

## CITY COUNCIL PROCEEDINGS

April 22, 2025

### MINUTES OF THE MEETING OF THE CITY COUNCIL

Wichita, Kansas, April 22, 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, City Attorney, and Paul Leeker, City Clerk.

[Approve the minutes of regular meeting April 15, 2025](#)

***Motion:***

***Mayor Wu moved to*** approve the minutes of regular meeting April 15, 2025

Motion carried 7 to 0

### [AWARDS AND PROCLAMATIONS](#)

I) [PUBLIC AGENDA](#)

1.) [George Theo Harris—Animal Advisory Board](#)

George Theo Harris addressed the City Council and stated what I'm trying to get out of this city so, but anyhow. I need this City Council, at least four of you. Well, first off. Welcome, Mayor, Vice Mayor, City Council, city manager, City legal. I need 4 of you just to ask Mr. Layton before he leaves, because he'll take that knowledge with him. I've asked previous boards here. Why was the Animal Advisory Board started 10 years ago in 2015? And they all have amnesia. So we need to know, could you please ask him why it was started? Because if we don't know why it was started, we don't know where to go from here or from there actually. So can we do it now or I know you guys don't like to answer you answer everyone else except for George, but that's OK. Can we ask for you to ask him because he's here right now? Don't address George. Everyone else address, OK? So a year ago I turned in a tree across the sidewalk over on Pawnee, West of George Washington Blvd. And although she doesn't like to be called the neighborhood assistant, she's the assistant to my city Councilor. I got it. I got it a year later. Went by there today. Tree still on the sidewalk. Dangerous. There's a pipe that's sticking out there for the life of me. I can't figure that out. I called in a tree branch that had fallen from a person's tree, but it's just over the into their

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property. I've brought 2 Discount tree service people to trim the tree or cut it down because it's a dead tree. I sent something to our forestry department, he said. You got to go through MABCD. MABCD won't talk with me. So and so. Only in Wichita, again. So the director of MABCDI was calling in a property, and the property has all kinds of discrepancies. So I listed them. And so he sends back to me. And I will quote, I am a bit confused about the content of your e-mail and all he's telling is about a property that's got all kinds of problems and they haven't done anything about it. MABCD. However, if part of the intent is for your Neighborhood Association to offer assistance to the owner or tenant of this property, I would encourage you to do so, and I hope they would accept and appreciate that. So what do they do? They park on the grass. Well, there's no grass anymore. It's all dirt. They want me to go plant grass seed. I don't. I don't know what he wants me to do to help them. They have illegally parked cars stored on the property. Does he want me to buy them? Does he want me to insure them? What? What? What would he want me to do with their illegal cars? And then there's miscellaneous crap everywhere. How do we help them? I'm a disabled veteran and he's asking me to help him. I said. How about? We do have no help for them. They need MABCD to do their job. That they are paid for in whatever funding sources they receive those monies from. So with that being said. I just. I'm. I'm just blown away by the by everything. So. Thank you. And I've been trying to get ahold of since. Mr. Layton won't talk to me, and that's fine. I tried to get ahold of Dante, who's an attorney with the city manager. They won't. He won't call me. So what are we doing, people? What are we doing? Thank you.

Mayor Wu stated thank you, George. And to answer your question, the Animal Services Advisory Board reviews existing animal control regulations and makes recommendations for changes. Seeks constructive solutions to the concerns of Community members regarding animal control regulations and assist in providing education to the Community. One of the purposes of this board is to enhance the ability of animal control officers to communicate with the community and determine operating policies which further its mission. Of both public safety and the humane care of animals, it is the goal of this board to have at least one member to be a licensed veterinarian and one member from a certified local rescue group. At this moment, there are two vacancies, and Council Member Ballard and I. Are both looking for two individuals to join this animal Advisory Board. The individual I need requires. The certification of being a veterinarian, whereas Council Member Ballard. Can be anyone in the community. So again, we are looking for individuals to be on the board and you can find that information at Wichita Gov. And click on departments. Sorry, government and then boards. Those are the answers to your questions.

