

FINAL AGENDA
CITY COUNCIL
Tuesday, February 25, 2025
9:00 AM

The regular meeting of the City Council will be held on February 25, 2025 at 9:00 AM in the 1st
Floor Boardroom
455 N. Main Street, Wichita, KS 67202.

OPENING OF REGULAR MEETING

Call to Order

Approve the minutes of Special meeting February 11, 2025, a supplement to the February 11, 2025 regular meeting minutes, and regular meeting February 18, 2025

I. PUBLIC AGENDA

NOTICE: No action will be taken relative to items on this agenda other than referral to the City Manager for information. Requests to appear will be placed on the agenda on a "first-come, first-served" basis. Except as otherwise directed by the Presiding Officer of a regular meeting: (1) this portion of the meeting is limited to twenty-five minutes and shall be subject to a limitation of five minutes for each presentation with no extension of time permitted. Non-scheduled speakers may be allowed to speak if the twenty-five minute limit has not been reached; and (2) no speaker shall be allowed to appear more frequently than once every fourth meeting, and (3) members of the public desiring to present matters to the Council on the public agenda must submit a request in writing to the office of the City Clerk 24 hours prior to the meeting, or by noon on the Friday prior to the meeting if the day before the meeting is a holiday. The request should state the name of the individual(s) desiring to be heard and the matter to be presented. Substitutes for the individual(s) to be heard or matters to be presented are not permitted unless the twenty-five minute limit is not reached. Item requests may be referred, at the discretion of the City Manager, to appropriate staff for mediation prior to being placed on the public agenda if the individual(s) consents to said referral. Rules of decorum will be observed and enforced as provided in this Code.

COUNCIL BUSINESS

II. CONSENT AGENDA ITEMS 1 THROUGH 26

NOTICE: Items listed under the "Consent Agendas" will be enacted by one motion with no separate discussion. If discussion on an item is desired, the item will be removed from the "Consent Agendas" and considered separately (The Council will be considering the City Council Consent Agenda as well as the Planning, Housing, and Airport Consent Agendas. Please see "ATTACHMENT 1 – CONSENT AGENDA ITEMS" for a listing of all Consent Agenda Items.

III. BOARD OF BIDS AND CONTRACTS

1. Board of Bids and Contracts dated February 24, 2025.

RECOMMENDED ACTION: Receive and file report, approve the contracts and authorize the necessary signatures.

[02-24-2025 Board of Bids revised.pdf](#)

IV. PETITIONS FOR PUBLIC IMPROVEMENTS

1. Petitions for Public Improvements

RECOMMENDED ACTION: Approve the new and revised petitions and budgets, adopt the new and amending resolutions, and authorize the necessary signatures.

[Schulte-Johnson Addn.pdf](#)

[Resolution No. 25-087 WDS_009463.docx](#)

[Resolution No. 25-089 SS_009470.docx](#)

[Pike Addn.pdf](#)

[NRD Addn.pdf](#)

[PFPI.docx](#)

[Resolution No. 25-088 SWS_812_085603.docx](#)

[Resolution No. 25-090 PV_085547.docx](#)

[Resolution No. 25-091 WDS_000401 \(1\).docx](#)

[Resolution No. 25-092 SS_000426.docx](#)

[Resolution No. 25-093 SS_025963.docx](#)

COUNCIL AGENDA

V. COUNCIL MEMBER AGENDA

V. COUNCIL MEMBER APPOINTMENTS AND COMMENTS

ADJOURNMENT

ATTACHMENT 1 - CONSENT AGENDA ITEMS 1 THROUGH 26

II. CITY COUNCIL CONSENT AGENDA ITEMS

1. Applications for Licenses to Retail Cereal Malt Beverages:

- a. Applications for Licenses to Retail Cereal Malt Beverages

RECOMMENDED ACTION: Approve licenses subject to staff review and approval.
[CMBs for February 25, 2025.docx](#)

2. Preliminary Estimates:

- a. Preliminary Estimates

RECOMMENDED ACTION: Receive and file.
[PEsforCC_02-25-25.pdf](#)

- b. Preliminary Estimates for sewer improvements to serve South Seneca Estates Addition (District IV)

RECOMMENDED ACTION: Receive and file.
[E4122 SS S. Seneca Estates Addn NTBA.doc](#)
[E4122 SS S. Seneca Estates NTBA Coversheet Template.doc](#)

- c. Preliminary Estimates for sewer improvements to serve The Kings Coast Addition (District II)

RECOMMENDED ACTION: Receive and file.
[E4100 SS The Kings Coast Addn NTBA.doc](#)
[E4100 SS The Kings Coast NTBA Coversheet Template.doc](#)

- d. Preliminary Estimates for drainage improvements to serve The Kings Coast Addition (District II)

RECOMMENDED ACTION: Receive and file.
[E4101 SWD #531 The Kings Coast Addn NTBA.doc](#)
[E4101 SWD #531 The Kings Coast NTBA Coversheet Template.doc](#)

- e. Preliminary Estimates for drainage improvements to serve South Seneca Estates Addition (District IV)

RECOMMENDED ACTION: Receive and file
[E4123 SWD #524 S. Seneca Estates Addn NTBA.doc](#)
[E4123 SWD #524 S. Seneca Estates NTBA Coversheet Template.doc](#)

- f. Preliminary Estimates for water improvements to serve South Seneca Estates Addition (District IV).

