizations that use the space.

Mayor Wu stated and also I see that so, meeting room rentals is a revenue generator and another one is lessons and classes. Can you address that? Would this rec center also have lessons and classes?

Reggie Davidson, Park and Recreation Department, stated that's correct. So part of what we do with it as well, we go out to the community to get feedback on what type of programs and services they want to see, offer at the site and then we look at options either through grant funding or through other funding opportunities that offset some of that cost so it's affordable for the community to take advantage of.

Mayor Wu stated can you also address if anywhere in our park and rec system do we have an auditorium? An indoor auditorium besides the City Council chambers.

Reggie Davidson, Park and Recreation Department, stated we do not have an indoor auditorium area.

Mayor Wu stated so would that be a revenue possible revenue generator to rent out the space in that auditorium if Jardine was one of the locations?

Reggie Davidson, Park and Recreation Department, stated to my knowledge, we haven't received any requests for auditorium space for usage from the community, so I wouldn't be able to give accurate assessment if that would be something that would generate revenue.

CITY COUNCIL PROCEEDINGS**August 19, 2025**

Mayor Wu stated so as of right now, no need for auditorium space in the City of Wichita.

Reggie Davidson, Park and Recreation Department, stated not with our rec program is that we currently offer.

Chuck Knowles stated well, good morning, Chuck Knowles, 1945 N Meridian. Thank you, Mayor and Council Members for the opportunity to share our perspectives. As we look at a multi million dollar building. As a taxpayer, I believe it's essential to evaluate not only the financial cost of a new building, but also the broader perspective of how it will impact or the impact it'll have on our Community. A building is more than brick and mortar. It can be a vessel, a vessel for programs, services and opportunities to shape lives, I would like to ask that we consider how this investment will enhance the well-being of all who call this Community home. I'm the founder and CEO of McAdams Academy. McAdams serves high risk youth expelled from school or youth who are unable to function in traditional school settings, due to behavioral issues. Most citizens do not know or believe that when students are expelled from school, they have no educational options during their expulsion. McAdams steps in to fill that gap, offering not just academic but behavioral and behavioral intervention and support their families. For over a decade, McAdams staff and volunteers have helped transform the lives of these neglected youth. Last year, while expelled from school, instead of sending it home on or in the streets, 14 young people at McAdams completed enough credits to earn a Kansas High school diploma and 1 even earned a dual high school and college credits. We also provide daily mentorship, counseling, tutoring, a GED program for students and parents, life skills and job readiness training. Each student has an individualized behavioral and academic plan that allows them to continue earning high school credits while addressing their behavior that continues to negativity impact their lives. For the past three years, McAdams has been looking at for permanent home to bring together under one roof, City and community based programs. Other 501C3 organizations and businesses that have day-to-day contact within our economically disadvantaged communities and know their real day-to-day needs. The reason I'm speaking this morning is that over the past year, McAdams, along with other organizations has been exploring the possibility of transforming Jardine Middle school into a collaboration center dedicated to meeting the practical needs of our struggling youth and the neighborhoods they come from. For that reason, I've submitted a letter of intent to purchase Jardine Middle School. Jardine would be a great collaboration center that could immediately start addressing the needs of the Plainview area without spending millions of dollars and waiting 18-24 months

CITY COUNCIL PROCEEDINGS**August 19, 2025**

for a new building. There are areas within Jardine that have been updated to meet current safety requirements and building codes, and keep in mind that children were attending classes in Jardine during the 23-24 school year. Last school year was the first year the City, the school set empty. A thriving community understands the value of a strong working relationship between local City government and community based organizations. No matter what role we play in that partnership, we must continue asking ourselves, are we helping neighbors towards success or are we annoyingly setting them up for failure? Spending several millions of dollars on a new building is not necessarily wrong. But bricks and mortar alone do not change lives. It's the relationships, the accessibility and the collaboration within that space that create real transformation within individuals. So I appreciate the opportunity to come and speak and I would be open to any questions you might have.

Council Member Hoheisel stated thank you, Mayor, and thank you, Chuck for coming and meeting to day with us. I believe in your mission. I believe in what you do. I believe there's definitely a need in the community. I would like to continue to support you. I have written a letter of support. I have also indicated our willingness to look at having you guys in the new community center as well. This building is, if it was right sized it would be perfect for a collaboration, if it wasn't so far behind and some of the maintenance issues, and when it does transfer hands, we are held to a different set of standards. HUD standards as far as what we have to invest in the building. So I do appreciate you coming forward and talk and it just pushing the message out there 'cause. It's something I do want more people to be aware of. Again, I do support you guys. And I want to make sure. And again, we talked about future editions. We talked about some of the programming in our building and I would be more than happy to have you guys in there helping us out.

Chuck Knowles stated the difficult thing with McAdams is that our children, once they're expelled, they're not allowed on public school grounds. So I'm not sure our kids could go to a building or we could lease space, you know in in a building you would build. So that that's a big hurdle to jump.

Council Member Hoheisel stated I appreciate that. I think you wouldn't have to the because we are exchanging land with the school district for the parking lot. So I don't think there

CITY COUNCIL PROCEEDINGS**August 19, 2025**

would have to be any part of you guys actually being on school property after this project is through.

Mayor Wu stated Council Member Hoheisel, you mentioned exchanging land with the school district with the new build. There's still an exchange?

Council Member Hoheisel stated the current Colvin Center, which is maybe third of the size of this room if not less. Would be exchanged for additional parking space at the end of their parking lot. Becca could you clarify that one a little more? We're still on talks with that one.

Becca Johnson, Community Services, stated there is a small strip at the very back of the playground fields for Colvin elementary that are not utilized that we would be putting a small road on that you could access the parking lot for the new facility without having to cut through the existing Colvin parking lot.

Mayor Wu stated thank you. So there are opportunities. I know that Council Member Tuttle mentioned it would be a hope that 259 would do some of the things that have been discussed. Before I ask further questions to McAdams, City Manager, can you address what have conversations been like over the last year with USD259? I know that the City of Wichita was very fortunate in getting a collaboration with USD259, with Park Elementary School. And we're very grateful that they wanted to be a partner in helping address homelessness in our community by having a shuttered school in Midtown now become the Second Light campus. How is that? This is obviously different. This is a community center. Can you address where conversations have been with USD259?

City Manager Robert Layton thank you, Mayor. I have had conversations with the superintendent. They have been preliminary conversations, no negotiations. He indicated that the school board looks at this building differently than they did Park Elementary. And that they would, they are still trying to recover. They'd like to recover something what they deem to be close to fair market value on the property. It doesn't mean necessarily it will be 2.9 million, but that is the asking price. And it's listed with a broker as you know. I have, so

CITY COUNCIL PROCEEDINGS**August 19, 2025**

we've had discussions. He confirmed that their estimates for upgrade and addressing deferred maintenance are similar to ours. So he knows the amount of money that we would have to put into the building over time. He so he hasn't given me a number, but he believes it has to be much closer to the 2.9. If we were to buy the whole building. On Friday, I did tell him that we were having this discussion today and indicated that we were going to at least broach the concept of paying the same square foot cost for a reduced footprint and that we would then ask the district to demolish the remainder of the building. He appreciated knowing that. Didn't agree or disagree. Just simply at that point I wanted to make sure he wasn't surprised. And he knew the concept that we were exploring with the Council. And so if we were to move in that direction, we would have to have much more discussion with them regarding what the fair value of the building would be and the responsibilities or the remainder of Jardine if we only purchased a portion of it.

Vice Mayor Johnston stated thank you, Mayor. Chuck thanks for coming today. We talked yesterday. Had a nice conversation. Always appreciate that. Can you give an update on where you are with your fundraising? How much you have in the bank, how much you have committed?

Chuck Knowles stated where I'm at in the fundraising, I mean it's that's ongoing.

Vice Mayor Johnston stated well, yeah. How much do you have in the bank right now?

Chuck Knowles stated my fundraising dollar amount is like 1.2. Is what we've raised to buy a building. We've been going at this for three years, had have had several disappointments. But that's about where we're at.

Vice Mayor Johnston stated it's cash and commitments pledges, OK.

Chuck Knowles stated pledges yeah.

Vice Mayor Johnston stated thank you. I also suggested the idea if you possibly adding on

CITY COUNCIL PROCEEDINGS

August 19, 2025

building on to a new rec center so and I know you have a board meeting tonight.

Chuck Knowles stated yes.

Vice Mayor Johnston stated okay. So I hope you bring that forward to them. I think that might be a good option, could still share spaces, could share the gym, some other meeting spaces also. Just a unique possibility.

Chuck Knowles stated yeah. One of our unique positions is that as a 501C3 and plus what we do, believe it or not, is not real popular. It's always a challenge to get people understand the real need of our students and their families and so I'm looking for different revenues of income or streams of income. And so part of it is we can start small in Jardine, and then we will, there are several organizations that have already are interested in leasing space from us and so that's how we plan to continue to slowly expand. We don't have to come in and demolish everything. And so, budget wise and the way we have designed the concept, I think we're it'll be a challenge. But at least our kids will have a permanent home for school.

Vice Mayor Johnston stated Yeah, I believe in what you're doing. You are doing a great job. I appreciate it very much. Years ago, Willard Elementary used to do that for 259, and they closed it a long time ago. And so now you've picked that up. So it's much needed and I really appreciate you doing.

Mayor Wu stated Chuck, thank you again. For not just what you do, but also trying to see how you can better invest in District 3. I really appreciate you saying that what you want is the vision is a collaboration center. So my question then is. Would we be in competition with you if we built a City Community Center with collaborators? And you would too, and two separate gyms, one at your location and a gym .4 miles from you. Are we in direct competition with you?

Chuck Knowles stated well, I would hope not. The problem with most organizations is they become inward looking and become selfish, and I hope that we could not do that. My concern is it is our students and their families. You can change students. You can change families. Ultimately, we need to change the Community and that's how we do this. But I think there are so many advantages partnering with the City. And finding out what our real strengths are, being a 501C3, our hands are not restricted and tied as much as a City

CITY COUNCIL PROCEEDINGS**August 19, 2025**

organization. So I don't see that. I see it as a positive and especially with as much support as a Council has for McAdams. I think it's a. It's a win so.

Mayor Wu stated and I appreciate that there is more flexibility with a 501C3 than here with City of Wichita/HUD dollars. Can you? So I see right now obviously we have an opportunity to build a new building. That's option one. Option two is renovate a portion of Jardine. Possibly. That's option 2. Option three. Again, the City of Wichita owning this former middle school and then possibly leasing out space to others. That's option three possibly. And then what you've also mentioned now is option 4, which is you want to buy Jardine. So my question then is, has that been explored if we became the tenant instead of the owner of the space?

City Manager Layton Mayor good question. It for that to work, the owner would have to be able to make improvements. The improvements that we anticipate to the 40,000 square foot space or some space. So it would be usable for us. We could not invest in that because it's owned by someone else, so we'd be investing in their lease hold interest. So that would have to be, they'd have to incur those expenses and that would be reflected in our ongoing lease. Difficulty in that is that those a lease payment will be operating budget, so we'd have to come up with operating funds on an annual basis versus capital improvement funds which are designated right now that we put in the front end of the project probably 50% cash, 50% debt funded at least that initially is what our target would be. So that would, that's the downside to that. Somebody would have to make that space usable for us. And our estimate today is \$11 million. It's maybe if someone could do it at a different price. You know that that would be factored into what they would charge us for rent, which I imagine would pretty substantial because they'd want to recover that over, I don't know, a 10 or 20 year period.

Mayor Wu stated so if the City, so what I'm hearing I guess right now is possibly McAdams buying this property. And if we were to lease, they would have to make all the improvements.

City Manager Robert Layton stated correct. We wouldn't want to invest our dollars into somebody else's building and not know how we would recover that.

CITY COUNCIL PROCEEDINGS**August 19, 2025**

Genevive Howerton stated good morning. Might be afternoon by now, but I'm a resident District 3 under Mike Hoheisel. So I'm Genevieve Howerton. I'm very excited about the prospect of this Community Center, District 3. It's a huge consideration and we're desperately need some investment in that district. So the idea of an updated Community Center for everyone there. Friends that I have, it's a great idea. So the need is clear. Residents in that area, we have higher levels, higher levels of poverty and limited access to youth and educational programs. So the center would truly change lives. But that said, there have been a lot of questions today and proposals, and I believe it's our duty to make sure that this project is handled with care and financial responsibility. So I want to thank everyone, especially for all the time that you've spent on this. And I would respectfully request that the Council consider holding off on approving this budget. This design contract today and take additional time to allow any of the questions that were asked today just resolve some of those and then we can review the projected plans, the cost the and evaluate all available options. District 3 deserves not just an updated facility but also the confidence that this Project was managed with full transparency and financial accountability. So I'm truly excited about the future of this. District 3 desperately needs this investment. So I look forward to seeing it grow our community. But before moving ahead, I urge you to ensure that all options have been explored and give this project one more careful review. So when we do move forward, it can be so do so with confidence. So thank you.

Council Member Hoheisel stated thank you, Mayor, and thank you, Jenna for coming up and giving your perspective today, I agree this is something that we need to have happen for the good of our constituents and our neighbors in District 3, it has been quite a while since we have invested in basic amenities in our district like that. We did just delay this for a couple of weeks to get additional information out there. And to be completely honest, the clock is ticking. I think we are already losing some ground as far as the delay. Originally six month look into the feasibility of going into Jardine. Prices continue to go up. We have tariffs just around the corner. Sometimes you hear that. Sometimes it gets delayed even longer. I do feel like we have been open and transparent. And looked at all the scenarios of possibilities with it so far, so I do appreciate you coming up and giving your support to the project overall. I do feel like we have exercised transparency in our due diligence so far with this. So thank you again.

CITY COUNCIL PROCEEDINGS**August 19, 2025**

Mayor Wu stated thank you, Council Member Hoheisel. I will address this. Thank you for delaying it for two weeks a week and a half or so. This was delayed from the August 4th evening meeting to today. And so it did allow for more time for discussion. But I want to make mention that during that consent agenda item on August the 4th, it did not have any information regarding Jardine. So, with that, I think that this is new information and I agree with Council Member Tuttle. You know, we have a lot of things that still need answered. And so my question then to the staff and City Manager is according to Council Member Hoheisel, the clock is ticking. Can you address what a delay of another week? What a delay of a month before coming back to the Council would mean in terms of any additional costs or any obligations that we would have?

City Manager Layton Mayor, I don't, I, in terms of obligations, I don't think there are any obligations that we have that would be impacted. This is a we're in a different time now and I think the only wild card in all this is what would happened with construction. And the impact of tariffs, those are pretty been those, it seems as if those are pretty well established, although they continued that target moves. You know, I it's. I can't tell you for sure that that it's that a one week delay is going to make any difference in that regard. The further we go, the later our design is and then do we miss a construction season. I don't know. We'd have to plot all of that out, but it's always the will of the Council in terms of the direction you want to go.

Mayor Wu stated maybe this questions more for Paul then. What is that construction timeline? So this specific agenda item is for \$820,565 just for the design, not for the build. Just the design. Can you address the timeline it would take as of right now?

Paul Gunzelman, Public Works and Utilities Department, stated for once design is complete for construction time frame?

Council Member Ballard stepped away briefly.

CITY COUNCIL PROCEEDINGS**August 19, 2025**

Mayor Wu stated just can you give some timeline measurements for how long it would take for design when construction would approximately be? When construction would commence and end and when actual individuals could be inside a new facility?

Paul Gunzelman, Public Works and Utilities Department, stated so I think for the contract, I think they're estimating design to take approximately 28 weeks, which is 6 months or so. My guess is construction would probably be maybe a year. Would be my guess.

Mayor Wu stated so this really would not even have individuals until 2027.

Paul Gunzelman, Public Works & Utilities Department, stated at this time, yeah, that'd be yes.

Council Member Glasscock stepped away briefly.

Mayor Wu stated so in the meantime, we have a lot of space in a current building. They even have a gym. My question really is about how to best utilize taxpayer dollars. And I understand that USD 259 gets taxpayer dollars for that building, different than the City of Wichita and our tax dollars. But they are the same tax taxed individuals, so property tax owners. I guess I'm asking. There are so many options here at the table that still haven't been fully flushed out, and the only delay would be delaying more design work, which will take another six months anyways. Why cannot we pause this for another month to really flush out some of these ideas? I guess that's my question really to Council Member Hoheisel. Just a delay, especially a delay of a month to flush out some of these ideas.

Council Member Hoheisel stated I would say that we would have over, we have \$8 million that would have to be rehabbed in the current building, so it's not move in ready. It would probably be a full year anyways to get that construction done before the building would be able to be open and operating. And again we've delayed this, we've ran the traps. We've talked to the partners who have been interested. We've reached out repeatedly. We've delayed this project already. We can still have conversations, and there are still opportunities to work with partners coming in on this project. I again, I also have a

CITY COUNCIL PROCEEDINGS**August 19, 2025**

consternation about transporting kids from the center to the new center, from school to the new center. Ongoing maintenance costs. This is this is the responsible move to the taxpayers, in my opinion, is to make sure we don't have ongoing costs. Again, this would be like putting the downtown library attached to a Community Center with the ongoing maintenance costs, we are already having trouble just trying to find people who can't go into the downtown library and do the necessary maintenance upgrades on that one as is, so I don't foresee this happening again. We've reached out to multiple organizations looking for the feasibility of going in and even before the budget cuts, we only had a certain few responses. I think this is just continuing to delay a project that we can move forward in and that we have done due diligence.

Mayor Wu stated thank you for bringing up the former Central Library and it's a prime example of why I always say if there's something currently there, how can you make that possible? The current Central Library doesn't have a use right now and we have not prioritized that. So it continues to deteriorate. However, a new roof was put in place this year and so I appreciate that at least some of the deferred maintenance is getting addressed, but again, this is a prime example of another building. While we don't own the former Jardine Middle School, that is USD 259, we do have a former Central Library that the City of Wichita does own and we have not talked about that yet. We're about to build something new, so it just to me, seems like we're not being prudent with taxpayer dollars right now. And so that's why I'm asking. Can we have another delay? And this delay would be to flush out some of these ideas to see what community partners, I have also heard from some micro schools that are interested in space. I've heard from other nonprofits also that would like to utilize some of this space, but maybe it shouldn't be the City of Wichita owning it. Maybe the City of Wichita should be a tenant instead. And so I'd like to explore those ideas. So I'm just one person on this Council and my thought on this is halting this or delaying this for just a little bit longer is the prudent thing to do for taxpayers. But again, we're still continuing with public comment and we'll come back to some of this further in conversation. But again, it just makes common sense that we would be asking. There's a current vacant building not utilized. It has a gym, multiple classrooms. It could be right now activated with some small improvements. I mean, kids were there just last year in May, before it shut down and I believe the boiler system was upgraded last year as well. So there are, there have been improvements made to that building as well, and so I'm thinking that this is not been flushed out fully. So we'll continue with public comment, but I have at this

CITY COUNCIL PROCEEDINGS**August 19, 2025**

moment in time, I still have a major concern of pausing this for another month, we'll continue with public comment. Sorry, Council Member Ballard.

Council Member Ballard stated thank you. Is there anyone here from 259? 'Cause, we're talking an awful lot about a property that is not ours, and I wish there was someone here from USD259 that would maybe be able to answer some of these questions. Thank you.

Mayor Wu stated that is a great point, Councilmember Ballard, which is why I think having a pause would be necessary so there would be some responses. This was really thrown at them if again. The consent agenda, if you look at it on August 4th, did not even talk about Jardine Middle School. Had it not been for the pause, we would not have had this information in public record that's a problem. So I do believe having a pause is the most prudent and responsible thing to do. Especially because we're asking questions about 259 and they're not here.

Council Member Johnson stated thanks, Mayor. I was trying to wait until we got done with public agenda, but I do want to address that I don't believe staff had that in the agenda packet because it's not feasible. The option is to build new. With all the work that Council Member Hoheisel had been doing with Becca and also talking to 259. It just is not a feasible option. We can say it's an option, but also the recommendation was that the best option which is to build something new and something that Plainview deserves. So I think that's probably why you didn't see Jardine. The delay was let's talk about the things that we've already talked about. The things we've already looked into. But I believe that's kind of where we are today. Many in the community know about it. Council Member Hoheisel been talking about this for quite some time. I've been to a Plainview meeting with him. He talked to the neighborhood about it. It's been talked about, especially in the area. I think it just may be new to folks to see that we're actually moving forward with actually doing something now rather than just a conversation that we were having a couple years ago.

Council Member Hoheisel stated thank you, Mayor. And on that track, 8.6 million, those aren't small improvements. I know it might sound that way, but if you work in the trade, that's there's going to be some time behind that. And also 259, we've been the day that I

CITY COUNCIL PROCEEDINGS**August 19, 2025**

heard Jardine was closing was the first day that we reached out to them about Jardine. So we have been in contact with 259. I think there was a last ditch effort on behalf of people who saw that this was coming up and they wanted to try again to explore the possibility of getting in there. But we've done our diligence. We've done 6 work, six months worth of look at it, tried to make it work. You can talk to the City Manager. I even kind of threw a fit that we weren't going in there when we first did it. But again, we have to be responsible to the taxpayers and I don't see any way that that would be feasible going into the current building.

Mayor Wu stated continue with public comment. I see none. We'll bring it back to the bench.

Council Member Glasscock stated thank you, Mayor. I just have some brief comments before we vote. I will be supportive of this today. I do want to express concerns I have about it's not an often pattern, but it does happen where there's an accurate and if we're set to vote on the documents presented to us before us, it creates an impediments for us to go back decades old and look at documents that we should be relying on staff to also provide us accurate information. So that's something that I just want to change for the future and that's happened a few times from the bench. Regardless of that, I do believe that we do need to do community centers differently in the future, we need to partner schools in the evening and USD259 has talked about partnerships they want this sort of in a moment about how to engage differently. I'm thankful for their partnership at Park Elementary, but we just recently had an en banc about how we can partner better together and I hope we can continue those conversations as well. Often people aren't using community centers, but in this neighborhood, people will benefit from community centers. If there is one spot in our community that it makes sense to have a community resources and these resources for kids and families in this area. It is in Plainview. And I'm thankful for the work, Councilman Hoheisel. I do think we've explored all options. And I look forward to supporting this project and seeing hopefully the lives that are changed as a result of it.

Vice Mayor Johnston stepped away briefly.

CITY COUNCIL PROCEEDINGS**August 19, 2025**

Council Member Tuttle stated thank you very much. I just wanted to highlight a few things from the green sheet that you know if you're in the audience or if you're viewing you may not see, but 40, almost 44% of the households within Plainview, has someone with a disability and 18% of the population is without health insurance. Also almost 34% of the population are 18. And half of those of the age of 18, 14% lack high school educate diploma, highlighting the need for education and programming. It goes on to tell you more about the average cost of a home, the average cost of a home in Wichita is \$270,000. Here i think is less than 70,000. So there's more crime in this area than almost any other part of the City. So this is a high need area. I think it's an area that Council Member Hoheisel represents well, and he continually reminds us of the need in this area. And so by offering classes, English as second language classes, youth programming to help with middle school and after school students. All the things again, health care programming that are listed. It helps to address the needs of our residents, and I feel like we reached out to the residents, and ask them what they wanted and asked them what they need. We say from this bench consistently our job is to listen to our residents, they've told us what they wanted. They told us what they needed. They didn't tell us another option. They said this is how we want to move forward. Thank you for letting me share all of that. My last comment is there's just too many ifs in delaying this, I think that this has been going on since 2023. So it's certainly been thoroughly thought out, discussed, we could just keep kicking the can down the street, but I think we're going to come back to this option because it is the least expensive option. If we look at the hope that we'll get it for \$1 million. That they'll scrape it for free. It's still more than \$1 million more new build. A new build is cheaper even under the best options, so with that I'm going to be supportive.