George Theo Harris stated thank you and I appreciate that. If I had 55 seconds left, then I'm glad you brought up that point because I didn't have a written. Written. So right now I've been asking for. I'm on the Animal Advisory Board. I've been asking for them to move the venue so we could start later. I was on the Bicycle Board for seven years. We met at 5:30 so boards can meet later when people can be off work and there's a lot of people that have animals and stuff and concerns. So I asked him for a couple years now. Hey, let's move it. Let's move it. Let's move it so because. They were kicking us out at 6:00 at the main site. Wouldn't do it. Wouldn't do it for George, but lo and behold, someone in their bright wisdom

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took someone. From the Humane Society that had resigned from there, that can't supposedly go back into the Humane Society. So now because it's they have to, they can't go in there, they've moved it. So now we're going to meet at the library. Which? So Animal Services and you may say you're supposed to work together and we hired someone that can't go in the Humane Society who's making the decisions around here. People please.

Council Member Hoheisel stated thank you, Mayor Reggie, could you come up and chat? Just real quick about the program we have on concentrate into trying catch up on the tree removal.

Reggie Davis, Park & Recreation Department, stated so at the end of last year, we had some cost savings that was from the fuel surtaxes that we didn't pay out for the previous year. So we were able to extend the contract to have a vendor that comes out and look at the 30 radius in different communities to do tree and stunt removals. So we actually look at different communities to see the highest, the highest concentration and then start in a 7 mile radius from there to start doing those removals. As far as I know that George and I talked briefly before the meeting. And for the tree removals that he was referring to when he reports it to our team, we go out and expected to see if it's a hazard, see what condition it's in, and whether it's on city property or not. And if it's not on city property, that's why. He's referring to Macbeth for them to address it. OK. I appreciate that and I think it's a third we're going to catch up on the third of the orders with this tree removal program with the savings. That's correct. OK. So that should help in the future. Try and get to some of these a little quicker. All right. Appreciate it, Reggie.

Mayor Wu stated can I ask a couple more questions regarding that we have been getting questions regarding dead trees and wanted to know, can you talk about the process? Of just reporting it in the 1st place and how that finally comes to a city of Wichita worker, sure.

Reggie Davis, Park & Recreation Department, stated so we have a couple different options. We have C click effects where you can actually go in and report it there and it comes to the appropriate person on our team or they can call in directly to the Parks Department and once we receive those, we go out and do an inspection of them to. Determine where they are, and then they're prioritized based on the condition of the tree on when they're actually removed. And then we'll assign it to our team to actually address it from there.

Council Member Ballard stated thank you, Mayor Reggie has the fuel surplus money that is being used to catch up on some of the backlog. Is that work already done?

Reggie Davis, Park & Recreation Department, stated a lot of the work is done. One of the challenges that we ran into the company that we were working with initially. Had a death in the ownership so that

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delayed us getting some of those projects completed, but we do still have option to use some of that to move forward with some with some other removals. As well, and it did cut our backlog by a round one third.

Council Member Ballard stated so we did have 2500 and we've cut that by one third. That's good. OK. Thank you.

Mayor Wu stated would anyone else from the public like to address the Council? I see none.

### II) CONSENT AGENDA ITEMS 1 THROUGH 20

Council Member Ballard requested that Items II-3b and II-5a be pulled for discussion.

Mayor Wu requested that Item II-10 be pulled for discussion.

#### ***Motion:***

***Mayor Wu moved to*** approve Consent Items 1 through 20 with the exception of II-3b, II-5a, II-10.  
Motion carried 7 to 0

Council Member Ballard stated thank you, mayor. I just we've talked a lot about parking and a lot about the specific corner. So if anyone could just bring us up to speed on this corner lot.