RECOMMENDED ACTION: Receive and file.

[E4124 WDS S. Seneca Estates Addn NTBA.doc](#)

[E4124 WDS S. Seneca Estates NTBA Coversheet Template.doc](#)

- g. Preliminary Estimates for water improvements to serve The Kings Coast Addition (District II)

RECOMMENDED ACTION: Receive and file.

[E4102 WDS The Kings Coast Addn NTBA.doc](#)

[E4102 WDS The Kings Coast NTBA Coversheet Template.doc](#)

3. Agreements/Contracts:

- a. Agreements and Funding for West Street, Pawnee to Harry (District IV)

RECOMMENDED ACTION: Approve the agreements and revised budget, adopt the amending resolutions, waive City Council Policy No. 2 and authorize the necessary signatures.

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

[Gas Distribution System Facilities Relocation Agreement_West St S of Harry\(003\).docx](#)

[Gas Distribution System Facilities Relocation Agreement_West St S of Pawnee.docx](#)

[Resolution No. 25-094 Supplementing Resolution No. 23-487 for GO Bonds.docx](#)

[Resolution No. 25-095 Supplementing Resolution No. 23-337 for GO Bonds.docx](#)

- b. Extension of Lease of Space at 7011 West Central Avenue (District V)

RECOMMENDED ACTION: Approve the lease amendment.

[Agenda Report II-3b.doc](#)

[agenda attachments.pdf](#)

4. Minutes of Advisory Boards/Commissions:

- a. Metropolitan Area Building & Construction Department (MABCD) Board of Appeals of Refrigeration, Air Conditioning, Warm Air Heating and Boilers Minutes - December 5, 2024

Citizens' Review Board Meeting Minutes - January 23, 2025

[MABCD Minutes 12.04.24.pdf](#)

[01-23-2025 CRB Minutes.pdf](#)

Uncategorized Items:

5. Proposed Assessment Rolls

RECOMMENDED ACTION: Set the hearing on the Proposed Assessment Rolls for 9:00 a.m., Tuesday, May 07, 2024.

[836 PAR for CC.docx](#)

6. Community Event with Alcohol Consumption – Tacos and Tequila (District I)

RECOMMENDED ACTION: Approve the request for temporary street closures and adopt the resolution.

[Agenda Report II-6](#)

[Tacos and Tequilla TED Map.pdf](#)

[Resolution No. 25-082 Consumption of Alcohol at Tacos at Tequila Community Event.docx](#)

7. Community Event with Alcohol Consumption – Final Fridays (District I)

RECOMMENDED ACTION: Approve the request for temporary street closures and adopt the resolution.

[Agenda Report II-7](#)

[Resolution No. 25-083 Consumption of Alcohol at the Final Friday Community Events.docx](#)

[Final Fridays TED Map.pdf](#)

8. Resolution Authorizing Section 5310 Urbanized Area Formula Annual Grant from the Federal Transit Administration

RECOMMENDED ACTION: Adopt the resolution authorizing the filing of a grant application with the Federal Transit Administration (FTA) as the Wichita Urbanized Area administrator of Section 5310 funds.

[Agenda Report II-8](#)

[Resolution No. 25-084 Application for FTA Grant.doc](#)

9. Resolution Authorizing Section 5339 Urbanized Area Formula Annual Grant from the Federal Transit Administration

RECOMMENDED ACTION: Adopt the resolution authorizing the filing of grant applications.

[Agenda Report II-9](#)

[Resolution No. 25-096 Authorizing The Filing Of An Application To Support FY 2022 Section 5339 Projects.doc](#)

10. Addition of Section 4.2.060 and Amendment of Section 4.2.180 of the Unified Building and Trades Code

RECOMMENDED ACTION: Place the ordinance on first reading and authorize the necessary signatures.

[Agenda Report II-10.docx](#)

[Ordinance Amend Article 4 Section 4.2.060 and 4.2.180 of the UBTC 1-10-2025 delineated.docx](#)

[Ordinance No. 52-630 Amend Article 4 Section 4.2.060 and 4.2.180 of the UBTC.docx](#)

11. Funding for Bleckley Drive Drainage Improvements (District I)

RECOMMENDED ACTION: Approve the revised budget, adopt the amending resolution, and authorize the necessary signatures.