Vice Mayor Johnston stated thank you, Mayor. I did walk through this also with the Mayor, one or three times. When Mr. Martin said it was 2.9 million, I looked at it like he was crazy and he said JV we got to start somewhere. You know, probably not going to get that. So 2.9 is way too high for that building. But that being said, I think it has been fully vetted. I think I Council Member Hoheisel has done a great job of that. The need is there. I spent couple hours plus down with my CSR Teresa Veazey was covering down there and we had a meeting and it took over 2 hours, a 30 minute meeting took over two hours, kept getting interrupted by the high number of traffic in that in that Community Center. And there were nine and 10 year old kids on their own. People computers were busy the whole time I was there. Tremendous need for that in this community also grew up not too far from that community we used to ride our bikes down there. I know it well and we have a clinic just

CITY COUNCIL PROCEEDINGS**August 19, 2025**

really close there on Hillside. You know it well, it does need it. I am concerned about taxpayers and I do think that the new build is the best option for taxpayers. It will cost less, as Councilman Tuttle said. But even more than that, the initial cost, I think the ongoing maintenance cost or what we really need to look at and they'll be far less in a new build than at Jardine. That being said, I will be supportive of this. I appreciate all the work that's been put into it.

Council Member Johnson stated thanks, mayor. I too will be supportive of this. I believe it has been vetted to the fullest extent and I don't always share frustrations, but even Council Member Hoheisel were bugging him about pushing forward with a new building as he continued to look through if Jardine was going to be feasible. So I'll be supportive for those reasons. I think it is right to invest new in Plainview. Plainview deserves this type of investment. I remember the comments from the meetings that we attended. Even the neighborhood cleanup I just went to, the need is there and this will provide a great opportunity for the folks in Plainview for programming, for collaboration, for everything. But we heard a lot of good news today, so we don't own Jardine, USD 259 does. So what we're hearing today is we can move forward with a new center for Plainview that can provide all those opportunities. And we even have nonprofits looking to purchase Jardine. That's a win for the community, because now the nonprofits can work with the school district to acquire that space, renovate it, and the City will have this facility there. And I will say I don't feel that there cannot be too much help in Plainview. There's a lot of need in Plainview and us building a Community Center is going to be great, and these nonprofit partners taking over Jardine if they can, would be even better for that community and the community surrounding it. Even looking at proximity a little further away to Oaklawn. There's a lot of need there. And I think there should be that type of investment, both from the city and a new center and from nonprofits or whoever in the private sector might want to look into Jardine. So today I think there's an opportunity for win and I'll be supportive of this item.

Council Member Hoheisel stated Thank you, Mayor. This has been a long project, but this is one that you do because you see the need in the community. I always think about the kids watching them out there at summer camp watching them out there walking to and from school. A lot of the needs that they have in the community the seniors there. Refugees that live there just it's a beautiful community. It's multicultural there. There's so much need there. But there's so much opportunity there. And it's all about the residents. It's all about

CITY COUNCIL PROCEEDINGS

August 19, 2025

the people that we can help and that extends across to other partners who are looking to get in there as well. I'd love to help out as much as I can to anybody who wants to do work in Plainview. We have a number of groups that we brought in there already. The Violence Interrupters. WAAL is doing spay and neuter clinics are going to help with some support for them here shortly as well. There's just a number of groups that are already doing the work down there that we want to support. There's going to be great opportunities for other collaborations as well, whether it be in our building or whether it be in Jardine trying to get people in there to utilize that as well. I've always had the concern about Jardine being used, being laying vacant there again. That's why the first day that I heard it was closing, that's what we started exploring. I also have to maintain the trust of the taxpayers that we're using their funds to intelligently, to the best of our abilities. So again, this has been a passion project because I see the real need and I see the real opportunities to help people who need it. This will also stem crime not only in the community, but it also extend crime that begins in Plainview and spreads throughout the community. Same thing with poverty as well, so. This is this again. This has been a while that we've been working on this. This is a passion project.

Motion:

Council Member Hoheisel moved to approve the design contract and authorize the necessary signatures.

Motion carried 6 to 1 (Nay: Lily Wu).

Mayor Wu stated I will put my two cents in on why I will be voting no for this. First and foremost, I do believe that it's important to look at all options and I understand that there has been months of consideration regarding Jardine. However, I do believe that Community partners were not at the table at the same time talking about these. And if the whole purpose is to have a community collaboration space, whether at Jardine or at the new build. I don't want to see competition with one another, and especially when there is a building right now with a gym and space that could technically start moving into, with very few renovations in some parts of this building, kids can start having that activity right now or by the end of this year. And again, that's why I said pausing and delaying. So that we can explore all options is something that we should do for taxpayers. To be prudent with major investment of nearly \$10 million. And as I've been told from the bench today, it will go no more than \$9.9 million. And I'm very glad to hear that, that, that budget will be set and it will

CITY COUNCIL PROCEEDINGS**August 19, 2025**

not go any higher. Again, I think that putting a pause for an additional month to explore more options was not a non prudent idea, but actually a more prudent idea, especially as we're talking about taxpayer dollars. And so my vote no is not because I don't believe that Plainview and southeast Wichita deserve this because they do. I know the resources that are needed and I'm very grateful that Councilmember Hoheisel has made this his passion project because this will take until 2027 before it's even realized, however, I think that there is a building right now that is currently shuttered. And while I hope that McAdams Academy is able to get this building and get it activated as soon as possible, I also think that it would make for a great Community Center right now with literally a gym available at this current moment. And so with that, I will be voting no. And I also don't like seeing design contracts in the amount that this has been brought to us. I feel like these design contracts always are over in estimates \$820,000, not for construction, but simply for design. So this is what we're approving a design contract for \$820,000 and so with that, I will be voting and I see that we already started voting.

VI) NEW COUNCIL BUSINESS**1.) [2026 Annual Operating Budget and 2026-2035 Capital Improvement Program](#)**

Attachment: [Agenda Report VI-1.docx](#)

Elizabeth Goltry, Department of Finance, reviewed the item.

Council Member Hoheisel stepped away briefly.

Mayor Wu stepped away briefly.

Celeste Racette stated morning, Celeste Racette. I'll be brief. Just real quick. I appreciate that we had a chance to be a citizen-led bipartisan committee to look for savings in the

CITY COUNCIL PROCEEDINGS**August 19, 2025**

budget and I it looks like some of them have already been taken into account. So I appreciate that. Two questions for the budget that was just presented. The budget simulator, did they account for multiple IP address submissions on the survey, because that can sway your results? I know we did when we did a survey, we allowed two per IP address.

Elizabeth Goltry, Finance Department, stated yeah, the budget simulator is set up in such a way that it completely anonymous. Like to any personally. People can submit budgets from the same IP address multiple times. So as I mentioned, it is not. It's not statistically valid and we don't it report it to be so. It's a learning tool. It's also an opportunity for feedback. Thank you.

Celeste Racette stated the only thing I would say in response to her answer is it can sway the results of the survey for people who feel a certain way. Just wanted to point that out. The other comment I wanted to make is I know that sometimes I wish we had a little bit more information when we publish like what you're spending in streets repair because actually when you look at how Wichita has expanded, you should do streets repair per mile of street, because we've added new subdivisions throughout northwest, east, south around Wichita that's part of the street repair, so even though we are spending more, if you look at per mile of street, it could actually be declining. So the numbers can be misleading too. So I just wanted to point that out. With the CIP I know that going into the adopted budget for this year, we budgeted \$400 million for a new convention facility. What's been budgeted this year? That's a question. And then the other thing I wanted to point out, well actually two more and then I'll stop. Crystal Prairie Park. You've heard me speak about that. I think before we do any new parks, we ought to take care of the of the parks we have. A. Price Woodard Park is deplorable, even though we did a lot of work in that park and used Lowe's Heroes project, we're still waiting for the irrigation to get turned on and all those plants have basic a lot of them have died, trees have been cut. It's a hot zone now, with no water in the ponds. So I'd say before we do a new park that's going to cost 2 1/2 million per the budget for the pathways and then another seven for the park itself, we need to take care of what we have and park facility maintenance for this year's budget was actually less about the same as the new bike path for Crystal Prairie Park. And that just seems completely unbalanced for me. I would let the developer pay for his own park, that's all I wanted to comment. Thanks so much.

CITY COUNCIL PROCEEDINGS**August 19, 2025**

Mayor Wu stated I will ask those two questions to the City Manager, number one, regarding the \$400 million new construction of a convention center.

City Manager Robert Layton stated Mayor we have the, I believe the Convention Center is in as a placeholder for discussion, but there are. Is that correct? But there is no funding source identified, so simply there for planning purposes and to recognize a need. But the Council's not done anything at this point to designate any hard dollars for that project.

Mayor Wu stated I have a follow up question to that and that is another adjacent property which is the former Central Library. Are there any dollars in the CIP to assist with getting that building back up to at least some functionality?

City Manager Robert Layton stated Mayor the only dollars that would be available would be from our public facilities maintenance budget. We do not have anything earmarked for the old library itself. I think I've mentioned previously that we are having ongoing discussions with the management firm for C2 to see if there is some repurposing in that building, that could be done with minimal improvements, that would not require the full breadth of improvements that have been outlined by architects.

Mayor Wu stated where would those dollars come from if those conversations are being had?

City Manager Robert Layton stated we would have to, gain, it depends on the scope Mayor, if it's a small amount of money which we hope. Then we would be able to accommodate that through our public facilities budget. If it's going to be significant improvements, for instance an elevator or some other significant changes in the building, then we would have to program those.

Mayor Wu stated and when you say small amount. What is small?

City Manager Robert Layton stated well, probably anything a million or lower would be able to be accommodated with existing.

CITY COUNCIL PROCEEDINGS**August 19, 2025**

Mayor Wu stated I would like to see the former Central Library be operational again. I know that I had mentioned at one point this year regarding police, but if that's not the space for it, it still needs to be activated. My concern with the previous item was also about an abandoned building or a building that has been shuttered. This is the same topic really, but just a different building and one that the City actually owns. So I would like to see emphasis on trying to back up to at least some functionality so that it doesn't become just a blighted building.

Council Member Hoheisel stated thank you, Mayor. Celeste, to just one of your points about the road construction, that would also, there's a little bit of nuance there as well because it also depends on whether or not you're spending money on, more on asphalt roads during that period or concrete roads. The concrete roads like we see in the core are almost twice as much as the asphalt roads. So if we did ex- you know, expand on the information we put out there that would have to be taken into consideration to maybe splitting it up between what we spend on asphalt roads as opposed to concrete roads. So appreciate that.

Council Member Ballard stated thank you, Mayor. Bob, can you please talk about Crystal Prairie Lake? I feel like there's some confusion about maybe what plans might have been decades ago or years ago and what is in the current CIP what the current plans are and where we are. Thank you.

City Manager Layton stated Council Member, thank you for the question. The CIP right now over the 10-year period includes \$2,250,000 and those allocations are - it starts with 750,000 in 2028 and then every other year, not the next year, but the following year has 500,000. Those are basically anticipating pave - or excuse me path improvements, no development cost that would be consistent with the master plan. So there's not \$7 million in the CIP at this point anticipating changes in Crystal Prairie Lake.

Council Member Ballard stated and what are the current plans that were as far as the little gravel parking lot in the match?

CITY COUNCIL PROCEEDINGS

August 19, 2025

City Manager Layton stated that work has been designed and is anticipated to be completed I think before the end of the year, if I remember correctly.

Council Member Ballard stated which is providing a small gravel parking lot and a path to tie under 96.

City Manager Layton that's correct. That will tie then back to the Sedgwick County Park. Mayor, if I could just go back to pavement maintenance, two comments. First of all, a majority of our pavement improvement work is in the capital improvement program, not in the operating budget. So it's a little misleading when we show you a number in the operating budget because that doesn't represent a majority of what we're spending but if you look at our road rehabilitation expenditures on a per capita basis, they are increasing during this budget period. Right now we estimated that - actually we know that last year, it was \$38 roughly per person or per capita. This year it'll be \$39.31. The following year 2026, the budget you're considering will go up to \$40.37, but if you do it on a per lane or paved lane mile as Ms. Racette talked about those numbers are going up as well from 2,800 last year, 2,900 this year and 3,000 next year. So we are putting, that's a Council priority and we are putting those dollars in - um, in either way that you decide to measure that performance.

Mayor Wu stated thank you. We'll continue with public comment. I see no one from the public. We'll bring it back to the bench. Council Members? I see none.

Motion:

Mayor Wu moved to receive public comment on the 2026 Proposed Budget and the 2026-2035 Proposed Capital Improvement Program.

Motion carried 7 to 0

- 2.) [Public Hearing and Request by WUG Radiation, LLC dba Advanced Cancer Therapies for Approval of a Letter of Intent to Issue Industrial Revenue Bonds \(District II\)](#)

CITY COUNCIL PROCEEDINGS

August 19, 2025

Attachment: [Agenda Report VI-2.docx](#)

Attachment: [Letter of Intent_WUG Radiation.docx](#)

Attachment: [Resolution No. 25-374 Resolution of Intent WUG Radiation.docx](#)

Troy Anderson, Assistant City Manager, reviewed the item.

Council Member Glasscock stated thank You, Mayor. Troy, I have a few questions. Regarding the 90% property tax for the first full year or the 90% property tax abatement. Does that cover their existing tax obligations? I don't see anything in here about a pilot.

Troy Anderson, Assistant City Manager, stated no the existing tax base continues to pay - to be paid and so this is on just the capital investment not only for the physical expansion but also any furniture fixture and equipment that inclu- that is included in there.

Council Member Glasscock stated okay. Just want to make sure that was the case. In addition regarding the ROI, the City general fund is 1 to 1 which is right at our policy. I don't think we've approved anything since I'm in here. That's exactly at 1-0-1 - 1 to 1. Can you give the rationale for that 'cause it's very close to not being. I just want to make sure we're not adjusting the numbers that it's actually 0.99 to 1 and we figure out a way to get it to 1 to 1 just so it can be presented for council?

Troy Anderson, Assistant City Manager, stated yeah. So appreciate the opportunity to kind of lean into this a little bit that is just looking at the general fund cost benefit return. The overall City of Wichita is the 1.12 but something else to take into consideration is that only looks at the 10-year period as well, right? I don't have the cost-benefit analysis in front of me but years ago we started also looking at kind of the 20-year impact as well. Knowing and

CITY COUNCIL PROCEEDINGS**August 19, 2025**

understanding that these properties are may be abated over that first 10-year period. If those properties are abated over that first 10-year period and you're only looking at sort of the return on investment or the cost-benefit analysis for that same term then obviously you're immediately going to start in the red and then you start looking at things like job creation and those kind of things. We all know that then too, once that comes back on the tax roll we've seen in a significant capital investment and ad valorem taxes it will be added to the tax rule in yearly, 11 through 20 and so we've also started looking at sort of that 20-year cost-benefit. Now again I don't have the numbers in front of me today but this is just looking at that 10-year return based on the period that the taxes are going to be abated. You're right. It is 1 to 1 that does meet our guidelines, but it is.

Council Member Glasscock stated in the future I'd be interested of the 20-year. I know, well, you know, we had a meeting yesterday that the 20-year is discussed and I think it shows a clearer picture of what the capital investment does and so just including that I think would give a better idea to the community of, hey, this is just when we're abating some of the property tax. This is also investment after. I think that's helpful information for people. There was one question I had in the green sheet. It said, it's anticipated that the expansion will result in shorter wait times for patients. It doesn't talk about more patients coming into the community, more outside investment from people engaging. Can you maybe elaborate more or maybe the applicant could elaborate more?

Troy Anderson, Assistant City Manager, stated yeah. Thank you so much. We do have representatives from the applicant here that can probably answer that question. Thank you.

Alysha Saenger, Director of Operations at Wichita Urology, stated hello. Hi, good morning oh, afternoon. I made it to afternoon. My name is Alysha Saenger, I'm the Director of Operations at Wichita Urology. So right now we're treating about 55 patients per day, which they're there from 7:00 am. Our therapists are there from 7:00 am till 9:00 pm. So with this we'll be able to treat more throughout the day. So we will draw in more patients from the outside communities and all of that, so.

CITY COUNCIL PROCEEDINGS**August 19, 2025**

Council Member Glasscock stated so you will draw in more patients and shorter wait times.

Alysha Saenger, Director of Operations at Wichita Urology, stated right.

Council Member Glasscock stated not just shorter wait times that's presented here.

Alysha Saenger, Director of Operations at Wichita Urology, stated yes. So we'll be - yeah. And because of that 'cause they're in conjunction there, we'll be able to treat more patients, so.

Council Member Glasscock stated so you're not limiting the number of patients at the current capacity.

Alysha Saenger, Director of Operations at Wichita Urology, stated no. +

Mayor Wu stated any further questions for Alysha first. I have one. this says that this will create five new jobs.

Alysha Saenger, Director of Operations at Wichita Urology, stated yes.

Mayor Wu stated what's the salary for these types of jobs?

Alysha Saenger, Director of Operations at Wichita Urology, stated most of them will be radiation therapists. So they're paid pretty high. So they'll generally be around 100,000 to - I mean, we're also looking for possibly another office manager over there. So that could be around 100,000 as well.

Council Member Hoheisel stated thank You, Mayor. Council Member Glasscock took a number of my questions there, actually. so Troy, I did notice you talked about kind of this being an appropriate employment field as far as qualifying for some of these exemptions here. Could you delve into that one a little more because if there's one area that I think we can all agree on cancer therapy is one area to look at every option to give them all the

CITY COUNCIL PROCEEDINGS**August 19, 2025**

opportunity that we can. So yeah. If you could just touch on that point just a little bit more and clarify that for us?

Troy Anderson, Assistant City Manager, stated yeah. So I'll pull it up here. There are six categories under the regional growth plan sector and so I'll just read those off here. Actually, there's seven, I apologize. Advanced manufacturing of materials, aerospace, agriculture, energy, healthcare, IT systems and support, and transportation and logistics.

Council Member Hoheisel stated okay. So that - does that qualify them for a greater percentage of the tax abatement or how - how does that necessarily work?

Troy Anderson, Assistant City Manager, stated yeah. So that's the additional 10% under the - if the - the scope of work is a project that is located as part of one of the regional growth plan sectors. Yes.

Mayor Wu stated I have a couple questions, but they actually stem from a meeting that was held back in June 2021. So June 1, 2021, there was a similar project that came before the then council. it was regarding the plastic surgery center and at that point there were multiple questions regarding a plastic surgery center or a medical facility getting tax abatement. What has been done since that conversation because there were multiple points that Council Member Frye brought up and was worried about including Council Member Blubaugh. What has been - what has changed from 2021 to 2025 because I believe this is the first time a medical facility is asking for incentives.

Troy Anderson, Assistant City Manager, stated so I don't know about the June 2021 I know that Wichita Urology Group and again, I took some notes, I think these are the right dates but again, I'd have to go back and just confirm this I think back in June 2020. There was a letter of intent for a 26,300 square foot facility, it was about a \$10.7 million capital investment. They were to create 22 new jobs as part of that. In December 2021, the projects was complete, the actual bonds were issued and so at the end of this year so '22, '23, '24, '25, actually '26 at the end of the next year we will do the 5-year review on that. So I'd - I'd have to get together with the Urology Group. I don't

CITY COUNCIL PROCEEDINGS**August 19, 2025**

have information on kind of exactly how well they're performing on satisfying the 5-year review of that today.

Mayor Wu stated A follow-up question. It actually is June 1, 2021. That specific item. I'm looking at the agenda and the minutes, June 1, 2021. I would like to see, I know that there's 5-year reviews including that one that will be coming up next year. I think it would be responsible for the community and transparent to put that on our transparency portal or in the economic development tab on these 5-year reviews if they have performed what they promised, if they have not. It should be very easy for people to see why a tax abatement or an incentive was necessary and if they fulfilled their promise I think we need to have a more accessible way to see these companies that are getting tax abatement. So I would like to see that really for the community to be able to see these incentives more easily. Then my next question is about - oh, I apologize. Council Member Tuttle you wanted to speak?

Council Member Tuttle stated I'm good.

Mayor Wu stated okay. wanted to know, I know that this is one of the, quote, "Regional growth plan sectors," and it only gets 10% tax abatement but in accumulation it gets 90% tax abatement because they're putting more capital and creating jobs and then regional growth plan. My concern then is about the property tax abatement. So they're not only getting a sales tax abatement of \$349,000 but in addition to are also getting a property tax abatement. Can you again tell us why in this situation they got the and instead of the or?

Troy Anderson, Assistant City Manager, stated so the, and, is part of our economic development guidelines, right? That projects can qualify for a whole host of tools in the toolbox so to speak, right? Whether it's tax increment financing, whether it's a community improvement, district sales tax or whether that's the use of revenue bonds which include both a property tax abatement and sales tax exemption. The tool allows for both, our economic development guidelines allow for both. So we're simply processing these applications as the economic development guidelines have been written and adopted today.

CITY COUNCIL PROCEEDINGS**August 19, 2025**

Mayor Wu stated I think this is opening up a floodgate of Individuals then coming to City Council asking for more tax abatement. So I'm very concerned about this because again since we've been on this council for a year and a half, t- this - this current council we have not had a medical facility asking for this type of abatement whereas it was discussed in 2021 and there were questions because there were at least two council members that were concerned about what this - would this be a slippery slope? And so I'm concerned about voting for this, especially on the property tax abatement. go ahead City Manager Layton.

City Manager Layton yep. Thank you, Mayor. you're going to have an opportunity to dive deep - much deeper into this in September during the September workshop. That's I think you all asked to bring the guidelines back for refinement recognizing there's a - I think an evolution in terms of our thoughts on property tax abatement and as well as sales tax and other Incentives and so I'm going to get we'll introduce it in September. I'm not sure you'll all want to reach - you'll reach consensus but these are the kinds of issues to talk about and I think with the opening of the Biomed Center, the question is what should our role be in the medical field? And where do you draw those distinctions? And is it something that's more geared towards research and development and other services that would be support of - supportive of that Biomed mission or is it the medical field overall because it's one of our growing, right now our plan recognizes as a growing sector and one that we want to encourage and that's why the incentives are written the way they are but that was after a lot of discussion by the council to refine what we were doing previously to put a finer point on it. That's when we went to this scoring system. It used to be almost an all-or-nothing approach where it was if you got a property tax abatement I think it was 100% and now the council said we're not comfortable with that you're going to have to check some boxes to determine exactly how - if you're going to get property tax what that looks like and how much. So more than happy to have that discussion about refining that even more and I know others in the community want to have, be involved in that discussion as well.