Troy Anderson, Assistant City Manager, stated I also have with me our parking manager, Stephanie Knable. This is a sort of an ongoing lease agreement with GSA. They continually lease spaces in this parking lot from the city. We recently responded to an RFP in regards to that governmental request. To allow them to lease parking from the city within that parking lot.

City Manager Robert Layton stated Mayor. If I could just a note, because there has been talk about reuse of this property, the contract with the GSA does have an exit ramp and so with 180 day notice, we can terminate the agreement at any time.

Mayor Wu invited public comment. No one came forward.

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***Motion:******Council Member Ballard moved to*** approve Consent Item II-3b.

Motion carried 7 to 0

Council Member Ballard stated thank you. I already spoke with staff a little bit about this, but the change order seems significant, so I just wanted to give the opportunity to talk about it a little bit.

Aaron Henning, Public Works & Utilities Department, stated yeah, this it is a rather sizable change order. This project is Sentry 2 elevators replacing single Jack lifts with double Jack lifts which is required by code. There's no grandfathering them. And staff is not experts in elevators. We engaged a. An expert to help develop specifications for this project. Went out for bid for this project during the pre bid meetings. This concern was raised that perhaps the oil might be contaminated, so there was an addendum done with the bid to add testing to the contract, but it did not go so far as to add remediation. Not knowing what the testing would show. So unfortunately the testing did show that the hydraulic oil does have PCBs in it. So now it's going to require a pretty extensive cleanup effort. To remove that oil, get the contaminants out and then safely dispose of them. I think one of the one of the disposal sites for some of the equipment that will come out that I think is the casings and maybe the cylinders is in Utah. So they're going to have to transport that all the way out to Utah to do that. So it is costly, unfortunately.

Council Member Ballard stated okay. Thank you so much.

Mayor Wu invited public comment. No one came forward.

***Motion:******Council Member Ballard moved to*** approve Consent Item II-5b.

Motion carried 7 to 0

Mayor Wu stated We'll now move to item number 10. I'd like more clarification regarding this item, maybe from Reggie. Or whomever from staff can answer questions. This is a \$700,000 to \$750,000 project, but this in particular only takes into account \$450,000. Can you please explain the difference in what this project is?

Tim Kellams, Public Works & Utilities Department, stated The idea here is that we would use a guaranteed maximum price. So the consultant would come on board. Board and do public engagement to figure out exactly. The scope of the project, mostly engaging with the community. Central Riverside Park

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is one of our highest use park and we envision this being a very a highly used playground. Didn't want to move forward without having a robust amount of public engagement with that, given the size and intended and expected use for the playground. Figured that we would need to use 2026 funding. To help supplement this. The guaranteed maximum price that we have planned to have in this RFQ would then come back to City Council for approval and then we would initiate 2026 money at that time and then the project would get rolling further. So most of this upfront work is to do public engagement. Figure out exactly where the community wants get a pretty good idea on what the design should be. One of the reasons why we're doing or need some help with. Consultants because there's there is a bunch of different playground equipment out there. And then if the community, say, says that they want something specific, this allows us a little bit more flexibility rather than trying to pull something from 1 vendor that we've done in the past, this allows. Us again, more flexibility to get. And implement designs at the community is looking for. We don't envision this as being kind of your standard playground per SE. Knowing that this is probably have. Some type of theming things like that. Knowing the character and history of central Riverside so a little bit unique compared to our typical playground.

Mayor Wu stated And what is the total budget? According to an e-mail I received from city manager, it was \$700,000 to \$750,000. So the Max will be \$750,000 for this entire project. Is that correct?