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

[Resolution No. 25-085 Amend Resolution 24-194 Which Authorized GO Bonds Bleckley Drive](#)

12. Overestimate Bid for Water and Sewer Improvements to Serve Cottonwood Creek Estates Addition (District IV)

RECOMMENDED ACTION: Approve the revised petitions, approve the overestimate bid, adopt the amending resolutions and authorize the necessary signatures.

[Agenda Report II-12.doc](#)

[Cottonwood Creek Estates.pdf](#)

[Revised Bid Tab.pdf](#)

[Resolution No. 25-097 WDS 038924](#)

[Resolution No. 25-086 SS 038925](#)

13. Sidewalk Repair Assessment Program

RECOMMENDED ACTION: Approve the proposed assessments, place the ordinance on first reading and authorize the necessary signatures.

[Agenda Report II-13.doc](#)

[Ordinance No. 52-629 Special Assessment for Sidewalks.docx](#)

14. Second Reading Ordinances:

- a. SECOND READING ORDINANCES FOR February 25, 2025 (FIRST READ February 18, 2025)

ORDINANCE NO. 52-626

AN ORDINANCE APPROVING AN AGREEMENT REGARDING THE REASSESSMENT OF CERTAIN SPECIAL ASSESSMENTS LEVIED BY THE CITY OF WICHITA, KANSAS TO PAY THE COSTS OF CERTAIN INTERNAL IMPROVEMENTS BENEFITING PIKE ADDITION, PIKE 3RD ADDITION AND PIKE 4TH ADDITION.

An Ordinance regarding special assessments for Pike Addition.

ORDINANCE NO. 52-627

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 rezoning 117 North Chautauqua.

ORDINANCE NO. 52-628

AN ORDINANCE AMENDING SECTION 1 OF ORDINANCE NO. 52-605 OF THE CITY OF WICHITA, KANSAS, MAKING A SPECIAL ASSESSMENT TO PAY FOR THE COST OF ABATING CERTAIN PUBLIC HEALTH NUISANCES (LOT CLEAN UP) UNDER THE PROVISION OF SECTION 7.40.050 OF THE CODE OF THE CITY OF WICHITA, KANSAS.

An Ordinance amending Ordinance No. 52-605 regarding assessments for lot cleanup.

RECOMMENDED ACTION: Adopt the ordinances.

[List of Second Read Ordinances February 25, 2025 .docx](#)

II. **CONSENT PLANNING AGENDA ITEMS**

NOTICE: Public hearing on planning items is conducted by the MAPC under provisions of State law. Adopted policy is that additional hearing on zoning applications will not be conducted by the City Council unless a statement alleging (1) unfair hearing before the MAPC, or (2) alleging new facts or evidence has been filed with the City Clerk by 5p.m. on the Wednesday preceding this meeting. The Council will determine from the written statement whether to return the matter to the MAPC for rehearing.

15. DED2025-00002 – Dedication of Complete Access Controls Located at the Northeast intersection of North Amidon Avenue and West 29th Street North (District VI)

RECOMMENDED ACTION: Accept the Dedication.

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

[ALL SIGNED -Dedication of Access Control.pdf](#)

16. DED2025-00003 – Dedication of Utility Easement on Property Located on the North Side of West Central Avenue and 250 Feet West of North 119th Street West (District V)

RECOMMENDED ACTION: Accept the Dedication.

[Agenda Report II-16.docx](#)

[Utility Easement_Recorded.pdf](#)

17. SUB2024-00038 - Plat of Prairie Glen Addition Located on the West Side of Greenwich Road and One Quarter Mile North of Harry Street (County – 3 Mile Ring)

RECOMMENDED ACTION: Approve the documents and plat and authorize the necessary signatures.

[Agenda Report II-17.docx](#)

[Water Meter Removal Certificate.pdf](#)

[Certificate of Petition.pdf](#)

[Encroachment Agreement.pdf](#)

[Restrictive Covenant-Narrow ROW.pdf](#)

[Restrictive Covenant-Reserves.pdf](#)

18. SUB2024-00060 - Plat of Girrens Acres Addition Located on the Southeast Corner of South Maize Road and West 55th Street South (County – 3 Mile Ring)

RECOMMENDED ACTION: Approve the documents and plat and authorize the necessary signatures.

[Agenda Report II-18.docx](#)

[SUB2024-00060 GIRRENS ACRES Green Sheet Attachments.pdf](#)

19. VAC2024-00043 – Request in the City to Vacate a Portion a Platted North Salina Avenue Right-of-Way; Generally Located Within One-Quarter Mile South of West 21st Street North and Within One-Half Mile West of North Arkansas Avenue (2170 North Riverside Boulevard). (District VI)

RECOMMENDED ACTION: Follow the recommendation of the Metropolitan Area Planning Commission and approve the Vacation Order (simple majority of four of seven votes required) and authorize the necessary signatures.