Vice Mayor Johnston stepped away briefly.

Mayor Wu stated and then looking at this Green Sheet. Just one quick question regarding the Green Sheet. So this is a \$6 million dollar investment. However, the actual property is

CITY COUNCIL PROCEEDINGS**August 19, 2025**

only 2.5 million of the \$6 million dollars. It's the equipment is 3.5 million. So 58% of the \$6 million dollar project cost is a piece of equipment. I am having trouble seeing this as something that we as a Council should be incentivizing. I know - I know other doctors that have made investments in their facilities without coming to City Council and asking for a handout. So I have a major concern regarding this but I'll leave my comments for further discussion.

Council Member Johnson stated thanks, Mayor. I appreciate you, Troy. Just to give a little more insight on 2021 the Council at the time and Council prior was looking to change the economic development guidelines because we had only really been incentivizing larger companies. So you had to create 50 to 100 jobs, you had to make I think at least \$25 or \$30 million in investment. It was - it was just really high and smaller business was not getting any type of help from the City of Wichita. So changes were made to economic development guidelines at that point to allow smaller businesses to use the same economic development tools. We see one today. We saw one then that you were referring to Mayor and we've seen some other ones and again the goal was to support small business and not just our larger businesses in the community. I think the September conversation is a good time for this Council to have those discussions and find out ways we can continue to support small business and not just larger businesses because there's a lot of folks in Wichita who may want to make some investments and expand and I think they should have access to the same tools as we allow our larger businesses. so welcome that discussion just a little insight on where that happened in '21.

Council Member Ballard stated thank you, Mayor. Troy, thanks for the presentation. My comment is for Bob. You and I have spoke a little bit about talking more about the gaps. If that's - I don't know if this is the appropriate time for that but I definitely want to make sure that that is included in the workshop or the conversation in September.

City Manager Layton stated based on the conversation we've had, I already talked to Troy about introducing that into the discussion and about whether a financial gap needs to be present in order for the City to bring some type of incentive to the table. That's not applied right now to IRBs.

CITY COUNCIL PROCEEDINGS**August 19, 2025**

Council Member Glasscock stated thank You, Mayor. I'm trying to review the meeting or the meeting minutes from June 1, 2021 and have that pulled up as well. One of the points of discussion looks like - and that vote did pass 7 to 0 even after the conversation but one of the points of discussion regarding the last project was they had stated 30% of their patients from outside the community. That's our current economic guideline, correct?

Troy Anderson, Assistant City Manager, stated there is not a requirement that a percentage of that be served outside. It leans into the fact that it's not just serving the Wichita population but it's serving a larger regional area.

Council Member Glasscock stated did that policy change from 2021 to now?

Troy Anderson, Assistant City Manager, stated I'd have to go back and confirm that on...

Council Member Glasscock stated okay. If the policy didn't change the Green Sheet in 2021 was inaccurate where it says the current economic development guidelines require medical groups to derive at least 30% of their participants from outside of this Sedgwick County.

Troy Anderson, Assistant City Manager, stated I'd have to go back and confirm that.

Council Member Glasscock stated Okay. I'd be interested if that is a requirement of our current economic guidelines now or if that's just an accuracy from back then because looking at the Green Sheet as well currently, they're exceeding 30% of the patients. The argument in 2021 had to do with increasing that PSC who had come before the Council previously estimates that 50% of its patients would come from outside of Sedgwick County and so they actually saw an increase. I don't see an increase of patients from outside the community in this proposed application and so I would be interested in what our guidelines are now to - if it is 30% how are we measuring the 30% as well? Or did we just say 30% because it might have been in the guidelines previously because that would be very interesting if it's that 30% of their patients seek - exactly 30% of

CITY COUNCIL PROCEEDINGS**August 19, 2025**

their patients seek it and then our guideline is 30% that would just be a unique happenstance, so.

Troy Anderson, Assistant City Manager, stated yeah. I'd have to go back and verify that.

Council Member Glasscock stated okay. I would probably need that information before I feel comfortable voting to make sure it seeks our guidelines, so.

Council Member Tuttle stated sorry. Just as a follow-up other than this caveat which I don't remember that ever being a requirement that they had to have 30% from outside of the City or the region but, yeah. That's my old memory but based on the application, has the applicant met all of the criteria that we require.

Troy Anderson, Assistant City Manager, stated yes.

Council Member Tuttle stated yes. And I've said this from the bench before and I'm super glad we're having an economic development tool workshop in the future but if they have met all of the criteria for the application at this time I don't think it's fair for us to inject new rules that we want to see happen in the future now. We've done that a couple times and that's really uncomfortable for me because the applicant or anybody else who's applying is playing by the rules and then we change the rules so people don't know what the rules are. So I just wanted to confirm the applicant at this point has completed all the requirements that we have set forth to be eligible for economic development tools, is that correct?

Troy Anderson, Assistant City Manager, stated yes.

Mayor Wu stated so can you answer Council Member Glasscock's question?

City Manager Robert Layton stated yes. In our IRB section of the guidelines it talks about professional services which this falls under and that 30% or more of revenues must be derived from transactions originating outside Sedgwick County. So that is in the existing guideline.

CITY COUNCIL PROCEEDINGS**August 19, 2025**

Council Member Glasscock stated so they just happen to have exactly 30% of their revenues from outside of the community when that just is our guideline. That seems...how are we measuring that?

City Manager Layton stated I don't know if they are....I don't know if this is a statement that they meet the thi- 30% and that they exceed. A representative from the company would have to speak to that, but it is in your guidelines.

Council Member Glasscock stated I'd be interested in hearing from a representative of the company.

City Manager Robert Layton stated I'm sorry. It's also under health care There's a separate section on health care as well. Regional medical centers and specialty hospitals consider likely to attract at least 30% of patients from outside the area.

Alysha Saenger, Director of Operations at Wichita Urology, stated so we did pull our data and we pull by ZIP code obviously and it did come out to ,I mean, it was actually just above 30% of the patients that we've treated in the past year have come from outside ZIP codes and all of that from Wichita. So that data is accurate to that number.

Council Member Glasscock stated do you expect that to increase?

Alysha Saenger, Director of Operations at Wichita Urology, stated I mean, so with - with not being able to treat patients timely, they're seeking care at other places. So if they're like closer to Colorado or, you know, Oklahoma, they'll go there. So yes, we can now treat those patients sooner instead of them waiting and seeking care elsewhere here in Wichita.

Twila Puritty stated hello Twila Puritty. I live in Polo Club. I was the CEO for Wichita Urology for 11 years and I personally pulled the data when we were working on the surgery center. So let me give you a little bit of background on Wichita Urology and it may make some of this data, maybe, a little more believable or palatable. So Wichita Urology is right now the

CITY COUNCIL PROCEEDINGS

August 19, 2025

only urology practice in Wichita. They're very large. Now things have changed perhaps since I retired nearly 2 years ago. But think about it like this, you have cancer, your loved one has cancer. You could go to a medical oncologist where they have the responsibility of dealing with over a hundred different types of cancers. But if you have a specific GU cancer, let's say prostate cancer, which is pretty prevalent, would you rather be treated by a medical oncologist who has to know a little bit about a wide range of cancers or a specialist who knows a lot about your special kind - type of cancer as in prostate cancer? I was super proud of the expertise and knowledge of Wichita Urology and how they treat cancer. that group is - their physicians are nationally known. One of them travels the country speaking on treatment of prostate cancer. So circling back you have a loved one who has cancer. You want to see the specialist. The physicians - your primary care is - they'll send you to the best provider for that. So I have no qualms in believing that there's a large number of patients coming from outside of Wichita. That was our case when we built the surgery center. And I believe it's probably more. When we built a surgery center a couple of years ago, there was another urology group in Wichita and that has changed. Right now, that's - there's only one. So I very much support this. They do good work. And they have the reputation in the practice - in the community to support this work. when we were working on the surgery center Council Member Tuttle came out to see us and talked with us. I just highly recommend that you go ahead and support this for them. I stand for questions. I'm going to steal somebody's pen. No. I'll leave it.

Celeste Russet stated Celeste Racette, and I'll be speaking again when we come up on economic development for the new community improvement districts because I've seen a lot of problems with economic development not being fully staffed, not being compliant. So I'm going to start with this one. When I talk about economic development, yes, Wichita Urology Group is a great group. I also have had with my family personal experience with their expertise. But the question I'll put out to you is did we pay for the CyberKnife at St. Francis Hospital? And if not, why not? So when we open this up and say this medical piece of equipment, the new Linear Accelerator must receive abatements, sales tax exemptions and property tax abatements, what's to prevent a new CyberKnife coming to St. Francis or some other new piece of equipment that's specialized? Because, as we know in the medical profession and I was married to a surgeon, you're going to get more and more advanced technology. So is this opening up the floodgate now for any new piece of technology or equipment coming to us? And I really have problems with back in 2021 plastic surgery getting a tax abatement or getting any kind

CITY COUNCIL PROCEEDINGS**August 19, 2025**

of special treatment for their facility because plastic surgery, the majority of the time is elective surgery. Can be elective surgery and that could open up again I'm thinking of there's been other anesthetic types of treatment that involve Botox, that involve plastic surgery. You really have to be careful when you look at your guidelines. And here's one thing I'm going to bring up that wasn't mentioned. We talked briefly about how these are supposed to be reviewed and I've got the policy right here. And, yes, it's supposed to bring more than 30% under health services and professional. But one thing I bet we're not doing though, I'd love to be corrected, tax abatements on real property will be reviewed after initial term of 5 years. Continued abatement is subject to review and approval by the City Council. And yet, when I look at some of the properties that have received tax abatements, we already have Wichita Urology Group, we already have the plastic surgery group and we have several parking lots on North Emporia. And I'm just so curious. Where's the 5-year review of these properties that justified the tax abatements? Especially when we're talking about budget and we're talking about property tax increases for the individual taxpayers of Wichita. Seeing these special incentives, I would like to know if the 5-year reviews are done, get them posted on the City's website. And I would also like to know what kind of discounted value is used in the cost-benefit analysis for the 1 to 1 ratio. That's my questions. My concern is we're opening up a bailiwick. It's not clearly defined in the policy. The follow-ups are not there for me to see that we're staying on top of these. So I have severe questions - concerns about this. Thank you.

Mayor Wu stated thank you, Celeste. I will ask City Manager to address. Again as I mentioned earlier, I would like to see the 5-year review easily accessible for anyone in the community to see what has been promised and when - what has been delivered within the 5-year time frame and then obviously during the 10-year end of that agreement.

City Manager Robert Layton stated thank you, Mayor. And we will put that on our Economic Development page the results of those. I just want to point out to you that you approved on the consent agenda today second 5-year reports for four different projects. we have had a little bit of a staff shortage in the department, so we're a little behind on those reviews. But we will continue to bring those forward on all of those that have reached the end of their 5-year period. and those that do not meet the target will be on a regular agenda not on consent, so the Council can discuss that.

CITY COUNCIL PROCEEDINGS**August 19, 2025**

Council Member Glasscock stated thank you. Quick follow-up to that. Do we expect any to come before us this year that did not meet the obligations?

City Manager Robert Layton stated I believe it's possible.

Council Member Glasscock stated okay. And they should come at some point in the remaining years?

City Manager Robert Layton stated yes.

Mayor Wu stated Thank you. We will continue with public comment. I see none. We'll bring it back to the bench. I know this resides in Council Member Tuttle's district, but I would like to add a couple comments before that. I know that Council Member Tuttle will move this item. As I mentioned earlier, my concern is that we're not just doing a sales tax abatement, which sales taxes are for the construction costs of a new build. That sales tax exemption is 349,000. And then this property tax abatement is 90% of the property tax newly generated in that area. And right now, that would be estimated in the first full year to be about \$55,000. The City's portion of that would be \$17,800. So again, I don't mind seeing - I really love seeing development. And I appreciate when people want to invest in our community. And I'm very grateful to the Wichita Urology Group for what you do for our community and really for Kansans. However, I'm uncomfortable with property tax abatement for a portion of this request, especially when I see that 58% of that request is for a piece of equipment. If this were housing or a material number of jobs, I would feel much more different about this. I just feel like this opens up the floodgates and it's a slippery slope of more individuals coming to City Council and asking for tax abatements. I have seen a lot of improvements and multiple areas of this community without people asking us for tax incentives. And so I am very worried that, again, this is a slippery slope, which is why I'm grateful that there's going to be a discussion specifically on tax abatements and there will be more transparency on holding people accountable to their promises. So with that, I will not be voting in favor of this because I do believe that this will generate more individuals asking for more tax abatements and then it becomes a slippery slope.

CITY COUNCIL PROCEEDINGS**August 19, 2025**

Council Member Glasscock stated thank you, Mayor. I agree with Council Member Tuttle that as long as they met the existing guidelines is required by the staff that we should likely move forward with this. But I do have challenges with the existing guidelines. I believe that we should need stricter guidelines. Mr. Manager, do you know when we're having the Eco Devo presentation? I know we've talked about it. Isn't that the one?

City Manager Robert Layton stated September Workshop.

Council Member Glasscock stated okay. Fantastic. Well, I look forward to having that believe that we should have stricter guidelines increasing the number of out-of-state. If they're already at 30%, how do we encourage more people from outside the community to come? I think that should be topic of consideration. And then I think to one point - and I - this is not an attack on anybody that's in staff right now. We have to know the current guidelines. The current guidelines were not in this. I had a look at a proposal from 2021 to find out that one of our guidelines was 30% when it's not included in here. So I just want to make sure that the reports that we're getting again are comprehensive when we're examining what our current guidelines are. and so I will be supportive of this because they meet it, but I believe that we should change how we're offering incentives in the future.

Council Member Tuttle stated Thank you. And thank you, Council Member Glasscock. I concur with everything you say. I agree if we want to look at the and I've said this from the bench, I, like I said three or four times because we've done this before to other applicants and I find it completely unfair that if we want to change our guidelines, we should change our guidelines. But if people come to us with an application, and they meet all of the guidelines that we require, it's incredibly unfair for us to change the game rules in the middle of the game. no one will trust the City if we do that and we continue to do that. So I just want to thank Troy and your team. I know that you work incredibly hard to find opportunities for our community to grow. This is one of our seven sectors that we focus on as our City Manager mentioned with the Biomed Center. I anticipate even more of these coming to us. And so, I'm going to go into the workshop not thinking that we shouldn't have these. We need to refine it, right? But we don't want to miss opportunities that could come to us. I do want to thank Twila to - for helping to remind us. And it was a great process to go with you - through you back then and - and I learned a lot about this organization and - and how respected it is in the medical community. I do agree too that other entities haven't

CITY COUNCIL PROCEEDINGS

August 19, 2025

come and asked us for these incentives. But they could have, and they didn't so - because this group did doesn't mean we should, you know, not move forward because other groups didn't. That was their choice. So I personally want to thank the Wichita Urology Group. Thank you for being a part of our community. Thank you for growing and - and expanding. Thank you for providing conditional additional services not only to our residents but also probably the region and across the State for people who need - who need health care and - and come to Wichita because we are the largest City in the State of Kansas. finally, I just wanted to mention that I have had no ex-parte communication with the applicant. so this is the first time that I've had the opportunity to thank you. So thank you in person.

Motion:

Council Member Tuttle moved to close the public hearing, adopt the resolution and authorize the necessary signatures.

Motion carried 6 to 1 (Nay: Lily Wu).

10.) [Permanent Watering Restrictions Ordinance](#)

Attachment: [Agenda Report VI-10](#)

Attachment: [Ordinance No. 52-798 Permanent Watering Restrictions.docx](#)

CITY COUNCIL PROCEEDINGS

August 19, 2025

Motion:

Mayor Wu moved to move public comment for draught restrictions to this portion of the meeting, will return to the item again during Item 10.

Motion carried 4 to 2 (Nay: Becky Tuttle, Dalton Glasscock) (Absent: Brandon Johnson).

Jim Benage, Bel Aire Mayor, stated Good afternoon, Mayor Wu and members of Wichita City - or the - yeah, the Wichita City Council. my name is Jim Benage. I am the Mayor of Bel Aire, Kansas and I live at 4437 Rushwood Court in Bel Aire. I thank you for accommodating this. I do have a meeting coming up this afternoon I need to attend. So I want to take some time to just go over the proposed permanent water restrictions that we just learned that these were being proposed to be adopted today, yesterday, so this is kind of news to us. I mean, we knew there were some talk about this, but the - the talk sounded more like it was something Wichita would do for Wichita residents. But now we're seeing you're wanting to do it. the - the proposal is to do it for the wholesale water customers. And so this is a - this is a concern because as you may know our contract with Wichita and I think all the contracts with Wichita, require us to have our own water conservation plans. And we've worked a lot to do that and we have that water conservation in place. And - and we've actually got a lot of work this last year revising those plans in response to some of the recent dr- drought issues. to change that again suddenly, like, this is - is a major deal for us. And I'm - and I'm not sure that it's beneficial. I think that and I don't want you to misunderstand, we're very concerned about water and conservation of water. Bel Aire is - we - we - I - I am the Chair of the Chisholm Creek Utility Authority, which provides water to Bel Aire and to Park City and - and we also do the wastewater treatment for those two cities as well. and we - we already send sewer effluent to the Willow Creek - Willowbend golf course. So we're - we were already doing some things on - on trying to conserve water and been doing that for a number of years. And I've also talked with Gary Janzen. Just - just ideas, not discussion - not total discussion about maybe doing some pilot project on making sewer effluent potable water which would be a - that's a significant step. It is done in some other states. There's currently nobody in Kansas doing that. But it's so - so we know that there's an issue with water. But we just think that we need to have a - a bigger discussion among the communities that - especially the - the cities that can have contracts with Wichita for water so that we put something in place that really makes sense for those communities as well as Wichita. I'm not opposed to putting some permanent restrictions in. I'm just want to make sure we have a good clear discussion about it. So my only request of you is to table this item and let's bring those - those - those

CITY COUNCIL PROCEEDINGS**August 19, 2025**

different stakeholders into a discussion. And that would be Bel Aire, Park City Andover. I've - I know there are other communities. I know a lot. I think Goddard also buys water from - from Wichita. But I - I don't know all the numbers but I - I know that that's something that is known and have a just have a - a discussion and a meeting of hour or 2 of - of those stakeholders and making sure that we put something together that makes sense for the wat- wholesale water users. And then - and then we maybe make - maybe you make an appropriate ordinance with regard to that. and that's really the main thing I was just trying' to point out. I sent each of you an email yesterday after I learned about this because it was kind of a big surprise to us. And so I appreciate you all taking the time. And I'll stand for questions.

Council Member Hoheisel stated thank you, Mayor. This is more a question for Gary and the Mayor. How - I noticed in your email that you had talked about how you guys enforce and you don't enforce on the weekends and that's one of the problems you have with this. Gary is that, do we go based off of reporting there as well? Do we rely on them to have Public Works or, I don't know who would go out and actually check on this? How is that process done with some of the surrounding communities that rely on our water?

Gary Janzen, Public Works and Utilities Department, stated so thank you for the question Council Member and Council Members, Gary Janzen. Sorry, I was a little late. Getting back down here one of the things I failed to mention in my most recent correspondence with wholesale customers, which was anything but the first time they've heard about all of this because we've been in discussions of looking at long-term water restrictions literally for months since late last year. But to your point specifically, and I can come back to that one of the things I failed to mention, this is no different than when we went into watering restrictions for 1 day a week within the wholesale water agreements that we have with our 11 wholesale water customers. That's eight neighboring cities, three rural water districts. They are required to follow same conservation requirements that Wichita puts in place. When we went to 1 day a week watering restrictions, they were required to limit watering to 1 day a week. They could do that however they wanted. The enforcement is up to them. The penalty schedule is up to them. The information I sent out to the wholesale customers just gave an example of what we're planning to do, what the proposal is today for 3 days a week. That's up to wholesale customers. They can do whatever 3 days a week that they want. We, pending our discussion and if the Council so chooses to move forward

CITY COUNCIL PROCEEDINGS**August 19, 2025**

with long-term watering restrictions to 3 days a week, all wholesale customers by way of their wholesale water agreement with the City will be required to limit watering to 3 days a week. They can do that however they want. Whenever they want, enforcement's up to them.

Council Member Hoheisel stated okay. And - and the restrictions that we're planning to put in would become active in October probably whenever we move from Stage 2 to Stage 1 of the drought?

Gary Janzen, Public Works and Utilities Department, stated well, I guess, it depends on how far you want me to go into that because we're a little bit backwards here. That's all part of the presentation I'm going to make here at some point, but I can go ahead and start with that. Our recommendation today, per the information that's in the agenda item, was for these new watering restrictions to go into place when we get to back to Stage 1. So when we get to 70% on the 12-month running average, which right now we're predicting to be October.

Mayor Wu stated Gary, just two follow-up questions. Wanted to know, has there been a table discussion or a gathering of wholesale customers including the rural districts regarding these restrictions?

Gary Janzen, Public Works and Utilities Department, stated there has, I won't say that there's been a specific direct conversation focused only on this. Probably within the last few months, we invited all wholesale customers Bel Aire's City Manager was there to our new water treatment plant. I think almost all wholesale customers were represented. We talked about where we were at with our drought response plan. It was very clear that we expected to move forward with some type of alternate day watering plan for long-term watering restrictions. so we had that discussion there, got a lot of feedback. I went out and made presentations to the Bel Aire City Council to the Andover City Council or the Valley Center City Council. Numerous other groups talking about this plan moving forward. It didn't have the kind of detail at that point that you will see today but we've been having this conversation since last fall with all of our wholesale customers.

CITY COUNCIL PROCEEDINGS**August 19, 2025**

Mayor Wu stated may I also ask one more question? You mentioned several neighboring communities get Wichita water. Can you name them off for those that may be watching? And their districts?

Gary Janzen, Public Works & Utilities, stated so let's see if I can get all eight of them, right? It's Benton, Bentley, Park City, Bel Aire, Kechi, Valley Center, Derby, Rose Hill. That's eight rural water Districts 1, 3 and 5.

Jim Benage, Bel Aire Mayor, stated can - well, one little quick follow-up if I could? and - and I'm not...

Mayor Wu stated we don't allow for further comments. I just want to respect our Council Members' process.

Jim Benage, Bel Aire Mayor, stated that's fine.