Tim Kellams, Public Works & Utilities Department, stated yes, that's what we're budgeting internally. I think between 2025 and 2026, there's \$900,000 we in plan on using. Some of that money to address other playgrounds, so we don't intend on using that fully on this playground. Once we get into design and engagement with the community, that budget may come down. Let's say they want the community want something different, something. As you know, maybe they don't want a large tower. Those things start to get expensive. So once we engage with community, we can kind of right size this to the right the right amount. It may be a little bit less, but internally we are budgeting about \$700,000 to \$750,000. And most of that has to do with steel. Most of these playgrounds are steel and there are different type of safety surfacing. We are moving towards a it's called Pip poor in place surfacing which is a higher quality and provides less maintenance. Down the road, we're doing that on most of our playgrounds now. It actually just got done at LW clap should you want to go out and take a look at it. It's looking great and that's kind of the. The standard premier for safety surfacing, especially for kids, when? I believe it's about 60% or 70% of injuries for playgrounds are due to head injuries, so trying to make sure we're having a safe playground out here so they do cost a little bit more rather than just sand or lower cost options.

Mayor Wu stated can you tell me how much clap park playground equipment costs.

Tim Kellams, Public Works & Utilities Department, stated oh gosh. So we want a variety of different routes. With this. I believe in total. Are you asking for just the equipment or everything outside of the equipment as well? Break it down into both. The equipment I believe is around \$1.2 or \$1.3 million. Most of the site work outside of that helped add to that cost. We also added a dog park with the project and a

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parking lot, so that's kind of a little bit hard to break down there. But we also had a separate contract with the vendor to do the safety surfacing and then the different berms and. Concrete underneath the safety surfacing gets broken out a little differently, but in terms of playground equipment is probably \$1.3 million somewhere in that range this would be quite a bit less because we would have to do the concrete underneath the playground. The safety surfacing on top, removal of an existing one, whereas at Clap we didn't have to remove an existing playground. So there is some added cost to trying to demo an existing playground which we'd be doing in this case for Central Riverside.

Mayor Wu stated so that we can have the clear expectation from Community, while they may see Clap Park with this. Playground equipment that is not necessarily what you will see at Central Riverside Park just to set expectations clearly.

Tim Kellams, Public Works & Utilities Department, stated sure. In great point. We don't. There's an exist. There's two existing playgrounds out at Central Riverside. One of them has that rib rise surface and was done, I believe, within the last 15 years, 10 to 15 years. It's in pretty good shape. The one that we're concerned about is the sand playground. The same playground is over 30 years old and. Doesn't meet our current standards, #1. And #2, it just doesn't provide the play value for our highest use park and the pretty much the playground for downtown Wichita. So that one they expected to stay by itself and not be used again. We'll listen to the public and see what they have to say, but internally we don't envision touching the larger, I guess, rubberized surface playground. This is mostly focusing on the sand playground, which is a little bit to the South.

Mayor Wu stated and then last but not least, maybe this question is more for the city manager. How does this play into the park master plan?

City Manager Robert Layton stated good question, Mayor. I was going to actually ask to speak on that. Council has not adopted the philosophy or the policy guidance that will shape the master plan, but you will be involved in that process. But I've been hearing from the Council discussions over the last year is a heavier emphasis on our regional parks. And that's this is, as Tim mentioned, this is probably one of the most active parks that we have and it is, I would classify it as Regional Park, same as Clap. But until we know exactly where we're headed with the master plan, I can't tell you if we. Have a heavier emphasis on these types of parks versus smaller neighborhood parks that that will be a determination you'll make going forward. I also want to mention Mayor, you had asked about the budget for this. We talked about an estimated \$700,000 to \$750,000 will know more after we do the go out for the proposals. We're asking for permission to send out an RFP with the design build for design build team. We also have the ability to cap the amount that we put in. So after we hear back from the design build teams and select a consultant, we can then tell them what the CAP will be or what the negotiated price will be and that will allow us to have additional funding for some of the other parts. That our plan for improvements in the next year.

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Council Member Johnson stated thank you, Mayor Tim, I appreciate the presentation. I just want to add to the public dialogue. We love the rocket at Riverside and more rockets are not a bad thing. So as people discuss what they want, we'd love to see more rockets at Riverside.

City Manager Robert Layton stated we'll be happy to share the safety guidelines that we have for playgrounds.

