

FINAL AGENDA
CITY COUNCIL
Tuesday, April 15, 2025
9:00 AM

The regular meeting of the City Council will be held on April 15, 2025 at 9:00 AM in the City
Council Chambers
455 N. Main Street, Wichita, KS 67202.

OPENING OF REGULAR MEETING

Call to Order

Invocation and Pledge of Allegiance

Approve the minutes of regular meeting April 1, 2025 and April 8, 2025

AWARDS AND PROCLAMATIONS

Proclamations:

Arbor Day
National Small Business Week
Fair Housing Month

Awards

JROTC Cadet Aydan Nienhuis

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.

1. Arthur Stokes - Advocating for black mold
2. Chief E S Lewis-Negative culture/negative behavior
3. Janet Johnson - City Council nonpartisan body.
4. Andrew Crane - Public Access/crosswalks

II. CONSENT AGENDA ITEMS 1 THROUGH 20

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 Item).

COUNCIL BUSINESS

III. BOARD OF BIDS AND CONTRACTS

1. Board of Bids and Contracts dated April 14, 2025.

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

[04-14-2025 Board of Bids.pdf](#)

[04-14-2025 WAA Board of Bids.pdf](#)

IV. PETITIONS FOR PUBLIC IMPROVEMENTS

1. Petitions for Public Improvements

RECOMMENDED ACTION: Approve the new petition and budget, adopt the new resolution, and authorize the necessary signatures.

[Pegasus Addn.pdf](#)

[Resolution No. 25-171 SS 005503 Lift Station Phase I Pegasus 2nd Addition.docx](#)

[PFPI.docx](#)

V. UNFINISHED COUNCIL BUSINESS

VI. NEW COUNCIL BUSINESS

1. Public Hearing and Request by Commonwealth Development Corporation for Approval of a Letter of Intent to Issue Multifamily Housing Revenue Bonds (District III)

RECOMMENDED ACTION: Close the public hearing, adopt the resolution and authorize the necessary signatures.

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

[2025-0415 Application Commonwealth Public Hearing and Request for LOI to Issue IRBs for 5136 S Broadway.docx](#)

[2025-0415 Resolution Commonwealth Public Hearing and Request for LOI to Issue IRBs for 5136 S Broadway.pdf](#)

2. Public Hearing and Request by Lange Gen Y, LLC for Approval of a Letter of Intent to Issue Industrial Revenue Bonds (District IV)

RECOMMENDED ACTION: Close the public hearing, adopt the resolution and authorize the necessary signatures.

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

[2025-0415 Application Gen Y Public Hearing and Request for LOI to Issue IRBs for 4729 S Palisade.docx](#)

[2025-0415 Resolution Gen Y Public Hearing and Request for LOI to Issue IRBs for 4729 S Palisade.pdf](#)

3. 2025 Wichita River Festival Memorandum of Understanding (Districts I, III, IV and VI)

RECOMMENDED ACTION: Approve the Memorandum of Understanding between the City of Wichita and Wichita Festivals, Inc. for the 2024 Wichita River Festival, which includes \$40,000 for a cash sponsorship and in-kind services provided by the City of Wichita and authorize the necessary signatures.

[Agenda Report VI-3](#)

[Memorandum of Understanding - Wichita Festivals 2025.docx](#)

[2024 Riverfest Annual Report.pdf](#)

4. Design Concept, Supplemental Design Agreement No. 1 and Funding for Harry Street from 127th Street East to 143rd Street East (District II)

RECOMMENDED ACTION: Approve the design concept and Supplemental Design Agreement No. 1, adopt the amending resolution and authorize the necessary signatures.

[Agenda Report VI-4.doc](#)

[Resolution No. 25-166 Harry Street from 127th Street East to 143rd Street East Improvements.docx](#)

[SA#1_Harry127th143rdStE_Signed.pdf](#)

5. 2024 Wichita Land Bank Annual Report

RECOMMENDED ACTION: Receive and file the 2024 Wichita Land Bank Annual Report.

[Agenda Report VI-5.doc](#)

[2024 Wichita Land Bank Annual Report.docx](#)

6. Establish the April 22, 2025, meeting of the Wichita City Council as a Regular meeting.

RECOMMENDED ACTION: It is recommended that the City Council approve changing the City Council meeting schedule adding a regular meeting in place of a consent agenda meeting at 9:00 a.m. on April 22, 2025, and authorize the necessary signatures.

[Agenda Report VI-6](#)

COUNCIL BUSINESS SUBMITTED BY CITY AUTHORITIES

PLANNING AGENDA

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.