Robert Foster stated good afternoon. my name is Robert Foster. I'm at 14220 East Gilbert Circle and I'm in District 2. Wichita's drought plan does not work. And I'm not sure if it has ever has worked. When the plan was set, its only action was to change the status from No Stage to Stage 1. And if I understand that correctly, that changed us from unlimited watering to unlimited watering, but please try to conserve. when the water level dropped in Cheney in late May 2024 we dropped to 69%. The plan did nothing. The 12-month rolling average was too slow to keep up. In August, after the action - after no action, the City Council intervened and changed us to Stage 2. When the level continued to drop to 51%, the City Council was planning again to prepare for Stage 3. Now, fortunately, we received plenty of rain and Stage 3 never happened. We are now at the conservation pool but the 12-month rolling average is too slow to keep up and we're, once again, waiting Council Intervention to fix it. The plan does not fix it, the Council does. The doubt of the drought plan is not being protected by - I'm sorry. The drought plan is not protected - protecting our water supply. The City Council and their interac- and their interventions are protecting the water supply. There is an inherent flaw with any plan that endorses odd-even or days of the week watering. If we move to 3 days a week, I can install a putting green in my yard. I'll merely set the timer to activate at 12:01 am, and then again at 11:30 pm. I can water six - I can wake up six mornings in a row and have a - a watered

CITY COUNCIL PROCEEDINGS**August 19, 2025**

yard and I'm still completely compliant. This loophole cannot be closed, but it can be controlled. To control it, the loophole needs to be embraced and encountered for. We then limit the frequency in which that loophole can be exploited. Therefore, I recommend we move to 2 days a week instead of 3. We all want the same thing. We want a simple plan that is effective and flexible. I'll give you an example of what I perceive as simple flexible and effective. April to October is considered our watering season. I propose that on April 1, we look at the level of Cheney and the level of Cheney determines our watering level. For example, if we're above 100% three times a - a - a week, if we're 70 to 100, two times a week, if we're 50 to 70, one time a week. On July 1, we take a look at it again. That is after our spring rains. We will know if we have high rains or a drought and we reevaluate, do we need to loosen the restrictions, tighten them or leave them the same? We run through the rest of the year at that same watering level. If you want to continue to water past October 31, that's fine, 1 day a week. With a tiered plan, I am now armed with incredibly important information. I now know what - what the watering will be and what to expect in the future. So when I'm making decisions on reseeded my yard, planting trees, anything, I will know to plant climate appropriate landscaping. Also, every box store, nursery, hardware store, everyone else will know the watering plan. They will then be able to give better advice for climate appropriate planting. With a flexible plan the August 2024 intervention would not have been necessary because on July 1 the plan would have auto- automatically caught it. We're now here again to have the Council fix the plan. And if we were on a tiered system, this last July it would have moved us up. We would not have this conversation. Please scrap the current drought plan and replace it with a simple, effective and flexible plan that abjat - adapts to our changing conditions. Anyone have any questions?

Council Member Tuttle stated thank you so much. Thank you for being here and I appreciate your comments. I like you would wish we would go to watering twice a week. I think it's more than enough. There are some communities I know that think that, you know, using treated water for irrigation just shouldn't happen at all and I'm really proud of our community I want to applaud Public Works, our Director Gary Janzen as we're thinking about water reuse. We're trying to be forward-thinking, we're trying to think about conservation water is the most precious resource that we have, right? And I've said this a million times I'll say it a million and one not only for us as residents, but if we're thinking about economic development, if we are trying to attract business and industry to come here and they look at infrastructure and utilities and they see that we are in drought at any

CITY COUNCIL PROCEEDINGS

August 19, 2025

time and we're not aggressively addressing it, they will assume that we're going to raise our water rates and it may prohibit from us attracting new business and industry. So thank you for your comments. I would invite Public Works Director Gary Janzen to come. You talked about the potential loophole, I'm not sure I exactly understand what you're saying. It's been a long meeting, so I'm sorry, but, Gary, could you maybe help me understand and maybe anyone else who maybe didn't catch it all?

Gary Janzen, Public Works and Utilities Department, stated well, I'll start by saying I don't understand how 3 days become 6 days because 3 days is 3 days, just like 2 days is 2 days. We went to 1 day a week watering restrictions. if the Council chooses to move forward today with our recommendation of 3 days, that is literally 3, 24-hour days. I'm not sure there's a loophole of getting out of that, but I'd be happy to talk more about that to make sure we're not missing something, I don't think that we are. We've looked at what other communities do. I was just actually in a conversation with somebody from Aurora, Colorado last week, who's been on 3-day watering for quite some time and it works well for them and they've seen a definite savings of water for the future. I would go back to the start and say that number one, I agree wholeheartedly that the City Council - Mayor and the City Council have done a wonderful job working with us and collaborating through what has been a truly adaptive challenge. This is the first time we've activated a drought response plan since 2013, coming off the heels of that. We suffered truly through a historic drought the last 4 years. the impacts that we've never seen before. Last November, Cheney Reservoir was at all-time low since it was built in the early 1960s. This drought response plan 1000% did exactly what it needed to do and it worked and it could not have worked any better. Had it not been for our drought response plan and the timing of our drought response plan, you'll recall I talked before about our drought response plan was designed to carry us through an 8-year drought, 1% dust bowl type drought. It's not easy. It was starting to get hard as we were going through the 1-day a week watering. The - the comment was made we were getting very close to going into Stage 3. Nothing would have helped at that point to - to have looked at flexibility and to start coming out of that. It would have just gotten worse a lot quicker. We were very fortunate that we've got record rains in June. And I might repeat that again we got record rains in June. That's not stability. That's not something that we can count on had we not had that, we did. that's just not something we can count on long term and into the future. This is why we're here today to talk about long term outdoor watering restrictions. and I'll talk a little bit more later about how we came about with 3 days, why we think that's the optimal approach. I've had other people reach out to

CITY COUNCIL PROCEEDINGS**August 19, 2025**

and talk about 2 days. We think that's going to create some real challenges that one additional day to be able to properly maintain landscaping and lawns, so.

Vice Mayor Johnston stated yeah. I can help explain it. What he's saying is if you watered Monday, Wednesday and Friday you could water at 12:01 am. That would count for Monday. And then you could water again at 11:30 pm for Tuesday. So then do the same thing on Wednesday 12:01, 11:30 pm, then Friday 12:00, so you could water six - he - what he's saying is you could water - actually water six times in only 3 days a week.

Gary Janzen, Public Works and Utilities Department, stated yeah. I don't think that's still true with all due respect, Vice Mayor, that's still 3, 24-hour periods. Even if they happen to span over the course of 2 days, that's not 6 days.

Vice Mayor Johnston stated it's not what he's saying, though. He's saying he can water six times, essentially taking care of every day watering before every day. That's what he's saying.

Gary Janzen, Public Works and Utilities Department, stated right? And so if that's the case then we'll make sure that the ordinance is very clear because that's not the intent. We're not interested in - in - in there being a loophole to that.

Vice Mayor Johnston stated oh, I understand and I don't think people are going to do that.

Damien Vosberg stated good afternoon, everybody. Damian Vosburg, my address is 500 Southeast, 120th Street. Oh, I'm Damian Vosburg. I've been a Landscape owner and operator for 13 years. I've worked in Wichita for about 25 years in the landscape industry. just a couple of things this - we went into Phase 2, I believe back in 2016 - 2017. the difference between then and now is new lawns were taxed - or water exempt back then so you could still put in a new lawn water it accordingly and then go down to your regulated watering. just a few things that maybe you guys don't know warm season grass - grasses that we have Bermuda, Zoysia, Buffalo. Those are our three main ones that grow well here in Wichita. we're just far enough south where those grasses do, do

CITY COUNCIL PROCEEDINGS

August 19, 2025

well. but if any of you - and I'm sure a lot of you guys are in here, ladies too golf, you saw last 2024 we had a bad winter kill. A lot of the golf courses just got destroyed. cost somebody buys a home they're young whoever it is - not - and not everybody's rich. cost, warm season, grasses versus Fescue, roughly three times the cost. if you buy a home and you want to put a yard in short of doing like Arizona where you just put pea gravel in it's going to be very expensive and a lot of people can't afford it. So next thing would be better homes and gardens. April 2025 had a deal from, - Texas University out of Arlington did a study that said curb appeal Wichita, just in general, you're talking about the businesses, the earlier with the - the proposed recreational center. I noticed that there was a lot of green on that. I assume that that has to be some sort of turf. you're not going to do that. It's going to look horrible. if you try to water three times a week with any new lawn, it will perish, whether it's warm season or fescue. 7% loss from curb appeal or according to Better Homes and Garden. he was talking about 4-year drought. it was a horrible drought and versus record rain. we've been on water - water restrictions since well last year almost 13 - 13 days from today and immediately within the first 3 days, I lost over 30 jobs and I had to return deposits. I'm here today because I am completely out of work. My phone has not called rang. it's - the decision to do. This is going to be very big. it's going to put a lot of people out of business. I employ three people. I'm not a super big company, but I feel like we do a pretty good job and I've taken a lot of pride in the work that we've done in Wichita to improve it. So with that being said, I'll leave you with that. Thank you very much for your time.

Mayor Wu stated thank You, Damian. And thank you for being a small business owner. Can you provide your address so we know which district you reside?

Damien Vosberg stated I live in Southeast District.

Mayor Wu stated which district do you reside in?

Damien Vosberg stated Oh County. I'm on a County line.

Jeremy Coster stated afternoon, everybody. My name is Jeremy Coster. I'm the General Manager of the Sod Shop, and we're located at 3601 North Hillside. just to go upon what pretty much everybody else has said, obviously, water restrictions affect our business quite a bit. what we would like to do and - is kind of work hand-in-hand to try to change the

CITY COUNCIL PROCEEDINGS

August 19, 2025

narrative. let's get it to the water. Let's not - I'm going to get up here and talk to you about the grasses and the benefits of Fescue versus warm seasons or anything like that, but water is the deal. I like to drink water just like everybody else. perhaps we could promote the watering how many - how much people water their lawns the same way that like my - my father when I was a kid. If we left one light on in the house, you know, he would get really angry at us. Maybe, a smack on the head, you know? And if you left that light on all day, you're talking about \$0.30, you know, or something like that, something cheap. I would like to get that concept into people about watering as well, you know? I - I have my own well for my lawn. My lawn looks great. It's bad advertising if I don't have a nice lawn. But it still drives me crazy. Every morning when I back out of my house and see people that do have, even have a well and they're watering and it's actually raining outside. So my thing is just maybe we promote incentives, you know, for possibly getting rain gauges people that are going to put in, sprinkler systems and just make it. you know, during the bad times we were doing fines for people that are watering more than 1 day a week. Maybe we do that when times are good, you know, if you see people that are watering when it's raining or something like that. just promote the water. Let's talk about the water part and not so much about the - the - the grass. That's all going to take care of itself. But yeah. Get mad at people for watering when they shouldn't - shouldn't be watering. You know, don't just set your clock at the beginning of the season to water three - four - four times a day. Every day from, like I said, beginning of April to October, you don't need to do that. I've ran my system probably a total of 15 times this whole season because of how much rain we've had. So, anyways, that's it. I appreciate your time and would love to talk to you guys about, like I said, promoting watering and correct watering as opposed to having no grass at all, so.

Mayor Wu stated Thank You, Jeremy. I do have one quick question before I have more Council members speak. Can you address - do you water between the high evaporation times? Because the proposal is no watering between 10:00 am and 6:00 pm. Do - do you water with your well water during those times?

Jeremy Coster stated it depends on what the temperatures are. I mean, yes - sometimes yes. you know, it's something if I'll notice I stress it out or whatever I'll do it, you know, during the day if I know it's not going to be real windy. But I mean, if it's 95 or 100 degrees, it's not really a good idea. No. but, like I said, the amount of rain we've had this year, even

CITY COUNCIL PROCEEDINGS

August 19, 2025

with the 1-day water restrictions you could look at the front of our business, the - the - the grass farm is - is stressed and, like, the edges around the - the curbs are, you know, getting some weeds and stuff like that because the grass is just weaker, you know. But you know, if we - if we go to 3 days our job - obviously, it'll be a lot better, you know? so - but, like I said, let's promote correct watering and - and start with that before we go to drastic, 1 day a week to where it's really impossible. And also, like I said, people wanting to put in a new lawn, possibly given a sentence for rain sensors, you know smart clocks and stuff like that to stop the, "It's April, I'm going to turn my sprinkler system on, it's going to run three four times a day every day," you know, no matter what. So that's it.

Council Member Glasscock stated thank you. Jeremy, I don't question for you. I have question for Gary, real fast. and this has to do with the last two speakers question regarding new lawns. what is our general consensus of - people want to plant new lawns at some point. So these are permanent restrictions and it's 3 days a week. How are we accommodating that long term or is our argument that lawns can survive 3 days a week under new planting? How do we accommodate that if these are permanent in the future?

Gary Janzen, Public Works and Utilities Department, stated good question. Thank you. And if we get to the point of - of being able to make this whole presentation, you'll see. But I'll tell you again here right now. We do have a variance process in place. the - I'll hit on again here a little bit but we - we - you know, we want to try to get back to some semblance of normal, right? you've heard me talk before about some years as much as 20% of our water consumption is outdoor discretionary water use. That's where we can do the most for long-term conservation. 3 days a week we still think is optimal but to that point we are going to allow variances for new yards, for establishment of seeded yards, sodded yards. We're going to be as flexible as we can. Oklahoma City's had a similar process in place since 2013. We've talked to them. They think they've got a really successful variance program and - and we're going to be open and willing to talk. I've already talked to one citizen about this. In fact in advance of this who was in a really tough situation and - and we're going to try to work with them. So we - we - great points. we - we're going to provide variances for that. And I think we can make that work and it's understandable and we know the impact that it has. I've heard that from the Realtors Association. we want to make sure everybody's working with us. but we will provide variances. And I might provide one more quick comment if you don't mind to one of the - the last comments. So I could not agree more about education peo- educating folks on proper watering. We have been doing this very

CITY COUNCIL PROCEEDINGS**August 19, 2025**

robustly since January 2023. Savewichitawater.com has got tons of information about proper watering. We've had K-State Extension. They were at the July 22 workshop talking about proper watering. We have said all along this was not about finding people. It was not about being punitive. It was about being educational and collaborative. Best case is for everybody to get on board. We don't have the resources to go out and enforce this. Nobody wants to rat out their neighbor. We want people to get on board and recognize the value for long-term water resilience for our region. but we've talked to businesses about promoting education with us. We think that makes sense. One quick last comment, those businesses whose economic activity revolves around water use, Sod Shops, these exemptions do not apply. They still can - water if it's part of their business and they don't have to go to the 3 days a week.

Council Member Glasscock stated thank you. The - those that may be attending for the first time or those listening online for the first time. We're going out of order today so normally we would have a presentation to maybe answer a lot of these questions and so I apologize if Gary's presentation is going to be having this information in a little bit but this is just backwards to our normal process.

Council Member Tuttle stated thank you so much. and I want to thank the speaker certainly for coming today and one of the things Gary and I are have been on a road show for the last several months. We've probably made two dozen presentations talking about drought and talking about water reuse and thank you for Council Member Hoheisel for sitting on the Water Reuse task force with me. I really appreciate it and one of the things that I think I said every day since we went into Stage 2 of drought is. We don't want to go into Stage 3 because we will literally put small businesses out of business, right? So thank you for coming here today and to share your concerns. Gary, I hate to make you keep jumping up and down, but I'd just like to ask one more question. I appreciate your comments. Could you maybe - and you said it I think a little bit before but just maybe reiterate us working with the builders, with the realtors, with Wawa to try and maybe rethink - not mandate, but rethink how we do - pr- grass for example, to not promote Bermuda to think about Fescue or to - oh, the other way around we want to not think always about fescue, we think about Bermuda or Buffalo grass and then also how have we engaged and partnered and gotten feedback from the landscaping companies, even before we went into Stage 2 of drought? If you could just let the community know and our guests

CITY COUNCIL PROCEEDINGS

August 19, 2025

here today. No, we're trying to be good partners and trying to get community engagement. Thank you.

Gary Janzen, Public Works and Utilities Department, stated thank you. So in the first part we have engaged to with our Builders Association and Development Community really looking for their input on - on how we can go forward. we're not unlike many communities, a lot of new housing developments, Fescue sods being put in place and we're going on down the road. Fescue, obviously takes more water, even if you get past the establishment period but people want Fescue yards, you know, we've heard the talk about property value, sell-ability. We've heard that - I heard that from the Realtors Association also. I've challenged the - the builders association development community to see what they think could be done in the future to - to take off in a different direction. One of the challenges we faced when we went into watering restrictions was HOA covenants and you've heard me talk about this before. Now, HOA covenants do not take precedent over local ordinance. So the question was initially, I'm going to get fined because my yard's not green enough. What am I supposed to do? We advised them if they needed to follow local ordinance, what we did - what we did more than anything, we spend time - considerable time with as many HOA as we could - we could connect with. So HOA management company here in Wichita, they have oversight of 200 or 300 HOAs across the community. So it was really good to talk to them focused with them. They realized the situation we were in, what we were dealing with and they started looking for ways to change how they were enforcing. they were encouraging conservation within their neighborhoods. I don't know that I saw any of them actually make a change to say you can do something other than Fescue grass. But they started talking about different watering techniques. We saw numerous homeowners associations in their commons areas that they did trade out Fescue for Xeriscape type landscaping, something that was more water tolerant and some have talked about going to a different grass type. So we're going to keep that communication going. We're going to keep talking to them. The landscape companies, the nurseries play right into that. As we were contemplating going into Stage 2 I heard from numerous companies, most of them that said, "Don't do it. It's going to have a big impact on us." We did not take that lightly, knowing where we needed to be, to protect our long-term water supply. we did things and I - we didn't see as many people take advantage of it as we wish they would have but we are offering free water at the water center at Herman Hill Park to anybody who can take water. Landscape contractors, they could take as much water as they want at no cost to be able to put landscaping in. we encourage landscape

CITY COUNCIL PROCEEDINGS

August 19, 2025

companies, nurseries and those to look at a better way to landscape. one of the local companies as we went into Stage 1 out a flyer which I think made a lot of sense. Not trying to dictate how folks should do business but it said we can get you through the drought or work with you on more drought tolerant plants. That seems to make a lot of sense to me. We would hope that others would do that too. So as we move forward, we'll continue those conversations, continue talking. That's real and - and that's been our concern. When the drought response plan was developed in 2013, the goal was to have as little impact on businesses as possible. That's why there's the exemptions that they are. The challenge that you face is, just because a landscape company can still grow sodded trees, what do you do when the property owner can't use their irrigation system? Going forward with the plan that we're talking about today, there are going to be - we will have the ability to overcome that. I hope that answered your question.

Council Member Ballard stated thank you, Mayor. I just have a couple comments. Gary, thank you for all your comments and thank you to the speakers. I just want to say thank you for the common-sense approach. I just can't believe how many people still don't know that we've been in a drought and/or irresponsibly watering. so I just appreciate some of your suggestions. it's definitely I feel - personally feel like a culture shift and you don't have to water every day. This is just how we've always done it. And so people are really in this routine. and there is a better way and more responsible way for people to water, so I appreciate you guys hanging in there through this long meeting but water is really important to me and conservation. And we need to continue to shift the message that is that we're in this for the long game and not just - because people want a beautiful lawn tomorrow, we need to be thinking about for years to come. So I appreciate all of your comments.

- 3.) [Public Hearing and Request by The Douglas Apartments, LLC for Approval of a Letter of Intent to Issue Industrial Revenue Bonds \(District IV\)](#)

Attachment: [Agreement for Payment in Lieu of Taxes \(PILOT\).docx](#)

Attachment: [Letter of Intent.docx](#)

CITY COUNCIL PROCEEDINGS

August 19, 2025

Attachment: [Agenda_Report_VI-3_Final.docx](#)

Attachment: [Resolution No. 25-375 Resolution of Intent The Douglas Apartments LLC.docx](#)

Troy Anderson, Assistant City Manager, reviewed the item.

Mayor Wu stated thank you, Troy. Questions for staff. I just have a couple just to give it a contrast to the previous item that got 90% tax abatement. This one is getting 40% tax abatement. the Green Sheet talks about the first full year of Tax abatement would be \$34,000. Is that based off of already improved? Because this will now have buildings. is that the amount of post-improvements or is this pre-improvements?

Troy Anderson, Assistant City Manager, stated so that's post-improvements. So the cost-benefit analysis analyzes the capital investment that is made and then makes those projections based on the investment that's already meant as - as previously brought up, you know, the payment live taxes, the base value that exists today will be continued to be paid. It's only on the capital investment. and the future value of those top - tax obligation that's being abated.

Mayor Wu stated and is this a 10-year abatement?

Troy Anderson, Assistant City Manager, stated yes

Mayor Wu stated it didn't say that on the Green Sheet. That's why I'm asking.

Troy Anderson, Assistant City Manager, stated I apologize. It - it is a 10-year abatement. in this one, there is no job creation, right? And so it becomes a little bit nuanced, again, we're - we're going to try to hope- hopefully clarify this in the next round of guidelines, right? But - because this is entirely based on the capital investment, we'll know that the capital

CITY COUNCIL PROCEEDINGS**August 19, 2025**

investment is made at the time that the bonds are issued. So in essence, this one doesn't necessarily need a 5-year review because there's no good job creation. We'll know whether or not the capital investment was made at the time that we actually issue the bonds. But again, we - we're going to kind of hope to clarify some of that stuff when the new guidelines come out. But this one is not projected to sort of have a 5-year review.

Mayor Wu stated I would like to see that. I think it would be important for community to know that this is a 10-year abatement while it doesn't have a job creation component. They may hire somebody. and so I'm just - I would like to make sure that when we're giving these 10-year abatement, there's always an opportunity to come back and look - a look back - or look forward, I guess. and so I would like to see that especially in our presentation in September that - that be added. I would like to see that these agreements have a performance measurement. And again, I think Twila mentioned if what gets measured gets you know, recorded and so I really would like to see more measurements and more plainly visible measurements that are on our website. So again, any 10-year abatements should have a 5-year look back and show community there was an investment made and I think that, that again, provides transparency and - and people want to see more housing. I think that's what I heard from this entire Council last week. We want see more housing. And I'm looking forward to more housing. but I think it would be helpful.

Council Member Hoheisel stated thank you, Mayor. now here that it talks about below market rents. is that part of the requirement here?

Troy Anderson, Assistant City Manager, stated no. Again, this is just the developer's intent that by utilizing this incentive they can make the units more affordable. They're going to pass that cost savings on to their tenants in the form of rent reductions to be more competitive into the workforce housing market. but no. There's not a requirement that they do it.

Council Member Hoheisel stated okay. Thank you. I just wanted to clarify that.

Council Member Tuttle stated thank you, and I was just going to emphasize workforce housing first time I ever heard it was the other project from the applicant. So I greatly appreciate that. Regarding the 5-year - adding in the 5-year when we don't have to. I'm fine

CITY COUNCIL PROCEEDINGS**August 19, 2025**

with having that discussion. I think that's another thing that we can add to when we have our workshop on our economic incentives in - in September. I think it would be a little trickier when there isn't job. but I just wanted to emphasize that that's something that won't be tied to this boat today. That's something that's aspirational but we'll be talking about when we have our workshop in September. Thank you.

Mayor Wu stated I would like to add one more thing to Council Member Tuttle's discussion for the September workshop and that is claw backs. I want to know that if a company receives any type of IRB, will there be a - a more, - I - I would like to see the development happen as soon as they've gotten the green light. I know that there are some projects that have been stalled. And there's nothing for us to say, hey - hey, you need to continue with the project you got approved by the Council. Are there opportunities to put that in the workshop maybe some claw backs or some performance measurements to really encourage them to move ahead with their development versus stall for another 2 years or 3 years. I know that in District Number 2 and Council Member Tuttle's district, there's a project that did not get any City incentives, but it's been stalled and a lot of residents have been upset. And so if you're getting City incentives, there could be something where we could say you need to move along with the development.