Council Member Hoheisel stated thank you, mayor. Yeah, that was what I was gonna ask. Is there gonna be any work on the rocket or is it pretty much just a memorial at this point to days past?

Tim Kellams, Public Works & Utilities Department, stated yeah, the rocket is pretty much a memorial at this point. It's been taken out throughout other communities across the country. It was actually a very popular one throughout the country. I don't. Many of them that still have them left, but I'm glad that we still have ours, at least to for, for memory, for everyone. But no one fortunately, does not meet safety standards to play on.

Mayor Wu stated and then last question, just want to make sure since it was mentioned that \$900,000 would be allocated for playgrounds in the whole system and a good chunk would go to Central Riverside Park. Have we planned well enough to take care of the other parks and their playgrounds with that amount?

Tim Kellams, Public Works & Utilities Department, stated yes. Yeah, I we have a number of I kind of the current plan right now is to try to address San playgrounds. That's kind of the. Thing the same playgrounds. They don't provide impact attenuation, which is basically for those head injuries and fall injuries as well as the rubberized surface and the wood chips. I guess you could say so. Our target right now is to address. All of the same playgrounds as we can, again, doing new playgrounds tends to get expensive, but we do have repairs throughout the system to different rubberized surfaces or things along those lines. So we try to. Address those as well. Trying to find that right balance between replacement and then making those necessary repairs to different surfaces throughout the throughout this park system. As I mentioned, this one central Riverside is one of the oldest, if not the oldest playground in our park system right now. A few years ago, we took care of OJ Watson Park, which was at the time one of the oldest ones. So we're slowly going through and checking off and getting through those same playground again. Most of them are pretty costly to do so. Generally we're only able to address 1 playground and then try 1 replacement playground and try to kind of take care of those other. I don't want to say call them low hanging fruit, but they're they still make an. Impact, but we don't have enough to fully repair or replace a



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new one. So in this case, given the size and complexity and the impact or the. Usage that we feel at Central Riverside thought that allocating. Two years worth would be important and seen as value to the community, given the high use at the playground. We do plan to utilize, I believe. Evergreen Rec Center, one of their playground or their safety surface in there that is also on our list to replace. So there are smaller projects that we are checking off with this money.

Mayor Wu stated thank you, Tim. City Manager, you mentioned you're hearing obviously from this Council. Council more emphasis on regional parks. Can you address which ones are regional parks?

City Manager Robert Layton stated I think I need Reggie's help on that.

Mayor Wu stated I know that we have roughly 120 parks, so I would I would like to know what. You consider regional parks, Reggie.

Reggie Davis, Park & Recreation Department, stated so what we consider when we look at some of as Regional Park are going to be a larger gathering spaces that we have. MacAdams Park will be one of the more Clap will be one, Watson Park, Central Riverside will be another location that we consider a kind of the larger ones that we have in, in our system.

Mayor Wu invited public comment.

A person addressed the City Council and stated hi, I'm Shania. I was just wondering with the parks, would they be able to put any like military activities or wall, rock-wall climbing, something more physical activity for the kids size wings and slides?

Council Member Ballard stated thank you, mayor, to the speakers point, we do have the National fitness court over at the Pat Garcia Park over on the North End. That is, a has use all of your own body weight to get a full body workout. It's very impressive. I would highly encourage you to check it out, OK.

Council Member Johnson stated thanks Mayor to the point of your question. There's gonna be a lot of public engagement going forward on that, so. I know Tim hears that, but if you ever attend any of the meetings or any way that they're taking that feedback, definitely share that.

George Theo Harris addressed the City Council and stated I'm gonna stay here. I'm gonna talk. No, I'm the president of Grandview Heights Neighborhood Association, where Clark Park sits. We appreciate it's long overdue that dang COVID kind of kicked us in the butt, but it's gonna get done mid-May or

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something. But we appreciate the new the New Dog Park and the new multi purpose so. I just wanted to pass that on. Eventually we finally got it, still waiting on the bike. From Woodlawn to the river. But that's common also six years late. But I think they would just wait until I couldn't ride a bike. But anyhow, thank you.