VII. NON-CONSENT PLANNING AGENDA

1. CUP2025-00005 –CUP Amendment to Community Unit Plan DP-280 to Permit Warehouse, Self-Service Storage as a Use and Exclude Architectural Controls on Parcel 4 and a Waiver of Supplementary Use Regulation III-D.6.y(17); Generally Located One-Quarter Mile West of North Ridge Road and Within One-Half Mile North of West 37th Street North (District V)

RECOMMENDED ACTION: adopt the findings of the MAPC and approve the CUP amendment and waiver, adopt the resolution, authorize the necessary signatures, and instruct the City Clerk to publish the resolution after approval (requires 4 of 7 votes).

Alternatives:

- 1) Override the MAPC, adopt alternate findings, and approve the CUP Amendment as recommended by DAB V (requires 5 of 7 votes);
- 2) Override the MAPC, adopt alternate findings, and deny the CUP amendment request (requires 5 of 7 votes); or
- 3) Return the case to MAPC for additional consideration (requires 4 of 7 votes).

[Agenda Report VII-1.docx](#)

[CUP2025-00005 WCC Supporting Documents.docx](#)

[CUP2025-00005 MAPC Minutes Excerpt.docx](#)

[CUP2025-00005 Interoffice Memorandum.docx](#)

[Resolution No. 25-167 CUP2025-00005_DP-280.docx](#)

HOUSING AGENDA

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.

VIII. NON-CONSENT HOUSING AGENDA - NONE

AIRPORT AGENDA

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.

IX. NON-CONSENT AIRPORT AGENDA - NONE

COUNCIL AGENDA

X. COUNCIL MEMBER AGENDA

1. Approve to exceed the gift limit, established by the Ethics Ordinance, for Council Member Tuttle to accept travel and expenses to attend the South Carolina Spring National Conference in Columbia, SC, April 22-25, for the purpose of representing the City of Wichita.

The South Carolina Spring National Conference is hosted by the Community Leaders of America South Carolina Forum, for the purpose of education and collaboration. The estimated gift amount for travel, hotel, and meals is \$1,348 not to exceed \$1,500.

RECOMMENDED ACTION: Approve the travel.

XI. COUNCIL MEMBER APPOINTMENTS AND COMMENTS

Adjournment

ATTACHMENT 1 - CONSENT AGENDA ITEMS 1 THROUGH 20

II. CITY COUNCIL CONSENT AGENDA ITEMS

1. Applications for Licenses for Cereal Malt Beverages:

- a. Applications for Licenses to Retail Cereal Malt Beverages

RECOMMENDED ACTION: Approve licenses subject to staff review and approval.
[CMBs for April 15, 2025.docx](#)

2. Preliminary Estimates:

- a. Preliminary Estimates

RECOMMENDED ACTION: Receive and file.
[PEsforCC_04-15-25.pdf](#)

3. Agreements/Contracts:

- a. Agreement with Sedgwick County for Meadowlake Beach 2nd Addition (District III

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

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

[Meadowlake Beach 2nd Addition SC - COW 2025 03 07 - FINAL.docx](#)

- b. Wichita Public Library Pest Control Contract

RECOMMENDED ACTION: Approve the Patton Termite & Pest Contract for pest control services at Wichita Public Library and authorize the necessary signatures

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

[25200025 contract for agenda \(library\).pdf](#)

- c. Agreement and Funding for Reconnecting Communities Discretionary Pilot Grant (Districts I and VI)

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

[Agenda Report II-3c.docx](#)

[240330 contract for signature_S.pdf](#)

[Resolution No. 25-168 Reconnecting Communities Discretionary Pilot Grant.docx](#)

4. Design Services Agreements:

- a. Funding and Supplemental Design Agreement No. 3 for Riverbank Improvements (District IV)

RECOMMENDED ACTION: Approve revised budget, Supplemental Design Agreement No. 3, amending resolution and authorize the necessary signatures.

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

[SA#3_LK Archit_RiverCorrWestbankImprovWtrmnDougl_Signed.pdf](#)

[Resolution No. 25-169 Riverbank Improvements.docx](#)

- b. Supplemental Design Agreement No. 3 for Drainage Improvements to serve Area 151 Addition, Phase 1 (District I)

RECOMMENDED ACTION: Approve Supplemental Design Agreement No. 3 and authorize the necessary signatures.

[Agenda Report II-4b.rtf](#)

[SA#3_Area151Addn_SWD_DrngStudy.pdf](#)

5. Property Acquisitions:

- a. Police Department Property Acquisition of Parking Lot (District VI)

RECOMMENDED ACTION: It is recommended that the City Council approve the real estate agreement, approve the budget, and authorize all necessary signatures.

[Agenda Report II-5a.docx](#)

[Real estate agreement - parking lot.pdf](#)

6. Minutes of Advisory Boards/Commissions:

- a. Transit Advisory Board Meeting Minutes Feb. 19, 2025
Citizens' Review Board Meeting Minutes Feb. 27, 2025

RECOMMENDED ACTION: Receive and file.