Troy Anderson, Assistant City Manager, stated yeah. We can absolutely introduce some of these concepts, right? claw backs traditionally as that has been used in the context of economic development is to sort of claw back some sort of dollar or benefit that went to a project, right? If it's not satisfied. Again if we're going to shift all of the risk on to the owner developer for performance and it's pay as you go and the City's not putting any taxpayer dollars into the project there's probably not much to claw back so to speak. But yes, you're right.

Mayor Wu stated Can you reduce the amount of property tax, so for instance if you get 40% not in this project but if you were to get 40% approved by this Council but if you don't start developing within the 1-year timeframe and you've now waited 3 years instead of 40% abatement, you get a 30% abatement, so that would encourage that developer to move a little bit faster. So those are the types of claw backs that I would like to see because again we had this long discussion last week about stalled development. and we've seen

CITY COUNCIL PROCEEDINGS**August 19, 2025**

those around our community and people expect that if you're getting some City incentives that you're going to move along.

Troy Anderson, Assistant City Manager, stated yeah. Absolutely. We can introduce some expirations of the offering and those kind of things. Absolutely.

Mayor Wu stated thank you. I see no further questions. So I will just ask the applicant to come forward and just share the importance of this workforce housing and I know that Council Member Hoheisel asked about the below market rates. Could you address some of those rates?

Sam Jones, The Douglas Apartments representative, stated ep. Sure. So we - this is the third of a similar project that we've undertaken. The first one was in District 1 by Central Standard Brewing on Hydraulic. The second one was on Hillside just south of Douglas. This one's on Douglas just next to Los Pinos, my favorite Mexican restaurant in town. And so what we've done is we found ways that we can consolidate all the value in our construction costs to the units themselves, so the units are going to be receiving 100% of the value or most of the value of the construction costs. I mean, they're going to be luxurious units but we save costs on things like exterior siding. We don't do any sort of amenity. I mean, everybody's got a gym membership. we're locating these in areas that are walkable. There's a lot of great restaurants and - and bars and things to do retailers nearby. So you know if we add amenities that just gets passed on to the tenant and so by removing that, we're able to save costs. And then tax abatement is another thing that we're able to take the - the cost savings of that and pass it on to the tenant. We've imposed kind of a - a goal and we're holding ourselves to this goal of the blended average rent rate being below \$1000 a month. and that is about \$200 to \$400 below market.

Mayor Wu stated thank you very much again for your focus on workforce housing. Out of full disclosure, I got to visit one of those locations, your very first project District 1 just south of Central Standard Brewery and I think that the dev- development is moving along really well and the location is great. As you mentioned, it is walkable. There are amenities already in that neighborhood and so you won't have to add those costs into your project but you're just taking advantage of the things that are in those neighborhoods and so I'm very

CITY COUNCIL PROCEEDINGS

August 19, 2025

appreciative that there are local developers really thinking about workforce housing and the opportunity to be in neighborhoods, like, District 1 and District 4 in this situation. And so I am encouraged to see that you guys are continuing to do more workforce housing that is exactly what we need. We will now open it up for public comment. I see no one from the public coming forward. I will now close public comment and bring it back to the bench.

Council Member Glasscock stated thank you, Mayor. Seeing nobody on the board. Thank you for investing in Wichita. I'm excited for this project. Los Pinos is also my favorite restaurant. And so as a neighbor, I'm excited to welcome you to the neighborhood.

Motion:

Council Member Glasscock moved to close the public hearing, adopt the resolution and authorize the necessary signatures

Motion carried 7 to 0

- 4.) [Public Hearings and Request to Approve a Development Agreement, Create a Community Improvement District, Approve of Letter of Intent to Issue Industrial Revenue Bonds, and Adopt a Redevelopment Project Plan for a Full-Service Hotel Located at 229 East William \(District I\)](#)

Attachment: [Agenda Report VI-4.docx](#)

Attachment: [Development Agreement.pdf](#)

Attachment: [Ordinance 52-802 Hotel Indigo Community Improvement District.docx](#)

Attachment: [Project Area 3A Project Plan Ordinance.pdf](#)

Attachment: [Resolution No. 25-383 Resolution of Intent Hotel Indigo.docx](#)

CITY COUNCIL PROCEEDINGS

August 19, 2025

Troy Anderson, Assistant City Manager, reviewed the item.

Council Member Hoheisel stated thank you, Mayor. this is a pre-existing TIF District.

Troy Anderson, Assistant City Manager, stated that's correct.

Council Member Hoheisel stated when does this district close?

Troy Anderson, Assistant City Manager, stated oh the TIF District, I believe, closes in 2 or 3 years, so. Yes. Council Member Hoheisel stated okay. So if the project I assume would be done by then the construction costs would be paid off through that TIF by then. So does that TIF keep going if all the - the costs recouped are not paid off?

Troy Anderson, Assistant City Manager, stated So in Kansas, the TIF District has sort of that 20-year shot clock in which you can create a project plan, right? So this is creating that project plan. The project plan for the project plan area survives for 20 years because that's the pro forma for that project plan and that project plan area. But once the district term expires you can no longer create any new project plans within the district. So it's really more of you're establishing a district on that 20-year shot clock for the purposes of when you can approve project plans but just making sure we're saying' the same thing.

Council Member Hoheisel stated Okay. I appreciate that. Also Council Member Glasscock and I had discussions when we did chat with the applicants about making sure that the CIDs the signs are posted in a visible area and that we do collect on those. So I just wanted to make that a public note that we have been talking about that and doing our due diligence on CIDs.

Mayor Wu stated and again a follow-up to that the CID signs would show the 2% sales tax additional that would be charged in that area.

Troy Anderson, Assistant City Manager, stated that's correct.

CITY COUNCIL PROCEEDINGS**August 19, 2025**

Mayor Wu stated a follow-up question. I'm sorry, Council Member Ballard. One follow-up question. so the shot clock for the District still has 2 to 3 years but this project once it commences, it still has its 20 years. Is that correct?

Troy Anderson, Assistant City Manager, stated that's correct. Yep.

Mayor Wu stated that was a point of clarification. And then the other one was the develop- redevelopment project costs eligible for TIF reimbursements, total 4.7 million. Can you address what are the TIF eligible expenses?

Troy Anderson, Assistant City Manager, stated oh man, I do not have those in front of me. Primarily, it's the acquisition costs. I think there's some other ancillary sort of infrastructure related improvements but primarily tax increment financing - tax increment financing under state law is much more restricted and the eligible expenses that you can use, primarily horizontal improvements demolition, renovation those kind of things. so primarily and we - we can let that applicants speak to it but primarily it's for the acquisition cost.

Mayor Wu stated I would like to hear from the applicant regarding those TIF eligible expenses.

Randy Furstenberg, Crain Development, stated I'm Randy Furstenberg. I'm with Crain Development. So the TIF eligible expenses are as Troy mentioned mostly the acquisition of the properties as well as garage improvements, horizontal utility work and parking lot improvements should be noted too that we - the portions of design engineering architecture can be also TIF eligible and we've excluded those.

Mayor Wu stated may I ask Troy the question? Why are parking lots getting property tax abatement? Is that because state law? Can you address that?

Troy Anderson, Assistant City Manager, stated so under statute, it talks about horizontal improvements, there are generally ca- captioned around public, when they say public, it's the users, the guests, the patrons cli- of the usage. So when he says parking lots, it's

CITY COUNCIL PROCEEDINGS**August 19, 2025**

actually the existing parking lot and the renovations because there will be no parking lots as part of the final product, right? It's the - there is on the backside of the Petroleum building. There is parking within the Petroleum building. And so it's those public amenities to the users of the project. It's those eligible expenses under state law. So that's - there's - there's no public - there's no parking lot per se but there is an existing public parking lot that - not public, it's a private parking lot that will need to be demolished in order to satisfy the project, so those are the eligible expenses.

Mayor Wu stated since you brought up parking really quickly you mentioned that there is parking behind the Petroleum buildings. Will that be enough for this hotel development?

Randy Furstenberg, Crain Development, stated yeah. The interesting fact, the Petroleum building has a structured parking garage, that was the very first structured parking garage built in the City, which is kind of an interesting historical fact. That was free. It holds, it was built for a 105 parking stalls. We'll be doing valet parking through our hotel. So as you know valet, you can stack and rack those, however, you need to. So we do have adequate parking with the garage and with a little bit of existing surface level.

Council Member Ballard stated thank you, Mayor. thank you for the presentation, Troy. So I have a couple questions. First of all I really appreciate that you guys are all local. I made that point the other day makes me really happy that someone local is investing in some really incredible buildings that we have. in our old town to preserve some of that history the only question I have is so the AC Hotel just opened up we're building the hotel on the river and then adding this one additionally. I know there is so much momentum going into the biomed area and I'm sure that we will need all of these spots. But the information that I got from visit, Wichita is at - we're at 65.2% occupancy. I just want to make sure that with the other one just not opening and it's not really having much data and the - and then the one on the river not opening it. I just want to make sure that we're not kind of putting the cart before the horse, so.

Troy Anderson, Assistant City Manager, stated and if I may? We did reach out as part of the downtown master plan update that we're going through right now a full demand study from our replanning research, this fall has been conducted. yes, there are a number of hotel rooms already operating in the study area. The study talks about in addition to the pipeline

CITY COUNCIL PROCEEDINGS**August 19, 2025**

noted above. Over the next 10 years, the hotel market is expected to support 430 to 560 new hotel rooms in the core.

Council Member Ballard stated would that be including, like, the New Hotel AC and then the additional rooms for the one that we're building on the river. I'm totally supportive. I just I just want to talk about this now I guess. I just want to talk about this now I guess.

Troy Anderson, Assistant City Manager, stated in addition to the AC Marriott Hotel that is coming online based on - I'm just reading from the study that based on in addition to the 1279 rooms that are operating in the study area today and the 119 rooms coming online with AC Marriott Hotel, there is still an additional 430 to 560 new hotel rooms anticipated over the next 10 years that the market will be able to absorb.

Mayor Wu stated One last question for the Applicant Andy. Can you - obviously, this is literally right next door to the new \$300 million, Wichita Biomedical Campus, can you address why you guys chose to have that location as your next hotel? and again I think I shared the same concern as Council Member Ballard making sure that we're not over producing these hotel rooms that there's actually going to be demand for these hotel rooms. I understand that the study says it still would allow for about 400 plus more rooms in the next 10 years so can you address why you guys chose that location?

Randy Furstenberg, Crain Development, stated yeah. First of all, just with the buildings themselves. We purchased these buildings along with the Crests building in December '23. and the intent there was between Crain Development and Schellenberg Development, we wanted to be involved in what's happening downtown in the core with the Biomed coming on board, et cetera. So we saw the opportunities with these buildings. We didn't know what we were going to do with them when we bought - when we bought them. We just knew that they were in a great location. So we went through just about every highest and best use scenario that you can go through underwriting each one, pro-forma is talking about projects. We started out with multifamily ideas but the efficiency in these buildings just doesn't lay out very well for - for apartments. we - we talked about using - keeping them as a commercial use building and letting that cord or kind of develop and - and just kind of

CITY COUNCIL PROCEEDINGS

August 19, 2025

wait. feasibly, you - you know, you just can't buy a property and sit on it for, however, long that's going to take, there's too many unknowns. ultimately we were introduced to the thought of a hotel. We consulted with Lexima Hospitality, John Cantele in his group, another Wichita local group that who will be managing the hotel for us. we did through their help and through our own third-party market study, it was determined that there was plenty of demand even as it - it exists today for downtown especially for the Hotel Indigo brand because it's a little bit higher end. and so that's really what ultimately got us to this point. And, you know, just adding to that demand factor, like I said, we did the third-party study that - that helped aid is, I think - I think, it came out to a need of 350 rooms roughly even today, so.

Mayor Wu stated and one more question for you. I know that this hotel has other amenities that you guys are planning to have. Can you just address those? Again, you will have some competition nearby but what makes yours different?

Randy Furstenberg, Crain Development, stated yeah. Well, we like to think that our - our architects and interior designers are doing a fantastic job for us. And they - they really are Shelden Architect is leading our architecture group. we have a really unique situation with, what we call it the McClellan Building. It's - some people refer to it as the work building but it started out originally in the 20s as a hotel. And it - with it situated right there on the corner, it's got to really cool corner vibe to it. And what used to be a restaurant? so we're taking that piece of it and turning into hopefully what we're going to create is - is a destination restaurant and bar, not just another hotel restaurant and bar. We feel like with the location directly across from the school. there's a lot of students, a lot of professionals that could utilize those facilities, creates a new restaurant in the area. and so that's a big part of our plan. We're creating um - if you've seen the renderings, there's a porte cochere entrance that connects the two buildings. and - and it's going to be a really good meeting place, just gathering place. and we'll have you know, kind of the usual the fifth floor of the Petroleum will be - we'll have a fitness center. and just kind of some of these normal hotel amenities.

Mayor Wu stated thank you very much Andy. I see no further comments from this bench. Again, thank you, Troy and thank you, Andy. We will now open it up for public comment. I

CITY COUNCIL PROCEEDINGS

August 19, 2025

see no public comment. We will now bring it back to the bench.

Council Member Tuttle stated thank you. I just wanted to state for the record that I've had ex parte communication with the applicant. Thank you.

Council Member Johnson stated yep. Thank you, Mayor. Before I make a motion, I just appreciate the investment in Wichita and downtown appreciated the presentations at the partnership meetings, so very informational, love the renderings and looking forward to this coming online.

Motion:

Council Member Johnson moved to close the public hearings, approve the agreement, place the ordinances on first reading, adopt the resolution and authorize the necessary signatures.

Motion carried 7 to 0

Mayor Wu stated I am so sorry but I do have one last question and that is for Troy. Can you just address how much in property taxes this current location produces or maybe Andy has that? just so that we know that - that area currently has some property taxes that - it's not on our sheet, so that's why I want to know.

Randy Furstenberg, Crain Development, stated I think, it's currently \$50,000 to \$70,000 a year.

Troy Anderson, Assistant City Manager, stated I don't have the information. I - I apologize. The suggestion was maybe \$50,000 to \$70,000 a year.

Randy Furstenberg, Crain Development, stated it could be more or - it's off the top of my head, so I apologize. I don't have the exact number.

CITY COUNCIL PROCEEDINGS

August 19, 2025

Mayor Wu stated but this is not getting property tax abatement.

Troy Anderson, Assistant City Manager, stated that's correct.

Mayor Wu stated that's the reason why I wanted to know the amount. Because I know people have asked that question before and I just want to make sure that that is on the record as they are going to be paying their property taxes that currently are levied on that area.

Vice Mayor Johnston stated thank you, Mayor. I just want to publicly say thank you very much for investing over \$40 million in downtown. So huge investment. I know you got to be a little bit nervous but thank you very much and - and wish you the best of luck.

Mayor Wu stated when will it open?

Randy Furstenberg, Crain Development, stated by summer of '27.

Mayor Wu stated by summer of 2027 the applicant just said that's when it will open. Thank you very much.

- 5.) [Amendments to Title 4.08 of the Code of the City of Wichita Relating to the Creation of a Common Consumption Area for the Consumption of Alcoholic Liquor](#)

Attachment: [Agenda Report VI-5](#)

Attachment: [4.08 Common Consumption DELINEATED 8.7.2025 Final \(002\).docx](#)

Attachment: [Ordinance No. 52-797 Common Consumption.docx](#)

Sharon Dickgrafe, Law Department, reviewed the item.

CITY COUNCIL PROCEEDINGS

August 19, 2025

Mayor Wu stated we will now open it up for public comment. I see no public comment. We'll bring it back to the bench.

Council Member Glasscock stated thank you, Mayor. Sharon, thank you for the updates to this. I know that we've already voted. This is on a lot of these rules and regulations so this is just making sure in compliance with state law.

Motion:

Council Member Glasscock moved to place the ordinances on first reading and authorize the necessary signatures.

Motion carried 7 to 0

- 6.) [Designation of Common Consumption Area Authorizing Possession and Consumption of Alcoholic Liquor - Public Hearing and Resolution \(Districts V and VI\)](#)

Attachment: [Agenda Report VI-6.docx](#)

Attachment: [Delano CCA Map.pdf](#)

Attachment: [Resolution No. 25-376 Common Consumption Delano.docx](#)

Reggie Davidson, Park and Recreation Department, reviewed the item.

Council Member Glasscock stated thank you, Mayor. I just have one quick question regarding the map. If we go back to the point-of-sale map real fast, the one of the stars though we're starting our application for 1-year, let's say a business moves in or let's say a current business wants to be able and they go through the process with ABC to offer

CITY COUNCIL PROCEEDINGS**August 19, 2025**

the sale of alcohol, can they opt into this without waiting until a next application period? So let's say 2 months from now, somebody wants to join into this, are they able to?

Isaac Unruh, Park and Recreation Department, stated yes. We can actually add them in later on. Same with special events, if there's any special events that we might be fully within the common consumption area, we can add them in for a temporary time as well.

Mayor Wu stated a couple of questions on this map. Does this include some of that walkway along the river?

Isaac Unruh, Park and Recreation Department, stated that is the intention, yes. Because there's not a sidewalk on the west side of McLean.

Mayor Wu stated thank you. And then last question is about the 60 to 70 signs. Is that excessive? Because I feel like when I went to Topeka, they had on the sidewalk permanent paint that they basically - that was their signage. Can we not do that?

Isaac Unruh, Park and Recreation Department, stated we did have those in discussions internally. For now it - it was - that was seen as much more of a permanent, whereas with a sign we can easily change it or remove it as needed. We have discussed paint, that is an option but the state requires it to - there to be some form of signage entering and exiting at all points, so basically be any sidewalk that's entering into the footprint.

Mayor Wu stated so all the yellow markings are the various signs that you're expecting to have?

Isaac Unruh, Park and Recreation Department, stated correct. And at each one of those locations there would be both an entering and an exiting sign.

CITY COUNCIL PROCEEDINGS**August 19, 2025**

Mayor Wu stated could we find a more cost-effective method and also not littering so much of this area with a lot of signs?

Isaac Unruh, Park and Recreation Department, stated yes. We can look into paint further but there does have to be some sort of a barrier at those locations.

Council Member Glasscock stated thank you. When we had said, so I counted on this map and it's 30, 31, I think it's 30 on here. It - though I think the application says 70 signs, so are we not seeing those just, like, front and back? Can we just not do a front and back sign?

Isaac Unruh, Park and Recreation Department, stated we did talk about those but Public Works said that with a type of the post that they may have to install, it's not going to be one where you could have a double-sided sign because there'll be a sign on either side of the pole is how I understood it at least.

Council Member Glasscock stated Okay. because I think that's also what I saw in a couple of the other common consumption areas is a front and back sign which would cut down half of the install that we need. So if we can explore that, I don't know if by pass I want to move forward with this today but if we can maybe explore some of the other options, I don't know if that has to take a motion from the bench but if we're able to front and back sign that could cut down on the number of signs we're doing by half.

Isaac Unruh, Park and Recreation Department, stated okay. I'll talk to Public Works and report back.

Mayor Wu stated thank you. Any other comments from the bench? I see none. Thank you very much for the presentation. We will now open it up for public comment on this item. I see no public comment. We'll bring it back to the bench.

Council Member Glasscock stated thank you. I don't see any other of my colleagues on the board, so given that they have no other comments I'll move forward with the motion. First, I want to thank staff for moving on this. I think this is going to be exciting for the Delano

CITY COUNCIL PROCEEDINGS

August 19, 2025

District. I've heard very positive response from individuals and I think this just adds a different vibrancy to the area and capitalizes on the history of Delano. I want to thank my colleagues for the support. I know I've talked to all my colleagues multiple times about this project. and I hope that this is just the start of, you know, weekends. If Wichita can be responsible in this usage, maybe we can expand this and maybe we can look at other opportunities to add quality of life amenities in this area.

Motion:

Council Member Glasscock moved to close the public hearing and adopt the resolution authorizing the designation of a Common Consumption Area and allowing the consumption of alcoholic liquor on property not otherwise subject to a license issued pursuant to the Kansas Liquor Control Act or the Club and Drinking Establishment Act. Motion carried 7 to 0

7.) [Lincoln Park Renaming \(District III\)](#)

Attachment: [Agenda Report VI-7.docx](#)

Josh Navarro, City Manager's Office, reviewed the item.

Mayor Wu stated thank you, Josh, for the presentation. Questions for staff? I just have one. Can you go to Slide Number 118? And the gazebo. I know that that's highly utilized for a lot of individuals. Will that remain?

Reggie Davidson, Park & Recreation Department, stated I will have to confirm but I believe it will be because of that purpose because it is used by a lot of the community.

Mayor Wu stated thank you very much. I see no further questions for staff. Thank you, Josh and Reggie. We will now open it up for public comment. I see no one from the public.

CITY COUNCIL PROCEEDINGS

August 19, 2025

Council Member Hoheisel stated Thank you, Mayor. first I do want to give thanks to Chief Snow in the Fire Department Ted with the Fire Union, who also expressed earlier before he had to leave a lot of appreciation towards City staff for working on this. Reggie and the Parks Department. The neighborhood, we did engage with the neighborhood. They were fine with the renaming. They - they are more interested in the improvements. Representative Kessler, who helped get this through his committee on the state level. Representative Hoheisel, who has done a lot of work that to help with this. Just a little bit of background as well. There is some funding opportunities from the State to actually work on the actual Firefighter Memorial. The rest of this, we are planning to fundraise around for the improvements. It seems, like, the Governor will be down in October. Those are the tentative plans. And to anybody listening, there is a memorial service the first Sunday of October. It's a real solemn ceremony. They play the bagpipes. They read the names off, of the memorial and give the due respect to the firefighters who have given their lives for us. So I would encourage people to come down. Sometimes it can get warm. It's at 1: 30 but it is definitely something to behold. Also we're looking at fencing it off or having those discussions as well to make sure we protect any investments that we have down there. So this is, - this is another good project, another amenity in District 3. We're coming for District 6 as far as the park system goes. I think we're already there but this will definitely cap it off. So I do appreciate everybody who's worked on this over the past year. And let's keep the momentum up and show the firefighters the respect that they deserve.

Motion:

Council Member Hoheisel moved to approve the renaming of the park as Kansas Fallen Firefighters Memorial Park.

Motion carried 7 to 0

Council Member Tuttle stated thank you. And I'll be extremely brief. I just wanted to say thank you to Council Member Hoheisel. I have watched you work quietly use the connections, brothers, if you need to, to make this happen. I know it's something that you're quite proud of and you should be. I'm really proud of this Council and how we're really trying to embrace how we work with our first responders, right? Making sure they're

CITY COUNCIL PROCEEDINGS

August 19, 2025

healthy, police and fire and then also, as you so eloquently mentioned, giving them the respect that they deserve. Eh, so just a heartfelt thank you to you. I also want to say congratulations to Josh. I know you were nervous. You did a great job. Thank you for being one of our two magnificent management fellows. your partner in crime was serving as Clerk earlier today but it's been a pleasure to get to know and work with you. So great job today. Thank you.