Council Member Hoheisel stated thank you, Mayor June 4th at 11 AMI believe will be the ribbon cutting for the All Access playground at Flat Park. Playground at is designed so that way. All kids, including kids with disabilities, will be able to get out there and play and slide for the kids in a wheelchairs zip line for kids in wheelchairs. Swings for kids in wheelchairs. It's really neat. So June 4th get as many people out there as we can.

***Motion:***

***Mayor Wu moved to*** approve Consent Item II-10.

Motion carried 7 to 0

COUNCIL BUSINESS1.) [Board of Bids and Contracts dated April 21, 2025.](#)

Josh Lauber, Department of Finance, presented the Item.

Council Member Ballard stated thank you, Mayor Josh. Can we go to page 8?

Josh Lauber, Department of Finance, stated sure.

Council Member Ballard stated there is no other bids received.

Josh Lauber, Department of Finance, stated it is the only responsive bid.

Council Member Ballard stated okay, do we ever ask any other businesses that we send it out to like why they're not interested or?

Josh Lauber, Department of Finance, stated yeah, we do. That's a great question. It comes up frequently. We'll ask our contractors what they're seeing in the market and a lot of it is labor. A lot of it is the influx of

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federal funding. You're seeing that the labor market is tight and they're not able to either complete the work or the work that their bidding is so high that it's not cost reasonable, but it's really difficult to tell why vendors aren't bidding.

Council Member Ballard stated so I received several emails about this and I see that there's some people from animal control here. It sounds like there's been several KORA requests to make sure that the vaccines are actually being given. That seems to be the main sticking point in the emails that I have received. Do we know anything about that

Josh Lauber, Department of Finance, stated yeah, I'd have to defer to Wichita Police Department.

Captain Purcell, Wichita Police Department, stated the question on the vaccines being given at intake is that OK?

Council Member Ballard stated yes.

Captain Purcell, Wichita Police Department, stated the staff at our front desk is trained to give those. That's the DAPT for cats and the Bordetella/Parvo for dogs.

Council Member Ballard stated so I guess my question is why are the core requests for the data being denied? I think she has requested it like four times

Captain Purcell, Wichita Police Department, stated I'm not for sure on all the core request stuff. I know there was one time I had asked, but I would have to pull the records for each individual. Animal to take me forever to do, but yeah.

Council Member Ballard stated it seems to be the concern is that they're wanting to make sure that the vaccines are actually being given, considering the amount that we're paying.

Council Member Glasscock stated thank you. I guess a follow up to Councilman Ballard's comments. I imagine we track the vaccines in a database when they're administered.

Captain Purcell, Wichita Police Department, stated yes, there's the way it's done is that we have a what's called a medical screen in our records management system. So when it's given and entries made in that screen, I don't have a report where I can pull that data. So I have to individually query each individual animal to go into that screen to find it.

Council Member Glasscock stated so our system doesn't allow just an export of all of those documents.

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Captain Purcell, Wichita Police Department, stated I would have to work with our vendor to get a report for that, OK. I mean, I can do that. It's not a problem.

Mayor Wu stated I'll have a follow up question. So it's intake vaccines is \$2500 per month on average. How many vaccines are administered with the \$2500 a month?

Captain Purcell, Wichita Police Department, stated we take in nine to 10,000 animals a month, so. Maybe 800?

Mayor Wu stated 800 vaccines per month.

Captain Purcell, Wichita Police Department, stated yeah. We take in 9,000 to 10,000 animals a year. So just dividing that by 12.

Mayor Wu stated to 10,000 per year. Yeah, you initially said months.

Captain Purcell, Wichita Police Department, stated yeah, 9,000 to 10,000 per year per year.

Mayor Wu stated so 800 on average per year.