[Transit Board Minutes Feb. 19, 2025.pdf](#)

[02-27-2025 CRB Minutes.pdf](#)

Uncategorized Items:

7. Grant Application – 2026 Historic Preservation Fund and Kansas Historic Preservation Conference

RECOMMENDED ACTION: Approve the application for the 2026 Historic Preservation Fund and authorize the necessary signatures.

[Agenda Report II-7.docx](#)

8. Sale of City-owned Property in the 1200 Block of North Wellington Place (District VI)

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

[Agenda Report II-8.doc](#)

[Attachments.pdf](#)

9. Sale of City-owned Land in the 1300 Block of South Washington (District III)

RECOMMENDED ACTION: It is recommended that the City Council approve the sale, approve the real estate agreement, and authorize the necessary signatures.

[Agenda Report II-9.doc](#)

[Real estate agreement and map.pdf](#)

10. Notice of Intent to Use Debt Financing Amendment - Perimeter Fence, Phase 1 - Colonel James Jabara Airport.

RECOMMENDED ACTION: Adopt the amending resolution and authorize the necessary signatures.

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

[Resolution No. 25-170 Perimeter Fence, Phase 1.docx](#)

11. Overestimate Bid for Lift Station 56 Improvements (District V)

RECOMMENDED ACTION: Approve acceptance of the lowest bid.

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

[revised bid tab.pdf](#)

12. Overestimate Bid for Lincoln Street Dam Repairs (Districts III and IV)

RECOMMENDED ACTION: Approve acceptance of the lowest bid.

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

[revised bid tab.pdf](#)

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.

13. DED2025-00005 - Dedication of Sanitary Sewer Easement on Property Located South Along East 26th Street North and 500 Feet West of North Greenwich Road (District II)

RECOMMENDED ACTION: Accept the Dedication.

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

[LSP2024-21 Sanitary Sewer Easement.pdf](#)

14. A25-03: RACS Holdings, LLC Requests the Annexation of Land; Generally Located on the South Side of East 29th Street North and on the East Side of North 127th Street East. (District II)

RECOMMENDED ACTION: Approve the annexation request, place the ordinance on first reading, authorize the necessary signatures and instruct the City Clerk to publish the ordinance after approval on second reading.

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

[A25-03 Map Sheet.doc](#)

[Ordinance No. 52-639 A25-03.doc](#)

15. VAC2025-00002 – Request in the City to Vacate a Platted Access and Maintenance Easement and a Platted Utility Easement; Generally Located Within 500 Feet West of North Fairview Avenue and Within 400 Feet North of West 29th Street North. (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-15.docx](#)

[VAC2025-00002 WCC Supporting Documents.docx](#)

[VAC2025-00002 Excerpt Minutes.docx](#)

[VAC2025-00002 VACATION ORDER.docx](#)

16. VAC2025-00004 – Request in the City to Vacate Portions of Two Platted Utility Easements; Generally Located on the East Side of North 135th Street West and One-Half Mile North of West Maple Street (115 North Angela Street). (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-16.docx](#)

[VAC2025-00004 WCC Supporting Documents.docx](#)

[VAC2025-00004 Excerpt Minutes.docx](#)

[VAC2025-00004 VACATION ORDER.docx](#)

17. VAC2025-00005 – Request in the City to Vacate a Portion of a Platted Building Setback; Generally Located One-Quarter Mile South of East Pawnee Avenue and Within One-Quarter Mile East of South Washington Avenue (2635 South Pattie 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-17.docx](#)

[VAC2025-00005 WCC Supporting Documents.docx](#)

[VAC2025-00005 Excerpt Minutes.docx](#)

[VAC2025-00005 VACATION ORDER.docx](#)

18. ZON2025-00002 – Zone Change Request in the City from LC Limited Commercial District to CBD Central Business District, Generally Located on the Southeast Corner of West Douglas Avenue and South Oak Street (623 West Douglas Avenue, D-O Delano Overlay). (District IV)

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-18.docx](#)

[ZON2025-00002 WCC Supporting Documents.docx](#)

[ZON2025-00002 MAPC Minutes.docx](#)

[2025-03-03 DAB 4 Feedback on ZON2025-00002.pdf](#)

[Ordinance No.52-640 ZON2025-00002.docx](#)

II. **CONSENT HOUSING AGENDA ITEMS - NONE**

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.

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.

19. Multi Business Services Corporation - Supplemental Agreement No. 3 - Wichita Dwight D. Eisenhower National Airport

RECOMMENDED ACTION: Approve the Supplemental Agreement No. 3 and authorize the necessary signatures

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

[20250415 2277 EAP SA 3.pdf](#)

20. Perimeter Fence, Phase 1 - Colonel James Jabara Airport.

RECOMMENDED ACTION: Approve the project budget increase and the supplemental agreement and authorize the necessary signatures.

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

[20250401 Garver SA1 CRS - AAO Fence with attachments part exec.pdf](#)