Mayor Wu stated and the only comment is to add to Council Member Hoheisel. Thank you again for your leadership in this. and the date for that memorial is Sunday, October 5 - Sunday, October 5, at the soon-to-be renamed Kansas Fallen Firefighters Memorial Park when it gets approved.

- 8.) [State Revolving Fund \(SRF\) Loan 2 Agreement for the Biological Nutrient Removal \(BNR\) Program](#)

Attachment: [Agenda Report VI-8](#)

Attachment: [Wichita Loan - Second C20 3049 02_FINAL for City Review-c.pdf](#)

Gary Janzen, Public Works & Utilities Department, reviewed the item.

Vice Mayor Johnston stepped away briefly.

Mayor Wu stated thank you, Gary. Questions for staff? I see none. We'll move to public comment. I see none. We'll bring it back to the bench.

Council Member Hoheisel stated Thank you, Mayor. Yeah. This is District 3 day here. Also thank you to Council Member Tuttle, she's served on the BNR Steering committee. They

CITY COUNCIL PROCEEDINGS

August 19, 2025

were instrumental in getting the WIFIA funds loans before I was on Council so I did want to give a shout-out to you and Public Works and Gary for all your guys' work on this. It's great seeing savings, taxpayer savings here that also helps with the fee adjustments coming up that we don't have to hit people over the head quite so hard with this to pay this project off.

Motion:

Council Member Hoheisel moved to approve the SRF Loan Agreement, authorize the required insurance payment, and authorize the necessary signatures.

Motion carried 7 to 0

Vice Mayor Johnston stated thank you, Mayor. I just want to tell JT, thank you for sitting through a long, long meeting for being here. J- if you don't know JT, he is absolutely a great speaker and he's probably the premier bond counsel in the State. So thanks for being here and sitting through our meeting and thanks for all the work you do for the City.

- 9.) [Concept and Progressive Design Build Amendment No. 1 for 1st Street Bridge Over the Arkansas River \(District VI\)](#)

Attachment: [Agenda Report VI-9](#)

Attachment: [2025-08-08 1st Street Bridge Owner-Design-Builder Agreement with full set of all exhibits.pdf](#)

Paul Gunzelman, Public Works & Utilities Department, reviewed the item.

Council Member Glasscock stated can we go back to Slide 137, real fast. And I'll walk through all the things. One, I'm supportive of this today. I don't know if it was providential. I was running underneath this bridge and part of the bridge fell on my head. It was only a little bit so it didn't hurt. But I think it's providential, and it shows that development is

CITY COUNCIL PROCEEDINGS**August 19, 2025**

needed at this location. If we go to Item 138, and is that - so on the left side, is that a result of fire or...

Paul Gunzelman, Public Works & Utilities Department, stated I think it's just over time you know, water getting down there and just de-laminating concrete and exposing the steel.

Council Member Glasscock stated Okay. we go to Page 145 - or 141. I thought this was just fun but that image looks very different now. That Exploration Place has started going vertical on all of their playground equipment. So if people haven't, it would be great to go out there. Page or Slide 143. Okay. this is where I have a little more substantive questions. How wide right now are the pedestrian paths on Douglas Street Bridge and right now the Douglas Street Bridge is a good example.

Paul Gunzelman, Public Works & Utilities Department, stated I don't know that I have the width for you, Council Member, because I think there's also some - there's some spaces that widens even more for poke- folks to kind of congregate on that bridge, but I don't have that. I can get that for you.

Council Member Glasscock stated Okay. It just seems like it would be a similar traffic pattern with pedestrians and also with people walking. I don't know if it's 14. I think there's definitely parts of it that are wider than 14, like you said of congregation areas but I don't know if that's 14 all the way down or not.

Paul Gunzelman, Public Works & Utilities Department, stated Yeah. Ideally we try to get 12 feet of space but we - we want to, you know, if cyclists and/or you know pedestrians won't walk - walk right next to the rail or the corral rail, so that 14 feet gives a little bit of shy distance for us.

Council Member Glasscock stated Okay. So between Slide 143 and then 145, we just want to flip over to that one real fast, is there a substantial price difference in delineating the road with this type of pattern versus page 143?

CITY COUNCIL PROCEEDINGS**August 19, 2025**

Paul Gunzelman, Public Works & Utilities Department, stated I don't know that there is at this time where that corral - we need some type of corral rail safety barrier between the motors, you know but we - we're looking at maybe even as late to attach much to the bridge but we're kind of looking at, you know, protecting the cyclists in their own space whether that be 5 or 6 feet wide, and then have a separate space for the pedestrians and/or those folks that maybe not feel comfortable riding in the roadway. So the outside portion of this bridge we're trying to really kind of look at, you know, based on comments we heard from the Bike Ped Advisory Board. So again, we want to go back there at - to that board in September, and then as I mentioned before, we - we will be back hopefully in November. I will be presenting, you know, this project to the City Council and we - we hopefully have some more refinement at that time and final design.

Council Member Glasscock stated okay. I don't know what my opinion is between Items 143 and 145 yet. I'd be interested in Bike Ped, also Bike Walk Wichita. I rarely bike down 1st Street. I usually go down Douglas but my only concern would be right now if we move forward with this design, you have a protected level right there but as soon as they get off the bridge, it's unprotected again. So I don't know if there's any benefit necessarily. Just have it protected for- if it's a huge sig- or significant cost burden too.

Paul Gunzelman, Public Works & Utilities Department, stated yeah. And then, the - you know, the other thing we were looking at, you know, if you take the whole network and look at the whole thing, you know, how it - if they were riding across the bridge in the lane of traffic, how do they get up and navigate the other pathways in the area? So we're looking at that as well, so.

Council Member Glasscock stated okay. Last two questions. how long would construction be?

Paul Gunzelman, Public Works & Utilities Department, stated so we are - there - our projected schedule now is, again, I would - provided support today, approval today. Dondlinger GFT would move forward with the design. I would be back here in November to present the final design construction budget and then Dondlinger's plan would be to lower the river shortly thereafter and construction probably take a year.

CITY COUNCIL PROCEEDINGS**August 19, 2025**

Council Member Glasscock stated so the river would be lowered during the entire year.

Paul Gunzelman, Public Works and Utilities Department, stated yes.

Council Member Glasscock stated I know we're trying to work with people that use the river often to accommodate that because that some of them have businesses along the river that use river.

Paul Gunzelman, Public Works and Utilities Department, stated yes.

Council Member Glasscock stated and then last question, design elements. Will that come back to us at some point because, you know, we kind of have a similar design element already down the river. I don't know if we're going to replicate what we already do on Douglas Street to be able to match that or if we were looking at different design elements.

Paul Gunzelman, Public Works and Utilities Department, stated it would, yes. We are. And that's part of the contract would be to hire an artist and get them on board as soon as possible to develop some of those aesthetic elements.

Council Member Glasscock stated we are looking at replicating it or we're looking at different elements?

Paul Gunzelman, Public Works and Utilities Department, stated that has not been determined yet. We'll leave that up to the artist.

Mayor Wu stated I have a follow-up question before we move on to that very comment that was just made. So both Douglas Street Bridge and I believe, what's south of there The Maple Street Bridge have public art elements that are incorporated into the bridge. Is that what's expected of 1st Bridge or not?

Paul Gunzelman, Public Works & Utilities Department, stated we would incorporate some type of elements into the bridge but whether they match those or compliment those, that has not been determined yet. There's also, you know, other elements along River Corridor, you know, artistic elements and we are - have as you know, Council Member Glasscock,

CITY COUNCIL PROCEEDINGS**August 19, 2025**

artistic elements there in front of the West Bank stage. So how do we - or West Bank there across from Equity Bank Park, how do we incorporate all of that within this project?

Mayor Wu stated I would be curious as a follow-up how much the public art cost on Douglas and Maple Street because those bridges do have - is it wind elements or a - a type of public art ...that is the same and then if 1st Bridge is going to have its own art, I just would, like, to know the cost.

Paul Gunzelman, Public Works & Utilities Department, stated same.

Council Member Hoheisel stated Thank you, Mayor. thank you, Paul. Just one comment and then one question. just a warning, a little bit of - of a warning here. I still hear - I still hear people all the time howling about the Harry Street Bridge and how it's a three-lane bridge. So seeing this design here, it's kind of, you know, buy or be aware. But, I do like the - the physical barrier for the bike lanes. Is that something that we plan on including in all bridge designs moving forward?

Paul Gunzelman, Public Works & Utilities Department, stated yes. That is something that we will look at on all projects as we, you know, look at implementing the 2024, bicycle plan on any capital improvement programs we do. If there is an identified bicycle route, then we do look at options to buffer those, protect those cyclists from travel- traveling vehicles.

Council Member Ballard stated thank you, Mayor. I just have a couple comments and questions. I know that - thank you for the presentation. like, Mike the - the two and one makes me a little nervous but you guys are the professionals so change is hard. But if it's, you know, what you guys feel like is the best, then that's what we should do. I know you heard at the DAB several concerns about the detour on McLean, so I'm glad that you addressed that. I'm sorry if I missed this, but did you say Bike Ped was leaning more towards splitting the path or...

Paul Gunzelman, Public Works & Utilities Department stated they were a little bit all over the place but they do. But I think we are - well, there was some that, you know, one of them

CITY COUNCIL PROCEEDINGS**August 19, 2025**

I think is a commuter you know, I think his position was, you know, if we don't start now, we'll never get it done. some others were, you know, as we went through the 2024 bicycle plan update one of the things that we heard was that to make the - any new facilities safe for all users. So, you know, I think it's a balance there. I think with the - we had, had some additional conversations with GFT earlier this week. I think we can come up with a - a kind of a hybrid model that I think will serve both commuters as well as, a recreational cyclists as we kind of and so I - I - I think when I come back in November, I think we'll have that plan that's work for everybody.

Council Member Ballard stated can you go back to the slide that shows where if you wanted to cross the bridge, you'd have to go to Waco or just for my colleagues, I think it's important for us to try to make the best decision here because I - I feel like maybe even myself included might not always go all the way to McLean, if I wanted to cross over, especially if you're going underneath the bridge. So I appreciate you showing us the options here but I would lean into, as Council Member Glasscock said, Bike Walk Wichita and Bike Ped to see what they feel like would be the best option. also I know I mentioned this at the DAB, but during this construction, we won't have any other big construction detours that would create any problems. I know, I mentioned the Minnesota Bridge, and I think we're still a little bit away from that, but I certainly don't want any big main thoroughfares construction going on at the same time if at all possible because all the fun bridges are in District 6, I feel like. Or the ones that need replaced. and the other two questions really quick about the bike path. The one that goes under, will that be closed or rerouted during construction?

Paul Gunzelman, Public Works & Utilities Department stated I'm glad you brought that up because I - I failed to mention that. So it will be closed. whether it's rerouted, I don't know. We need to - as you know the path is closed south of Douglas right now with the West Bank improvements so it's not....

Council Member Ballard stated so all of that will be closed?

Mayor Wu stepped away briefly.

CITY COUNCIL PROCEEDINGS**August 19, 2025**

Paul Gunzelman, Public Works & Utilities Department, stated right. So it, so I think the West Bank improvements I think that path will be closed through 2026, with the development of the hotel. I'm not sure that they'll be done with that. so, you know, it's closed south of there. This will close this. So probably timing-wise, it might be good to have both of these under construction at the same time through 2026.

Council Member Ballard stated okay. So it'll just be closed, like, not reroute. I mean, I don't know how we would reroute.

Paul Gunzelman, Public Works & Utilities Department, stated we - yeah. I - we'd have to look at a detour route for that if we probably have to pull them off back at Seneca, but we'd have to look at that. We look at that task on GFT.

Council Member Ballard stated okay. And then will - I know you mentioned obviously, we have to lower the river. Will that be for the entire year?

Paul Gunzelman, Public Works & Utilities Department, stated most likely, yes. And we have been in contact with folks.

Vice Mayor Johnston stated thank you, Mayor. Paul, how old is that bridge?

Paul Gunzelman, Public Works & Utilities Department, stated I think it was constructed in 1970s, if I recall right.

Vice Mayor Johnston stated 55 years.

Paul Gunzelman, Public Works & Utilities Department, stated let - let me see if I have that handy.

Vice Mayor Johnston stated yes.

CITY COUNCIL PROCEEDINGS**August 19, 2025**

Paul Gunzelman, Public Works & Utilities Department, stated I can double-check that for you but that - that same question I was asked at District 6, the advisory board and I think that's what that - it was, it's cut off here, so I can't - I can't get that for you right now.

Vice Mayor Johnston stated okay. The new one you expect to last 75 years, so. Or longer. and your analysis of replacing or not, you said it was 9- \$9 million to \$10 million to replace it but you're at \$14 million.

Paul Gunzelman, Public Works & Utilities Department, stated we are. As we were going through the - the programming of the CIP, you know, we didn't have - we didn't know at the time whether this would be a rehabilitation or replacement, so I had asked for some additional funding to be put in the CIP in case it was needed for replacement. And it was a - and it was a ballpark guess. Now, as we get into further design whether or not we need to address the, you know, I spoke to the McLean intersection if there's any improvements that might be needed there as we coordinate this bridge, that - you know, that might add some additional cost as well.

Vice Mayor Johnston stated okay. I have one more request. I use this bridge when my wife and I go bike. We go down one side of the river, take this bridge across and go down the other side of the river, and so we'll come by Exploration Place, cross over to - to the east, which that is only about 4 feet wide right now. It's very - it's very dangerous, so I appreciate the lo- the wider, but - but when you go back on the far east side there, that path, there's a hairpin turn to get back on the bike path. And the only reason for it is I think there's a planner right there or something. Can - can you - can we look at taking that out and just making that path a little smoother to get back on the bike path heading - heading north?

Paul Gunzelman, Public Works & Utilities, stated I don't know if that's some- yeah. We'll look at that.

Vice Mayor Johnston stated my wife's about wrecked a couple times on there, so.

Mayor Wu stated I see no further questions from the bench. We'll open it up for public comment. I see no public comment on this item. I'll just chime in really quick because this

CITY COUNCIL PROCEEDINGS

August 19, 2025

resides in Council Member Ballard's District. I'm just glad to understand more of the need for a full replacement rather than just a rehab. as a lot of folks have traveled underneath that bridge through Park Run or just walking and biking around that area, we know it needs major repair, so knowing that it's going to be a full replacement so that it can last much longer I think is the most - is the wisest decision and so I appreciate that staff has spent a lot of time on this.

Council Member Ballard stated thank you, Mayor. That is the same thing that we ran into with the Amidon Street Bridge looking at a replacement versus just a rehab and it was still significantly better investment to go ahead and replace it.

Motion:

Council Member Ballard moved to approve the concept and Amendment No. 1 and authorize the necessary signatures.

Motion carried 7 to 0

10.) [Permanent Watering Restrictions Ordinance](#)

Attachment: [Agenda Report VI-10](#)

Attachment: [Ordinance No. 52-798 Permanent Watering Restrictions.docx](#)

Gary Janzen, Public Works and Utilities Department, reviewed the item.

Council Member Glasscock stepped away briefly.

Vice Mayor Johnston stated thank you, Mayor. Gary, thank you for all the work, everything you did on this. I have had a couple residents up to your last point reach out and say, well, if

CITY COUNCIL PROCEEDINGS**August 19, 2025**

they sell less water, they're going to have to raise our rates. So it sounds like that may be the case.

Gary Janzen, Public Works and Utilities Department, stated We're going to look at everything we can within our rate model. We've - we've had to do that already this year. Um and there's a whole host of things that we look at. we - we can't gut the capital side of what we do, but we look at how we capitalize costs. We have talked to other communities about what they have done as far as at some point in time looking at surcharges, but our goal is to smooth things out as much as we can to make sure we're looking ahead. I'll tell you real quick too we mentioned this before, but this is a good thing for long-term conservation, but it also becomes part of the equation. Derby and Valley Center are both building water treatment plants that they're going to utilize a lot of their own water resources, which is great for conservation, but at that point, that's 2 or 3 years out, so we're looking ahead. We're going to sell even less water then so we're looking as far ahead as we can. We'll be ready to discuss more in November.

City Manager Robert Layton stated If I can, Council a number of years ago changed the rate structure to make us less, reliant on water use. In other words, what we went through over the last 4 years would have had a much more significant impact on our revenue had we not changed our rate structure, and there are a lot of nuances that went into that but - and a lot of study to get us to that point, but as Gary said, after a - a significant drought and then permanent conservation, it's going to be hard to be able to maintain without some kind of rate adjustment, but it will not be as drastic as it would have been if we were under the old rate structure. The other thing that's kind of complicated, and we'll talk about that in November, is some of this isn't about the revenues needed to operate. It's a matter of what our debt coverage ratios are for our revenue bonds that have supported our all of the improvements that we've put in place, and so it may look like we're still sitting on a good amount of cash, but we have pledged to our bondholders that we would keep a certain coverage ratio on that debt.

Vice Mayor Johnston stated so that rate structure changed from a flat rate to tier one, tier two, tier - tier three, is that?

CITY COUNCIL PROCEEDINGS**August 19, 2025**

City Manager Robert Layton stated I think we've made adjustments in the tiers, if I remember correctly. I'd have to go back and go through. I can't remember all the methodology.

Gary Janzen, Public Works and Utilities Department, stated we did, and we also re-evaluated our base rate charge. There's a base rate on every customer. So that's not entirely dependent on - on just the consumption, the amount of water used either.

Council Member Ballard stated thank you, Mayor. Thank you, Gary. None of my stuff is going to be very popular, but I just have some questions. So I've heard that the best time to plant a new yard is in September, which happens to be a little bit before you're wanting to potential - or when you think that we might be hitting that 70%, which you would set in, is potentially in October, right?

Gary Janzen, Public Works and Utilities Department, stated Correct.

Council Member Ballard stated I mean, when it hits 70%, like, what does that look like rolling into making changes? You just pick a day or do you wait until it's 70% and then pick a day? Like, what does that look like?

Gary Janzen, Public Works and Utilities Department, stated well, that's a good question. This is a bit of new territory for us. I think what we would try to do, assuming that we're hanging on, and you know, there's some forecast for some rain next week, even. I think we probably can project a date pretty safely in October and not just wait till the day and say, okay, we're here. that way we are - we can allow ourselves the ability to let folks know when it's coming and try to start planning ahead.

Council Member Ballard stated okay. Also, is that also when you would decide that we can plant trees?

Gary Janzen, Public Works and Utilities Department, stated so yes. As part of our - I was

CITY COUNCIL PROCEEDINGS**August 19, 2025**

thinking through our variances, but sure. you know, I think from what we've talked about, and I didn't get into it here probably with even the new watering measures in place will support new trees especially because we're allowing hand watering. And so, I think that probably as soon as this goes into effect, things will be fine with planting trees.

Council Member Ballard stated Okay. And my last question is, probably already know the answer, but have we considered putting these types of watering days on wells also?

Gary Janzen, Public Works and Utilities Department, stated we have not for the reasons that I talked about. I think we would be challenged with what the state provides for, you know, a domestic well permit up to 2 acres is permitted through our staff, but State of Kansas is still involved in that, and it's under the laws of the state. that's a - an investment that well owners have made. I don't think we have the ability to restrict that unless we can show that it is impacting our groundwater supply which we - at this point, we can't. I still would encourage it for what it's worth. We talk about it - anytime I go out in the public and talk about it. We encourage well users to follow the same and do the same. Right now, I don't see how we can put any restriction on them.

Council Member Ballard stated Okay. because I know I've asked before if we saw any type of uptick in people digging wells rather than using.

Gary Janzen, Public Works & Utilities Department, stated We did. starting particularly in 2022 and 2023. I think this...

Council Member Ballard stated but not really since the drought?

Gary Janzen, Public Works & Utilities Department, stated no, I think this last year has been fairly steady. I wouldn't say it's been a ton. And also too, as I mentioned, it's not because of using those wells, but because of what we went through, everything is lower than it was. So there are some people with wells that currently don't have water in them. And we heard from a few folks that didn't want to - have to put a well in even deeper because of the added cost. I think they were going to wait.

CITY COUNCIL PROCEEDINGS**August 19, 2025**

Council Member Hoheisel stated thank you, Mayor. and thank you for the work. I know the change in the Sunday, that's a small change, but it does give everybody a chance to enjoy it on the weekend. so we touched upon this a little bit earlier. The surrounding cities and our customers are beholden to this as well. so they just have to go do 3 days a week as well.

Council Member Hoheisel stated thank you, Mayor. and thank you for the work. I know the change in the Sunday, that's a small change, but it does give everybody a chance to enjoy it on the weekend. so we touched upon this a little bit earlier. The surrounding cities and our customers are beholden to this as well. so they just have to go do 3 days a week as well.

Gary Janzen, Public Works and Utilities Department, stated yes. Thank you. And I meant to mention that again, so I appreciate you coming back to that. as we did with the once-a-week watering and through the conditions of the Wholesale Water Agreements, they have to provide a plan that shows they'll water 3 days a week and that they have some way to enforce that. That's all we asked for. I've got a copy of a plan from all of our wholesale customers. When we went to one day, I - it's kind of interesting to see how some folks got pretty creative, but we're not going to dictate that.

Council Member Hoheisel stated okay. So there's - is there going to be a grace period to - when - when does that kick in officially?

Gary Janzen, Public Works and Utilities Department, stated well, from a timing perspective, I think that's why we - I think we need to find - figure out what the date looks like. And I think we can be close enough. If we stay to the idea that we're going to wait till we're at 70%, I think we can get a solid projection of when that is so that everybody can know what we're looking at for a date. because we will need some time in that same vein into - to the other question that was asked. We're not going to be able to do this from one day to the next.

Council Member Hoheisel stated okay. And then the last thing just a point to hit on, every year when it comes up with water rate increases, sewer rate increases, I always emphasize making sure that we take the burden off the lower tier - the lowest tier. So just moving forward, I know if we're going to have to try and make it up, I don't want to make it up on the backs of people who can barely afford it, who are barely making it as is, so.

Gary Janzen, Public Works and Utilities Department, stated understood. The you know, our

CITY COUNCIL PROCEEDINGS

August 19, 2025

hope is with our tiered structure, which we've talked quite a bit about in the last year and a half, is that is an incentive for conservation. And that's why we've looked at those tiered rates. And we even, during the workshop, I talked a little bit about the idea of how we set average winter consumption. And we're still thinking about that some and may discuss that more in November. because I think we've got an idea that really still puts the onus on those who are using discretionary water for outdoor watering, which is where we really need to cut back the most. And it wouldn't have the impact that - that you're discussing. It shouldn't.

Council Member Tuttle stated thank you Gary. Thank you and your team for all your work on this, for the Water Reuse Task Force. I think I've said it a million times. I - I get it and - and I understand. I would be perfectly happy to stay exactly where we are with 1 day a week. I think people have the appetite for that. 2 days a week, okay. I mean, I'll probably be supportive of this just because I know it's - it's what we're hearing. But I - I've said before, if we tell people we're in drought and then that we're out of drought, and then we unfortunately have to go back to drought, it's just a lot of mixed messaging. And there's part of me that says, well, people have the appetite for watering 1 day a week. Just stay with it. The question that I did get, somebody texted me because they're watching, and they - they just want to make sure they understand, and I want to make sure I have - I have it correct, too. So we have our drought response plan, right? And it says that if we have a 1 year rolling average above, you know, is it 79%, 80%, then we're back in Stage 1, correct?