Captain Purcell, Wichita Police Department, stated per month.

Mayor Wu stated who was asking for that information

Council Member Ballard stated one of my constituents has been asking for the numbers of are we are the animals getting the vaccines that we're paying for, for them to get it. If you could work with your vendor, I don't know what that looks like, but it seems like a really easy ask. But I'm not super techie on all of that stuff. But I think maybe that's, I mean it's obviously important to some people that are requesting it, I guess

Captain Purcell, Wichita Police Department, stated I definitely will. If your constitute wants to reach out to me, if you can come to the shelter and I will show her the medical records. If she wants to see that.

Council Member Ballard stated I'll pass the word.

Mayor Wu stated thank you, Josh. Slide #9. Can you explain? Are these the single family homes that will be? Remodeled so that they can become affordable housing here in the community.

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Sally Stang, Housing & Community Services, stated Good morning, mayor. Members of Council Sally Stang with housing department. For the record, these are part of the public housing units. We are expending additional capital funds received to renovate those units to put back into the market as newly rehabbed units once sold.

Mayor Wu stated so they will become affordable housing in the community

Sally Stang, Housing & Community Services Department, stated correct.

Mayor Wu stated thank you very much, Sally. And thank you, Sally, for hosting the greater housing. Conference last week. Again, the big topic was affordable housing in our community. And so we appreciate seeing that houses will be remodeled so that they can become affordable housing yet again for the community.

***Motion:***

***Mayor Wu moved to*** receive and file report, approve the contracts and authorize the necessary signatures.

Motion carried 7 to 0

V) UNFINISHED COUNCIL BUSINESS1.) [Public Hearing and Request by Lange Gen Y, LLC for Approval of a Letter of Intent to Issue Industrial Revenue Bonds \(District IV\)](#)

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

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

Attachment: [Resolution 25-173 Gen Y Public Hearing and Request for LOI to Issue IRBs for 4729 S Palisade](#)

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Troy Anderson, Assistant City Manager, presented the Item.

Council Member Glasscock stated thank you, Mayor Troy. I have a few questions. Some will be the same as last week. Some might be a little bit different. First off, what has changed in this document since last week

Troy Anderson, Assistant City Manager, stated correct. Yep, it was deferred in this context. Again, there were some questions that were asked. By City Council. Last week, we provided response to those in an e-mail yesterday. So as it stands for the application, nothing has changed from the deferral last week.

Council Member Glasscock stated if we were to vote on this, is there anything is the sales tax exemption contingent on anything except the construction of the \$3,000,000 of fixtures and equipment from Lange? So is there? Jobs tied to this. Is there any requirement that they have to uphold as a benefit to the taxpayers to receive the sales tax exemption?

Troy Anderson, Assistant City Manager, stated to answer the first part of the question, it is performance based. Yes, they must complete the improvements that they say they want to perform right. And so upon completion of the improvements is when we bring all of those sort of receipts back. And that's when we issue the bonds for. For the for the bond issuance process, no, there are no jobs that are required as part of a sales tax exemption. I was one of the questions that was asked last week. We went back. We did some research. The laundry list kind of went on and on, so we kind of just stopped. It didn't take us very long. We went to back about 2023. There were at least 12 different revenue bond applications that City Council had reviewed and approved, and none of those required any jobs.

Council Member Glasscock stated so I looked at the requests made in 2024 and 2025. That's just since I've been here. So I didn't go back to 2023 and 2025. Commonwealth was affordable housing?

Troy Anderson, Assistant City Manager, stated correct.

Council Member Glasscock stated and 2024 Empower and Orpheum are both nonprofits?

Troy Anderson, Assistant City Manager, stated correct. I didn't dig into the actual contents of the application, so I don't. . . .

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Council Member Glasscock stated but those requests Empower and Orpheum are nonprofit entities.

Troy Anderson, Assistant City Manager, stated I believe so, yes.