[Agenda Report II-19.docx](#)

[VAC2024-00043 WCC Supporting Documents.docx](#)

[VAC2024-00043 Excerpt Minutes.docx](#)

[VAC2024-00043 VACATION ORDER.docx](#)

20. VAC2024-00059 – Request in the City to Vacate a Portion a Platted Building Setback; Generally Located One-Quarter Mile West of South 159th Street West and Within One-Quarter Mile North of East U.S.-54/400 (15513 East Willowbrook Circle). (District II)

RECOMMENDED ACTION: Follow the recommendation of the Metropolitan Area Planning Commission and approve the Vacation Order (simple majority of four of seven votes required) and authorize the necessary signatures.

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

[VAC2024-00059 WCC Supporting Documents.docx](#)

[VAC2024-00059 Excerpt Minutes.docx](#)

[VAC2024-00059 VACATION ORDER.docx](#)

21. VAC2024-00061 – Request in the City to Vacate a Portion a Platted Building Setback; Generally Located Within One-Quarter Mile West of North 151st Street West and Within One-Quarter Mile South of West 21st Street North. (District V)

RECOMMENDED ACTION: Follow the recommendation of the Metropolitan Area Planning Commission and approve the Vacation Order (simple majority of four of seven votes required) and authorize the necessary signatures.

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

[VAC2024-00061 WCC Supporting Documents.docx](#)

[VAC2024-00061 Excerpt Minutes.docx](#)

[VAC2024-00061 VACATION ORDER.docx](#)

22. VAC2024-00062 – Request in the City to Vacate a Portion a Platted Building Setback; Generally Located One-Half Mile East of South Hydraulic Avenue and One-Quarter Mile South of East Wassall Street (2110 East Industrial Avenue). (District III)

RECOMMENDED ACTION: Follow the recommendation of the Metropolitan Area Planning Commission and approve the Vacation Order (simple majority of four of seven votes required) and authorize the necessary signatures.

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

[VAC2024-00062 WCC Supporting Documents.docx](#)

[VAC2024-00062 Excerpt Minutes.docx](#)

[VAC2024-00062 VACATION ORDER.docx](#)

23. ZON2024-00061 – Zone Change Request in the City from SF-5 Single-Family Residential District to MF-18 Multi-Family Residential, Generally Located on the North Side of West 51st Street North and One-Quarter Mile West of North Seneca Street (1608 West 51st St North). (District VI)

RECOMMENDED ACTION: Adopt the findings of the MAPC and approve the requested zone change, place the ordinance on first reading, authorize the necessary signatures, and instruct the City Clerk to publish the ordinance after approval on second reading (requires 4 of 7 votes).

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

[ZON2024-00061 WCC Supporting Documents.docx](#)

[ZON2024-00061 MAPC Minutes.docx](#)

[Law signed ordinance.pdf](#)

[2025-02-10 District Advisory Board 6 Memo ZON2024-00061.pdf](#)

[Ordinance No. 52-631 ZON2024-00061.docx](#)

II. **CONSENT HOUSING AGENDA ITEMS**

NOTICE: The City Council is meeting as the governing body of the Housing Authority for consideration and action on the items on this Agenda, pursuant to State law, HUD, and City ordinance. The meeting of the Authority is deemed called to order at the start of this Agenda and adjourned at the conclusion. A Housing Member is also seated with the City Council.

24. Public Housing Recovery Agreement Status Report

RECOMMENDED ACTION: Receive and file the HUD Recovery Agreement status update and Public Housing Disposition Update Report.

[Agenda Report II-24.doc](#)

[Disposition listing February 2025.pdf](#)

II. CONSENT AIRPORT AGENDA ITEMS

NOTICE: The City Council is meeting as the governing body of the Airport Authority for consideration and action on items on this Agenda, pursuant to State law and City ordinance. The meeting of the Authority is deemed called to order at the start of this Agenda and adjourned at the conclusion.

25. Bombardier Defense U.S. LLC - Use and Lease Agreement - Wichita Dwight D. Eisenhower National Airport

RECOMMENDED ACTION: Approve the agreement and authorize the necessary signatures.

[Agenda Report II-25.doc](#)

[20250225 2 Learjet Way Use and Lease Agreement - Bombardier Defense.pdf](#)

26. Aviation Fuel Storage and Distribution Facility Rehabilitation, Phase 3 - Wichita Dwight D. Eisenhower National Airport.

RECOMMENDED ACTION: Approve the change order and authorize the necessary signatures.

[Agenda Report II-26.docx](#)

[20250204 Fuel Farm - KEAR Civil CO #2 with attachment part exec.pdf](#)