Gary Janzen, Public Works and Utilities Department, stated correct.

Council Member Tuttle stated are we actually changing the plan to say, to - now it's not a 1-year average?

Gary Janzen, Public Works & Utilities Department, stated no. We're not. but I will, here's what I will tell you. The drought response plan, again, this is not a place we've been before. The drought response plan says we will come out of drought when we get to 90% for the 12-month average. We have - there's language that was put in the drought response plan that was meant to provide flexibility if needed or if we so chose because there's so many factors. I mentioned earlier that we're - surprisingly, Cheney Reservoir is still 100%. And

CITY COUNCIL PROCEEDINGS

August 19, 2025

here in the middle of August, having gone through July, I would not have expected that. Again, the reservoir lowers a lot slower than it ever goes up. I would not have expected to be standing here today on August 19 and still be 100%. So that to me is a fairly considerable factor to think about going forward as we start heading towards - we all know we can still get plenty of hot temperatures including September. October is historically one of our wettest months. It wasn't last year, so can't always hang our hat on that, but we're headed towards what we would think likely to be better times. So our recommendation of going to this new conservation once we get back to Stage 1 is a variance from the - the way we interpret the plan but I also think there's some flexibility and they're taking all factors into consideration.

Council Member Tuttle stated and I appreciate that. I'm just going to editorialize for a second. District 2 not having wells and, you know, having a higher propensity of people who really, really care about their yards. I'm still remembering last August and September and I just - I remember people saying y'all don't know what you're doing, you should have done this sooner, all those things. and - and so I - like I said I just don't want the public's trust in us to erode over being able to irrigate their lawn with treated water. So I'm just kind of stating that for the public record. I appreciate you as the content expert and your team is the content expert making this recommendation and - and I will be supportive. But I just - as I mentioned wanted to go on record saying water is our most precious resource. I just - I wish we could even have a compromise of 2 days and not 3, but I understand. Thank you.

Vice Mayor Johnston stated thank you, Mayor. Gary, we heard from a couple speakers in the first version of the water talk from (Damien) and (Jeremy), I think still here. I have a heart for the small business guy. It's going to be hard for them to schedule any sort of landscaping or reseeding if they don't have a date. you just can't instantly buy seed, buy sod and go out and start doing it, have jobs lined up. I - I called (Mark Matney) at Tree Top, (Mark McHenry) at Hillside, (Brady Nursery), (Peter Salmeron) from Professional Landscapes. They all - they - they range from September 1 to end of October, but they all agreed that this sweet spot was September 15 to October 15 to reseed a yard. a lot of army worms in West Wichita, they've destroyed yards. is there any way we - we could - well, we'll make a motion that we start it September 15 have that date - have the water restrictions just like you said, but have it starting September 15. just so these businesses can - can have a chance to

CITY COUNCIL PROCEEDINGS

August 19, 2025

plan and organize, and - and the customers can plan and organize too, to - to get their yards reseeded or sodded or whatever it might be. you think that'd be a problem or you can't say?

Council Member Hoheisel stepped away briefly.

Gary Janzen, Public Works and Utilities Department, stated I think so. I've been a proponent of - of hanging on as long as we can and trying to be true to the intent of where we've come from but I will tell you that I think we're in a lot better shape than we thought we would be at this point. I think there means a lot that Cheney Reservoir is full on August 19. my opinion is that we're probably not going to see much difference if we aim for an October date where we're projecting 70%, and - and we can do a pretty good job. Projections are based on effectively it's staying where it's at. Getting normal precipitation, getting normal evaporation kind of balances each other out. Right now, we've - I think we've got through kind of a tough spot. Hopefully we don't see next 30 days of 100 degrees and no rain, but even then it drops slowly. So - so to - no, I wasn't trying to dance around that Vice Mayor. I think with the position that we're in, we - I - we would support doing that. Recognizing that this is, I talked before about this being an adaptive challenge, and I think there's a lot of conditions that we need to weigh. value, obviously, the input of all of you, and I think this is - I think this is a decision - I'd like to see a decision that we could all try to make together and I wouldn't have a problem with looking at September 15.

Vice Mayor Johnston stated Okay. I - I appreciate that. By the way, rain is headed at Cheney right now. It's raining over Cheney right now. Yeah. Just looked at the radar so. I appreciate that. Thank you.

Gary Janzen, Public Works and Utilities Department, stated even better. I do believe, I would just add to that real quick, we've - we've been through a lot. this went on longer than anybody would have expected. I remember in the fall -- not to glamorize it -- but in the fall of 2024, I heard from numerous people that said, don't do it or it's going to rain. We know it's going to rain, and it didn't rain. This was not normal, even by normal standards, and so we're fortunate we did what we did, but it's been tough, and I get it. And I hear from a lot of people who had nice yards that are burnt up. I'd kind of hate to see us wait till October

CITY COUNCIL PROCEEDINGS**August 19, 2025**

15 without much gain when we could potentially lose that very important 30 days in there. I think there's some real value to that.

Council Member Hoheisel stated thank you, Mayor. Can we go back a couple slides to where we talk about the - the exemptions for businesses and what not? Yeah. I mean, is it that we could start possibly this immediately, and the rest of the restrictions wait or is that too complicated?

Gary Janzen, Public Works and Utilities Department, stated I suppose that's possible. I think we're probably better off moving forward with everything at the same time.

Mayor Wu stated I have just a couple of questions. you mentioned that, let's see, Slide Number 154, the Equus Beds are at 90%. What were they last year when we went into Stage 2?

Gary Janzen, Public Works and Utilities Department, stated around 92%.

Mayor Wu stated can you address the dip?

Gary Janzen, Public Works and Utilities Department, stated so, as much as anything, our recharge efforts, our ASR project, counts on high water levels in the Little Ark River. When the water levels get high enough, we pull water off of the river. We treat it through our surface water treatment plant. We inject it into the ground. As we were experiencing this regional drought, the Ark River flows were low, so we had very little recharge for almost a year there. And then there's some impacts from farming and atrazine impacts. Usually what happens in the spring is we get a real good flush of the river that takes care of some of those things, and we didn't. So some of the big rains we got in June, we weren't even able to capitalize on recharge because of the water quality, so we had to wait. So it - it's been a - a result of the same drought of - and - and our inability to utilize ASR.

CITY COUNCIL PROCEEDINGS**August 19, 2025**

Mayor Wu stated and one of the concerns that was brought up during the first half of the public comments were regarding those wholesale water users. I understand that they have been engaged in the conversation, but not everyone has. are there opportunities for wholesale customers like a Bel Air not just their electeds, but also their City managers or administrators to have some sort of big town hall? Because I think part of it was what you said earlier is how they carry out the restrictions would be up to each municipality. So would there be an appetite for something like a - a convening for them?

Gary Janzen, Public Works and Utilities Department, stated I do not mind doing that at all. we've been able to handle this through general communications by email and otherwise, even going into Stage 2. But - if sure, if that helps. We've spent a lot of time talking to these folks over the last, since January of 2023, and I think they, in my - in my opinion, the ones I've talked to, I think they have a pretty good feel for how this works and where we're at. If - if that helps, I don't mind. I'd - I'd reached out to all of them the other day to remind them this was coming, this discussion was coming today. I've heard back from a few who just had some questions of clarification, but that's been about it. So we can do whatever needs to be done. I - we're supplying the water to the region. I think if the City Council decides to move forward with a plan that allows 3 day a week watering, that needs to stay in place for all wholesale customers. It is very clear in the Wholesale Water Agreements. I don't want to say that, meaning that I don't want to listen to wholesale customers, but that part would not be up for debate. It would just be about specifics and the specifics are up to them. I'm happy to talk to them about what might work for them, but they can figure out whatever plan works better than we can.

Mayor Wu stated and then my next question is about public engagement. obviously, this was presented during a workshop. and workshops are an opportunity for the Council to really give direction to staff, but no public comment is taken during workshop regarding this proposal. So my question then is, what have you heard from the public regarding these permanent restrictions?

Gary Janzen, Public Works and Utilities Department, stated so I don't know if this is a way to try to sell anybody on anything. But the folks I've heard from have said don't make it any more than 3 days. Most people I've heard from said stay with 1 day, go to 2 days. I've heard

CITY COUNCIL PROCEEDINGS**August 19, 2025**

that quite a bit, but that's from some of the same ones we've heard from over the course of time that really value conservation. And that's good. I don't know that I've heard from anybody that said don't do it. Go back, let us do what we wanted to do, because I think I've talked to a few people directly. And they do realize that 3 days a week can work. And it does well. We've talked so much about education. I could continue to belabor that. There were so many folks that watered 7 days a week. That weren't doing anything for the health of their yard. And so this is going to be a good thing anyway, but public input I've heard so far has been good.

City Manager Robert Layton stated if I could jump in on that too, Mayor. I've - Gary, I think you'll agree with me based on our conversations. I think all of our education efforts have made a difference. I - a lot of the calls and people that stopped me and talked to me about it are actually concerned about people they see watering outside of the cycle or watering in the middle of the day or watering during rainstorms, which one of the speakers talked about. And so I think more and more people are upset about the lack of proper conservation by residents and businesses. And in fact, I've had people urge me to get more aggressive in enforcement of restrictions so.

Mayor Wu stated I appreciate that. I think Gary mentioned this is about education and collaboration over enforcement. So you're not going to add additional staff to enforce this. Can you address, since the Stage 2 restrictions to 1 day a week watering. How much you have fined individuals?

Gary Janzen, Public Works and Utilities Department, stated I can. If you give me a second, I have that information. In 2024, we had 535 warning letters that were sent out. 16 violations for a total of \$800. 2025, 197 warning letters sent, 6 violations for a total of \$300. So all in, 22 violations, \$1100.

Mayor Wu stated and I would assume that this would continue in terms of enforcement being very low on the list, but really more about education. And really focusing the effort on encouraging people to please do the 3 days. I'm a bit concerned, though when it comes to going somewhere very permanent. I feel like that conversation, there are only two or maybe a couple more individuals left here talking about this item. And so it always worries me

CITY COUNCIL PROCEEDINGS

August 19, 2025

when public comment. Especially on a topic that will codify this into an - an ordinance, which would be much more restrictive than what it currently - what - what would have been prior to Stage 2, which was you could water whenever you'd like. I'm concerned that we don't have enough public comment back. That's what I'm worried about. I know you said that a majority of your public comment that you've heard from folks is we want restriction. Well I - I find that concerning. I think encouragement and education are very important, but I really think that. Again, we need more conversation on this. And I don't even think that we've had a town hall regarding this very topic of just water. We had how many town halls regarding Second Light, which was the former multi-agency center. And I'm - I'm just a little worried that, again, we're not getting enough public comment on this.

Gary Janzen, Public Works & Utilities Department, stated so I might offer - and thank you for that, Mayor. I might offer up just a little bit more context on the things that we have done. Especially since even prior to going into Stage 2. So I counted it up. Council Member Tuttle mentioned this, but since last summer. And I - don't ask me why I have this list. Mostly it was just to keep track of my schedule. But I have presented to almost 35 different public groups. This includes rotary clubs, district advisory boards, neighborhood associations, large groups. we have videos that we have had on social media channels that talk about these very specific issues. That talk about El Dorado. That talk about long-term water restrictions that are constantly on a loop out on social media. not quite the same as you were getting at, Mayor, as far as the town hall. But I - I think we've done an amazing job. Not - not me, but I've just been out there saying the words. But I think we've done a really good job of being out there really as much as possible and talking to folks. We went - I went to the spring whatever, lawn and garden show. And I talked to people non-stop for 4 hours. And there were some that were in favor, some that weren't, but I heard a lot of ideas about conservation, short-term and long-term. So we - I think, and we've kind of been doing this on - on a thread, on a loop here since we started this, of continuing this conversation. I - I believe that's why we're in a better place now, and that's probably because we hear some of what we do. You know, obviously I've heard from some people that said they're just tired of hearing about it and ready to move on. But I think they've come to value what we've talked about all along is changing our culture, making it about education. And - and finding the right way to move forward. And we've seen a lot of creativity from folks. We've heard a lot of responses about finding better ways to use water. So always game to do anything we need to for public engagement going forward. Depending on what's decided today, we're

CITY COUNCIL PROCEEDINGS

August 19, 2025

going to jump in with comms team and start getting the word out as quick as we can. Of when this is going to happen, what this means, what can be done, so that everybody knows what's next.

Vice Mayor Johnston stated thank you, Mayor. In response to that, Mayor, too, I think we - we all have a district. I know your district's the whole City. But we all have a district and they reach out to us. And I have had many, many people reach out on the water issue, expressing their opinion. probably maybe as many as that come to the town hall. Just from District 5. So I think there has been a lot of engagement, a lot of publicity. Appreciate Gary's efforts at getting out. he does a lot of extra time in doing all these things. So I - I think there has been a lot of public engagement, maybe as much as anything. So I think we're okay.

Council Member Tuttle stated thank you. I'm - I'm just going to say one more - one more thing. I think truly if we went and had a town hall or we asked for more public engagement. People would say keep it at 1 day or 2 days a week. because people are in conservation mode right now. So the more public engagement, the better of course. But I - I - I'm not exactly sure that everybody would agree that with what the results of what we got. so I think this is probably where we are right now the best place to start. As long as we make sure that, you know, there's the expression of keeping one eye on the microscope and one eye on the telescope. We just can't ever - you know, we need to make sure that we're being vigilant of monitoring this. So that if we have to go back to 1 day a week, we - we certainly do it quickly. So that people, as I mentioned, the public trust doesn't erode that we don't know how to handle this situation. So thank you.

Mayor Wu stated I would have one more comment to that then. I would really like to see a town hall regarding this. I think that if we have made two - at least two, town halls regarding homelessness and the multi-agency center now called Second Light. Then I think this deserves its own town hall. Since this is permanent restrictions. And again, I think that it would warrant that opportunity. I also understand Vice Mayor's concerns about having some sort of finality so that small businesses can move forward, as well as have that conversation. And I don't really see from this bench an agreement of moving forward with - with what Council Member Tuttle has - believes is also important, which is the town hall. I don't know if we have enough people that want to have that prior to this. I don't see any

CITY COUNCIL PROCEEDINGS

August 19, 2025

nods. Yeah. So I don't see any nods. So what I would ask then is for staff to still create a town hall. Because people will need to know about these new restrictions as it seems like the rest of the Council is in favor of this. That then we need to hear from community. What are - I - I know earlier it was mentioned, there are some loopholes. Well, that was good that you brought that forward, because then now Gary can address the 24 hours versus this is when you can water. So I think that again, a town hall would be advised. And I would like to see one -one where it's not during the day time, but rather in the evening time. So that plenty of folks from all over the community can chime in. and if again this passes, I still want to see that going forward with a community town hall. I see no further questions or comments from this bench. We will now open it up for the - for the second half of the public comments, if there are any individuals who have not spoken about this very topic. Looks like nobody wants to speak on this anymore.so again I want to say, do you want - you already spoke though, I'm so sorry. I appreciate again for this Council in allowing me to have public comment regarding this item ahead of this topic. Because I knew that there were people that wanted to speak. And I want to make sure that when someone wants to make the effort to come to City Hall and make their voice heard, that their voice is heard. And so I appreciate that we were able to do public comment ahead of time, plus public comment during the actual item. So thank you Council members. with that I know that there are probably comments, if there are no comments.

Gary Janzen, Public Works and Utilities Department, stated Mayor, I have one quick caveat. Sorry, let me take a quick step back on this recommended action. So I - I do want to - maybe (Jennifer) can make sure I get this right. This is part of the ordinance that's before you. So we would recommend City Council place the ordinance on first reading and authorize necessary signatures with the change that addresses ending in an odd number can water on Wednesday, Friday and Sunday. Even number stays as Tuesday, Thursday, Saturday, no watering on Monday. That would be our recommendation. Is that good enough?

Jennifer Magana, Law Department, stated if whoever makes the motion will just incorporate that, that will be perfect.

Council Member Ballard stated thank you Mayor. So just to make this really easy, Gary, that's the only change is, is we're going from 1 day a week to 3 days a week, depending on your address.

CITY COUNCIL PROCEEDINGS

August 19, 2025

Gary Janzen, Public Works & Utilities Department, stated well it is, but also in the ordinance allows for the variances that we talked about, which is really critical part of this. And there's some clarifications on things like hand watering can be done anytime outside 10: 00 to 06:00.

Vice Mayor Johnston stated Thank you. Also Gary, I would like to add, if the Council agrees to begin this on Monday, September 15, as a start date. For - for the water restrictions and everything, as you said. 3 days a week.

Council Member Glasscock stated is that a motion?

Motion:

Vice Mayor Johnston moved to place the ordinance on first reading and authorize the necessary signatures, addition of addresses with odd addresses watering on Wednesday, Friday and Sunday, and even addresses watering on Tuesday, Thursday, Saturday. No watering on Mondays. Will start restrictions September 15.

Motion carried 4 to 3 (Nay: Lily Wu, Becky Tuttle, Maggie Ballard).

Council Member Hoheisel stated thank you, Mayor. what does that do to the outreach to the water customers? Does that put the onus on them to get their policies in line before the 15?

Gary Janzen, Public Works and Utilities Department, stated for the wholesale water customers? It would. Yes, we would. If this moves forward today, we'll be contacting them by morning to let them know the action that was taken and that we need to have a plan in place by September 15.

Council Member Johnson stated thanks Mayor. Gary, appreciate the presentation. now that this motion is grouped. I am supportive of the ordinance and all the efforts being made. I am not supportive of starting on the 15th, just on principle, because we're not at the metrics at this point. However, I will reluctantly support it because I do support the

CITY COUNCIL PROCEEDINGS**August 19, 2025**

overall ordinance, but I do think since we had set some standards in place, we really should adhere to those. But in this case, I will vote for this, this time, but I would just hope in the future we adhere to the things that we have voted on and don't change them based on that again. If before September 15, we have a lot of hot days and teeny drops, then we're kind of in a weird spot with this. So I will support it, but I do have those concerns.

Mayor Wu stated further comments? I will just add this. I will not be voting in favor, not because I don't support conservation, because I do support conservation. However, I want to hold staff accountable to a town hall that I will attend along with Public Works, and I want to hold staff accountable to a convening with the wholesale users so that they're aware of what is happening. And I want to hear their feedback. and I really appreciate when people reach out to us and they want more engagement so that they understand what the rules are. I want to make sure that everyone understands it. So I'm going to be voting no to hold so that we can hold staff accountable to town hall and a convening for the wholesale users.

Council Member Ballard stated thank you, Mayor. This is forward. I am a little reluctant to agree to this September 15. I can get behind the 3 days a week reluctantly, but I'm a little nervous to make that look so rushed for September 15. just sharing those comments.

Council Member Glasscock stated thank you. I'm always in favor of more public engagement. I have brought this before my DAB. lot - I know probably a lot of members of this body have brought it before their DAB, and that's often our experience to have a town hall. We can host a town hall. We can invite people, but I do want to say that engagement has been made in District 4. I would probably echo that for my colleagues as well, whether that be town halls, whether that be breakfast. I know this is brought up at every single neighborhood association I go to, every single meeting I go to. So I do think there's been substantial engagement. I'll support a town hall. I'll come to a town hall as well, but I do want to say that I'm thankful for staff who have come to meetings that I've had, breakfasts that I've had, town halls that I've had, to engage about this policy as well. Thank you.

CITY COUNCIL PROCEEDINGS**August 19, 2025**

Vice Mayor Johnston stated thank you. I appreciate the concerns about not following it, but we do have a full water supply right now. I think it's up to Council to - to make those determinations, when we should follow it to the letter law, and when we should adjust it. For small business owners like - like (Damien), he spent all day here instead of working. because he didn't have any jobs. so he can start lining up jobs for - for September 15. I think that's important. That all these small businesses that rely on - on water and planting can - can make plans. So I think that's really important, and we are in good shape now. What was done, was done very well. I think the plan has done very well. I think it's everything. It's very good. I see no reason to delay it because we do have a full water source right now. So thank you.

Council Member Johnson stated thanks, Mayor. just one quick question on this, as I'm still hesitant. So if we lock in on September 15 and the situation changes, but Council has mandated that September 15 we go ahead with this, what happens? Do we need to come back to another Council meeting to discuss that or?

Gary Janzen, Public Works & Utilities Department, stated so if it helps and this isn't going to be the same, but I was going to offer this up as a point of clarification. If we move forward with this on September 15, our 12-month average resets at what the level is on September 15. That helps some. To your concern, I think if we get really bad things going on for the next almost 30 days. We would reset the 12 months to what it is right at that point. So that it does give us some head start on where we need to be there, if that makes sense.

Council Member Tuttle stated thank you. I just want to make the comment that I also support small businesses. I support all business, and that's why I've been in such conservation mode. Because if we would have gone to Stage 1, we would have hurt many business and industries, not just, you know, folks in certain industries. So on the record, almost all of the rationale for the decisions I've made regarding drought have been because I'm supportive of business. I am reluctant about the 3 days. I've said that ad nauseam, and I'm sorry, but I'm even more reluctant about the September 15. Only because we're getting ready. We are in the two hottest months. We have half of August, and we'd have half of September left. And, you know, as I say, every day, water is our most precious resource. Being in conservation mode every day is not a bad thing. I think it's the future of how we need to be thinking of water. So we can protect generations to come for our

CITY COUNCIL PROCEEDINGS**August 19, 2025**

community. So I'll be curious to see where the votes go, but if the September 15 doesn't, and we go back to the original proposed I'll more than likely be supportive of that. But again, thank you for the discussion from my colleagues. I appreciate it. This is a really important decision and I've told people, and I mean this earnestly, in the two - you've done 35, I think I've done 23, I counted or something. I don't know if there's a more important topic in our community right now than water. I mean, I can't imagine. I mean, everything we do, of course, is important, but if we don't have water, I mean, that's a - a deal-breaker for everything in our community. And there have been communities in this nation who have had to deal with that situation. And I don't want us to get any closer to this than we've already been. Thank you.

Vice Mayor Johnston stated Gary, if - if it didn't rain another drop till the 15th, what would be the - and it's 100 degrees every day, what would the - the evaporation rate be at Cheney?

Gary Janzen, Public Works and Utilities Department, stated we historically have lost approximately 10 inches of elevation a month during the hottest, driest months with no inflow. So we would be approaching a foot below normal.

Council Member Hoheisel stated thank you, Mayor. I wonder if my colleagues - it would ease some of their concern if we set a limit, such as if it's still above 95% on September 15, and it'll kick in on September 15, and if not, then it would go as planned, as scheduled. I don't know if that's - if that's possible, if that's doable.

Jennifer Magana, Law Department, stated I think from a legal perspective, it'll be a little tricky for the ordinance to be triggered by an event that we won't know until that date.

Vice Mayor Johnston stated I think if you take 10 inches off there, we're going to be at 95%, right?

Gary Janzen, Public Works and Utilities Department, stated I was trying to remember what the elevation correlation was to percentage.

Vice Mayor Johnston stated it's pretty close.

CITY COUNCIL PROCEEDINGS**August 19, 2025**

Gary Janzen, Public Works and Utilities Department, stated it probably is.

Vice Mayor Johnston stated it's pretty close. So I think we've got it covered. I really do.

Council Member Hoheisel stated yeah. And I mean, I'm just throwing it out there to see if that helps ease some of the concerns.

Vice Mayor Johnston stated I think we're okay.

Council Member Johnson stated thanks, Mayor. Thank you, Council Member Hoheisel. think that would get a little complicated. I'm going to support this. I just know I'll be watching elevations around that time and weather patterns up until then. I'm hopeful that this all works out, but just stating my concerns.

Council Member Tuttle stated sorry. And just to go back. Sorry, Gary. So Johnson - Council Member Johnson brought this up earlier. If extremely dry - extremely hot, lots of evaporation on the 15th, is - is there, and - and if I missed it, I'm sorry, but is there a way to amend it so then we don't do it. And we stay where we are? We don't know that. I don't know that. Yep.

Vice Mayor Johnston stated worst case scenario is 10 inches in a month, and we're less than 4 weeks away. So if it goes down 10 inches, we're still at 95-ish percent.

Council Member Tuttle stated but I'm asking a question that I think is fair to be answered.

Gary Janzen, Public Works and Utilities Department, stated I think the - this has been a little bit of a complicated concept too, for us to figure out how this works. Not having been at this point before. I think where we do help ourselves is the comment I made earlier, is if you get what would be considered a - a big drop in that 1 month. We're going to reset and start over on the 12-month average at that elevation. So that's moving forward. That's considered the 12 month, if that makes sense. So it'd be as if the previous 12 months were at that elevation. That does give us a head start of going back to where we need to be within the drought response plan. And if we happen to see dry conditions beyond that, we'll get

CITY COUNCIL PROCEEDINGS

August 19, 2025

back to Stage 2 in a lot quicker order than we would have otherwise. If - I know it's a little bit of a - a different concept, but I think that part helps. I think that helps us by - by going, that that becomes our new 12 month, if we do have that problem within that period of time. I'm not sure what else we set the - the gauge at other than staying with, saying that we go to Stage 1 is ultimately what lifts it. With - and that would stay with the current 12 month when it gets to 70%.

11.) [Ancillary Employee Benefits Selection](#)

Attachment: [Agenda Report VI-11.docx](#)

Heather St. Pierre, Finance Department, reviewed the item.

Vice Mayor Johnston stated thank you for the presentation. I appreciate it. Just one question. Has the City considered an HSA health savings account instead of a flexible spending account?

Heather St. Pierre, Finance Department, stated there have been some conversations around HSA health savings accounts. Those may or may not be required to be tied to a high deductible health plan, which we..

Vice Mayor Johnston stated I don't think so.

Heather St. Pierre, Finance Department, stated No. Okay. I'm thinking of the other one then. But yes, those are ongoing conversations.

Vice Mayor Johnston stated okay. If - the advantage to that is it can go floater from year to year to year. And if you don't use it at the end of your life, you can actually get the money back. Instead of having to spend it every year. So I would like to see, maybe look into that. I would do that. I won't do the flexible spending because I may not need it.

CITY COUNCIL PROCEEDINGS

August 19, 2025

Mayor Wu stated I see no further questions for staff. We'll open it up for public comment. I see no public comment. We'll bring it back to the bench.

Motion:

Mayor Wu moved to approve Delta Dental of Kansas, VSP and Surency as the providers for dental, vision and flexible spending administration; authorize staff to negotiate contracts with the proposed vendors; and authorize the necessary signatures.

Motion carried 7 to 0

COUNCIL BUSINESS SUBMITTED BY CITY AUTHORITIESPLANNING AGENDA

VII) NON-CONSENT PLANNING AGENDA - NONE

HOUSING AGENDA

VIII) NON-CONSENT HOUSING AGENDA

1.) [Public Housing Recovery Agreement Status Report](#)

Attachment: [Agenda Report VIII-1.doc](#)

Attachment: [list for monthly report - August 2025.pdf](#)

Sally Stang, Housing and Community Services Department, reviewed the item.

CITY COUNCIL PROCEEDINGS**August 19, 2025**

Council Member Ballard stepped away briefly.

Mayor Wu stated I just have a couple. I wanted to know Slide 182. It was mentioned that they are - that you all received additional funds. Can you explain those additional funds?

Sally Stang, Housing and Community Services Department, stated so when you have public housing, we receive operating funds and we receive capital funds. We did not expect we'd be receiving additional capital funds in 2025 because - we - most of our units were approved - had approved disposition applications, but we did receive additional, \$1.3 million in additional funds. So we will be bringing further contracts forward. It may slow down our - our sales because, like I said, as we're putting these properties back out onto the market, we want to be - make sure that we spend every dollar that HUD has given us, and they'll be in better condition at the point we go to sell them, so.

Mayor Wu stated okay. My other question is in the consent agenda, there were multiple properties that, again, sold for above appraisal price. Can you just address has that been going that way all along, nothing has come below or?

Sally Stang, Housing and Community Services Department, stated nothing has come below. We actually can't sell them for below the appraised value. And, you know, it really - there have been some time that has elapsed from the time the appraisal had happened. HUD took a long time to approve some of those applications. And we're seeing market rates changing in different neighborhoods across the community. We lean on our listing agent to make recommendations as to what to put those units - what price to set for those. They've - they've been pretty good. every once in a while we have to bring them down a little bit closer to appraised but we work hand in hand with the broker.

Mayor Wu stated those additional dollars above the appraisal price. How is that being utilized within the department?

CITY COUNCIL PROCEEDINGS

August 19, 2025

Sally Stang, Housing and Community Services Department, stated so all of the proceeds from the sales of these homes have to be used and invested in future affordable housing with Section 8 rent restrictions. So that's that source of funds that we'll be putting into the housing we're building at - at Second Light Campus. And then there'll be additional funds that we'll be able to invest in future development.

Mayor Wu stated and I know that City Manager Layton, I think it was last week or the week before, we're going to have a presentation regarding Second Light coming up. Do you know when that will happen?

City Manager Robert Layton stated no. Not yet.

Motion:

Mayor Wu moved to receive and file the HUD Recovery Agreement status update and Public Housing Disposition Update Report.

Motion carried 7 to 0

AIRPORT AGENDA

IX) NON-CONSENT AIRPORT AGENDA - NONE

COUNCIL AGENDA

X) COUNCIL MEMBER AGENDA

Council Member Glasscock stated thank you, Mayor. The board is frozen, so I'll just briefly mention I was talking to Captain Slaughter about the great work that the property Task Force - Property Crimes Task Force, is doing and they're getting an award in Oklahoma City. And so I will be going to congratulate them and represent the City down in

CITY COUNCIL PROCEEDINGS

August 19, 2025

Oklahoma.

Mayor Wu asked Thank you for representing us, Council Member Glasscock, and congratulations to the Task Force that has recovered over \$6 million in property that has been stolen, so thank you very, very much.

Approve that pursuant to Section 2.04.090 Council Member Glasscock's travel expenses, as estimated on the Travel Authorization and Expense Form, to attend IAFCI Taskforce Awards in Oklahoma City, OK August 26 - 27, 2025 for the purpose of representing the City of Wichita, consistent with A.R. 3.1, be approved. Upon return from travel, actual expenses shall be reported to the Controller's Office.

Motion:

Mayor Wu moved to approve the travel.

Motion carried 7 to 0

Mayor Wu stated I have one agenda item off the cuff however, it is not something that is for the Council, it's really more for law department. I wanted to know if the Mayor is allowed to create a committee specifically to America's 250th anniversary, which will be held next year. So I wanted to know if - if the Mayor can just create a committee, if that is, do I need approval from this bench?

Jennifer Magana, Law Department, stated I'll check, but I think the ordinance is silent on that, but let me follow up with you on that. Thanks.

Mayor Wu stated so I appreciate that we'll get a response at some point again, Kansas has a committee for America's 250th headed by Representative Estes, and so I wanted to make sure that we also had a committee here in Wichita appointed or gathered, convened by the Mayor. I know that Visit Wichita is also taking a lead on a similar effort but there have not been a lot of movement regarding that so I really wanted to make sure that it's top of mind as the end of the year is coming.

CITY COUNCIL PROCEEDINGS

August 19, 2025

Council Member Tuttle stated thank you. And a couple of weeks ago, maybe a month ago, I think we had a discussion at the end of the meeting regarding this. And I thought - and I could be completely wrong, because, you know, it's been a bit, but that we would all appoint someone and then the committee re- would reside in park and rec. That's my recollection, but if I'm wrong, I apologize, but if not, I think that would be a good way to proceed. And perhaps the Mayor can have, you know, with like if there's seven of us and the Mayor has three or I don't know, but I think it would be great to have representation from all the different districts. Just because every district's a little bit different and you know, it - it would be interesting to see if we wanted to do something in all the districts or just downtown. So that would be my recommendation, ju- but just a thought from the discussion we had prior. Thank you.

Mayor Wu stated I think that discussion in particular was about the selection of a new City manager, and so I - I think Law has some comments.

Jennifer Magana, Law Department, stated thank you for the moment, Ma- Mayor I did check the ordinance. There is an ordinance that provides that the Mayor may appoint special committees as directed or approved by a majority of the Council. Such special committees shall conduct activities and report as directed by the majority of the Council. Such committees shall serve at the pleasure of the majority. So it says again, may it be appointed by the Mayor as directed or approved by a majority of Council.

Mayor Wu stated So maybe this is further discussion, but when I was thinking of a committee, I was really more talking about convening other groups, such as Cedric County, USD 259, McConnell Air Force Base. These are other entities that should be activated regarding Americas 250, including the Veterans Memorial Park Board and Dole VA Hospital, just to name a few. So I was just - I was curious if that's even the same, because I'm not necessarily asking for...

Jennifer Magana, Law Department, stated I think that's different. You're - you're convening community groups. It's not an appointment. I think that's an administrative matter.

City Manager Robert Layton stated Mayor, if you'd let us look at it, because we have had some past practice regarding the Mayor appointing a special committee I can think of one

CITY COUNCIL PROCEEDINGS**August 19, 2025**

that Council member or Mayor Longwell put together. So let me talk to the City Attorney and let's work through that. Okay.

Council Member Hoheisel stated no comment. I just - I had the same recollections that we had had that discussion about an appointment each but curious to see where this discussion goes, and we'll let them come back with some of the past practices. Thank you.

Mayor Wu stated thank you. And one more question for law. I just wanted to make sure that I'm following protocol here. if I wanted to put something on the agenda, according to the ordinance, the Mayor cannot be the only one that puts it on the agenda. It has to be voted on by this Council. Is that correct?

Jennifer Magana, Law Department, stated that's correct, Mayor.

Mayor Wu stated thank you. I know that at some point I may be bringing up a - a discussion item but it would need to be voted on. The Mayor cannot just simply put something on the agenda. Thank you. Except for recognition, so the recognition is different. Thank you very much.

XI) [COUNCIL MEMBER APPOINTMENTS AND COMMENTS](#)

Council Member Johnson stated thanks, Mayor. I just wanted to encourage those in the City to keep the family of Bishop Mark Gilkey in your prayers. He passed this morning. he was a tremendous leader in the community head of the Ministerial League, did a lot of great work for us, and worked closely with the Council on unity in the community last year. unfortunately, his health did not allow him to participate in every event but he was a - a strong supporter. Did a lot of great work in this community and showed the love of God through his actions. So I just want to keep the Ministerial League and his family in our prayers. They're going to announce his services here in the next few days, but definitely wanted to mention that. We lost a wonderful human.

CITY COUNCIL PROCEEDINGS

August 19, 2025

Motion:

Mayor Wu moved to recess into Executive Session for 30 minutes from 4:35 pm-5:05 pm.

Motion carried 7 to 0

Meeting reconvened at 5:10 p.m. no action taken.

Motion:

Mayor Wu moved to approve Adjournment

Motion carried 4 to 0

Adjournment at 5:10 pm.

Respectfully submitted,

Shinita Rice, Deputy City Clerk

CITY COUNCIL PROCEEDINGS

August 19, 2025

ATTACHMENT 1 - CONSENT AGENDA ITEMS 1 THROUGH 31

II) CITY COUNCIL CONSENT AGENDA ITEMS

Applications for Licenses:

1) Applications for Licenses for Cereal Malt Beverages:

a.) Applications for Licenses to Retail Cereal Malt Beverages

Attachment: [CMBs for August 19, 2025.docx](#)

2) Preliminary Estimates:

a.) Preliminary Estimates

Attachment: [PEsforCC_08-19-25.pdf](#)

3) Agreements/Contracts:

a.) Grant with the Kansas Department of Transportation

Attachment: [Agenda Report II-3a.doc](#)

CITY COUNCIL PROCEEDINGS

August 19, 2025

Attachment: [FY26 Urban PT-0779-26 Wichita \(624-25\).finalv2.pdf](#)

b.) Contracts for Mowing

Attachment: [Agenda Report II-3b.docx](#)

Attachment: [Getting it Done Enterprises_25200082_vendor signed.pdf](#)

Attachment: [T and G Mowing_25200081_vendor signed.pdf](#)

4) Property Acquisitions:

a.) Acquisition of Temporary Construction Easement at 1401 West Douglas for the Douglas Avenue from Seneca Street to Meridian Avenue Project (District IV)

Attachment: [Agenda Report II-4a.doc](#)

Attachment: [1401 W Douglas supporting documents.pdf](#)

b.) Acquisition of a Temporary Construction Easement at 1115 West Douglas for the Douglas Avenue from Seneca to Meridian Avenue Project (District IV)

Attachment: [Agenda Report II-4b.doc](#)

CITY COUNCIL PROCEEDINGS

August 19, 2025

Attachment: [1115 W Douglas supporting documents.pdf](#)

- c.) Acquisition of a Temporary Construction Easement at 1502 East 17th Street North for the Road Project, 17th Street North from Interstate 135 to Hillside Avenue (District I)

Attachment: [1502 E 17th St N supporting documents.pdf](#)

Attachment: [Agenda_Report_II-4c \(1\).doc](#)

5) Minutes of Advisory Boards/Commissions:

- a.) Metropolitan Area Planning Commission Minutes July 10, 2025 Wichita Airport Advisory Board Minutes July 7, 2025

Attachment: [2025-07-10 MAPC FINAL Minutes.pdf](#)

Attachment: [WAAB July 7, 2025.pdf](#)

Uncategorized Items:

6.) Proclamation Votes

Attachment: [Agenda Report II-6.docx](#)

7.) 2024 Federal Bureau of Investigation Central Kansas Safe Streets Task Force

CITY COUNCIL PROCEEDINGS

August 19, 2025

Attachment: [Agenda Report II-7](#)

Attachment: [FBI Safe Streets MOU.pdf](#)

8.) 2025-2026 Drug Enforcement Agency High Intensity Drug Trafficking Area Task Force

Attachment: [Agenda Report II-8](#)

Attachment: [2025.2026 HIDTA.pdf](#)

9.) Bond and Note Sale

Attachment: [Agenda Report II-9](#)

Attachment: [Resolution No. 25-377 General Obligations Bonds Sale.docx](#)

Attachment: [Resolution No. 25-378 General Obligation Temporary Notes Sale.docx](#)

10.) Funding and Change Order Limit Adjustment for 17th Street North from I-135 to Hillside Avenue (District I)

Attachment: [Agenda Report II-10](#)

Attachment: [Resolution No. 25-379 17th Street North from I-135 to Hillside.docx](#)

CITY COUNCIL PROCEEDINGS

August 19, 2025

Attachment: [Resolution No. 25-380 Change Order 17th Street North from I-135 to Hillside.docx](#)

- 11.) Community Event with Alcohol Consumption - Wichita Wagonmasters Chili Cookoff (Districts I and VI)

Attachment: [Agenda Report II-11.docx](#)

Attachment: [Resolution No. 25-381 Alcohol Consumption Wagonmasters Chili Cookoff.docx](#)

Attachment: [Wichita Wagonmasters Chili Cookoff TED Map.pdf](#)

- 12.) Community Event with Alcohol Consumption - ICT Margarita Festival (District I)

Attachment: [Agenda Report II-12.docx](#)

Attachment: [Resolution No. 25-382 Alcohol Consumption ICT Margarita Festival.docx](#)

Attachment: [ICT Margarita Festival TED Map.pdf](#)

- 13.) First Reading of an Ordinance Authorizing the City to Issue Industrial Revenue Bonds for the Douglas Market Development Project (District I)

Attachment: [Agenda Report II-13.docx](#)

CITY COUNCIL PROCEEDINGS

August 19, 2025

Attachment: [Ordinance No. 52-799 Douglas Market Development Project AC Hotel.docx](#)

- 14.) First Reading of the Bond Ordinance to Issue Industrial Revenue Bonds (DIDCOT and Mid-Continent Instruments) (District II)

Attachment: [Agenda Report II-14.docx](#)

Attachment: [Ordinance No. 52-800 DIDCOT and Mid-Continent Instruments.docx](#)

- 15.) Authorization of the Second Five-Year Tax Exemption (BG Products, LLC) (District III)

Attachment: [Agenda Report II-15.docx](#)

- 16.) Authorization of the Second Five-Year Tax Exemption (WAM #6, LLC) (District II)

Attachment: [Agenda_Report_II-16.docx](#)

- 17.) Authorization of the Second Five-Year Tax Exemption (IH2, LLC) (District IV)

Attachment: [Agenda_Report_II-17.docx](#)

- 18.) Authorization of the Second Five-Year Tax Exemption (Bombardier Learjet) (District IV)

Attachment: [Agenda_Report_II-18.docx](#)

CITY COUNCIL PROCEEDINGS

August 19, 2025

19) Second Reading Ordinances:

- a.) SECOND READING ORDINANCES FOR AUGUST 19, 2025 (FIRST READ AUGUST 12, 2025) ORDINANCE NO. 52-792 AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED. An ordinance changing zoning at 1202 North Gow. ORDINANCE NO. 52-793 AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED. An ordinance changing zoning at 428 South Laura and 427 South Pattie Avenue. ORDINANCE NO. 52-794 AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED. An ordinance changing zoning at 39th Street South and Rock Road. ORDINANCE NO. 52-795 AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED. An ordinance changing zoning at 600 North Greenwich Road. ORDINANCE NO. 52-796 AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

Attachment: [List of Second Read Ordinances August 19, 2025.docx](#)

CITY COUNCIL PROCEEDINGS

August 19, 2025

II) CONSENT PLANNING AGENDA ITEMS

- 20.) ANX25-08: Laham Holding Company, LLC; Robert & Catherine Wells MAP Trust dated August 12, 2013; Richard H. Wells, and: Marilyn R. Wells Requests the Annexation of Land; Generally Located on the Southwest Corner of East 45th Street North and North Greenwich Road (District II)

Attachment: [Agenda Report II-20.docx](#)

Attachment: [A25-08 Map Sheet.docx](#)

Attachment: [A25-08 Ordinance.doc](#)

- 21.) SUB2025-00027 - Plat of University United Methodist Church Addition Located North Along East 21st Street North and East and West of North Yale Avenue (District I).

Attachment: [Agenda Report II-21.docx](#)

Attachment: [SUB2025-00027 University United Methodist Church Addition - Restrictive Covenant.pdf](#)

Attachment: [SUB2025-00027 University United Methodist Church Addition-Plat.pdf](#)

- 22.) SUB2025-00028 - Plat of Cedar View Village 2nd Addition Located North of East Lincoln Street and Within a Quarter Mile East of South Greenwich Road (District II).

CITY COUNCIL PROCEEDINGS

August 19, 2025

Attachment: [Agenda Report II-22.docx](#)

Attachment: [SUB2025-00028 Cedar View Village 2nd Addition - Certificate of Petition.pdf](#)

Attachment: [SUB2025-00028 Cedar View Village 2nd Addition - Restrictive Covenant.pdf](#)

Attachment: [SUB2025-00028 Cedar View Village 2nd Addition - Notice of PUD.pdf](#)

Attachment: [SUB2025-00028 Cedar View Village 2nd Addition - Plat.pdf](#)

23.) VAC2025-00022 Request in the City to Vacate a Platted Utility Easement; Generally Located on the North Side of West MacArthur Road and a Half Mile East of South Hoover Road (3950 South Baehr Street). (District IV)

Attachment: [Agenda Report II-23.docx](#)

Attachment: [VAC2025-00022 WCC Supporting Documents.docx](#)

Attachment: [VAC2025-00022 Excerpt Minutes.docx](#)

Attachment: [VAC2025-00022 Vacation Order.docx](#)

24.) ANX2025-00007 RBR Land, LLC Requests the Annexation of Land; Generally Located Within One-Half Mile South of East 29th Street North and Within One-Quarter Mile West of North 159th Street East. (District II)

CITY COUNCIL PROCEEDINGS

August 19, 2025

Attachment: [Agenda Report II-24.docx](#)

Attachment: [A25-07 Map Sheet.doc](#)

Attachment: [Ordinance No. 52-801 A25-07.doc](#)

II) CONSENT HOUSING AGENDA ITEMS

25.) Sale of 2054 North Piatt Avenue (District I)

Attachment: [Agenda Report II-25.doc](#)

Attachment: [Real Estate Agreement - 2054 N. Piatt.pdf](#)

26.) Sale of 2915 East Shadybrook Lane (District I)

Attachment: [Agenda Report II-26.doc](#)

Attachment: [Real Estate Agreement 2915 E. Shadybrook.pdf](#)

27.) Sale of 3017 East Shadybrook Lane (District I)

Attachment: [Agenda Report II-27.doc](#)

CITY COUNCIL PROCEEDINGS

August 19, 2025

Attachment: [Real Estate Agreement 3017 E. Shadybrook.pdf](#)

II) CONSENT AIRPORT AGENDA ITEMS

28.) Grant Agreements - Airport Terminal Modifications - Wichita Dwight D. Eisenhower National Airport.

Attachment: [Agenda Report II-28.docx](#)

Attachment: [Application for Financial Assistance, Standard Form 424.pdf](#)

Attachment: [Build Kansas Grant Submission_ Wichita Airport Authority.pdf](#)

29.) Grant Agreements - Land Acquisition - Colonel James Jabara Airport.

Attachment: [Agenda Report II-29.doc.docx](#)

Attachment: [Application for Financial Assistance, Standard Form 424.pdf](#)

Attachment: [Kansas Infrastructure Hub Submission Manager - Build Kansas Fund Application.pdf](#)

30.) Grant Agreements - 2024 Airfield Pavement Rehabilitation - Wichita Dwight D. Eisenhower National Airport.

CITY COUNCIL PROCEEDINGS

August 19, 2025

Attachment: [Agenda Report II-30.docx](#)

Attachment: [Application for Financial Assistance, Standard Form 424_IJA.pdf](#)

Attachment: [Application for Financial Assistance, Standard Form 424_Supplemental.pdf](#)

Attachment: [Kansas Infrastructure Hub Submission Manager - Build Kansas Fund Application.pdf](#)

31.) Airfield Pavements - Colonel James Jabara Airport.

Attachment: [Agenda Report II-31.docx](#)

Attachment: [AAO TWY A1 - CO2 part exec.pdf](#)