Council Member Glasscock stated and then housing, just to make sure I have all my information correct. Timbers Mako 212 market opco hide and 333 English were all housing projects.

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

Council Member Glasscock stated and then so out of 2024 and 2025, it looks like the only one that may be different would be the Clemens Aviation, which is on the Airport Agenda Authority Board. Not the City Council agenda. And my understanding is that. The airport. Any projects on airport authority?

Troy Anderson, Assistant City Manager, stated correct.

Council Member Glasscock stated so there would be no option for Clemens Aviation to come for a property tax exemption. They would have had to seek the sales tax exemption.

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

Council Member Glasscock stated okay. I was just trying to make sure that I had the right context, especially with the different applications. So this one is unique in that in 2024 and 2025, it's the only one that would be a non not a non profit or a housing request.

Troy Anderson, Assistant City Manager, stated that could very well be.

Council Member Glasscock stated OK. In terms of the ROI to the city, you had sent kind of pro forma regarding the 420 or 4729 S palisade information. Could you elaborate on the ROI to the city? How long do we get the full investment back? Based on if we were to offer the sales tax exemption today.

Troy Anderson, Assistant City Manager, stated yeah. So I had a couple of extra slides prepared just in case the questions were asked. This slide here talks a little bit about how we've arrived at where we are today, right? So I can come back to this slide if you need me to. But as far as ROI. Really, really high level what we had prepared to you all were sort of three scenarios. We took the 2025 sort of combined property tax and sales tax. What it would look like in 2026 and then ultimately kind of carried that out to a 10 year projection, which is why you see 2035. So you see, in the first six rows currently in 2025, the appraised value is about \$1. 8 million, resulting in an assessed value of about \$450,000. So the overall tax

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obligation to all taxing jurisdictions about 52,000. Dollars a year city shares about. Just under \$15,000 a year. So what? We added here in this next line is the City of Wichita sales tax exemption that is being sort of considered here today, right? It's a value of about \$8700, which is why you don't see it in 2627. Beyond clear out to 2035 is sort of a one time, but combining property tax and sales tax into a combined. So if you looked at. Sort of. The balance. Right of what you see here in this first column is the various net gain or net loss positions by the city combining both property tax and sales tax. The 1st row there you see at the bottom is the net gain without a sales tax exemption. So if for. City Council does not approve the sales tax exemption, and let's just say for a moment that they do go ahead and do the project anyway. The city's net gain would be that \$8700 in 2025. That's the only additional net gain the city would see in sort of 2025. The next scenario that you see there is that net gain with the sales tax exemption, right? So let's say you do approve the sales tax exemption. They go on and do the project as they have. Anticipated the city's net gain in 2025 would be 0. We will have foregone that sales tax again about \$8700. The last scenario I presented to you all is sort of that idea of if you all don't approve the sales tax exemption and for whatever reason, they don't do the project right. So without the project. Again, we don't realize those sales taxes anyway. City's net gain position is still zero in 2025. In 2026, the numbers you see there at the top assume that the project is completed, right? So you see that uptick in appraised value from about 1.8 to about 4.3 million? So we spent some time with our real estate division. We analyzed kind of, looked at some other comparables in and around the area. We figured that it's probably not going to get back up to the \$7,000,000 appraised value that it was. Couple years ago, best case scenario is it's probably gonna increase from 1.8 to 4.3 for the 2026 with that which then changes all of the assessed values. General tax obligation City share again. You'll notice there's no sales tax exemption in 2026. And then you see that sort of compounding balance that's added in 2026. You see the net gain position in 26. Without the sales tax exemption, with the sales tax exemption and without the project, we actually. Start sort of losing money right in that last scenario. I kind of put that asterisk explanation down there at the bottom that when we looked at the net gain without the project, what we've seen is about a 3% decline since 2023. We saw in 20.24 a 3% decline. Back up in 2024, we saw the appeal and the reduction in the prop. In 2025, we saw about a 3% reduction, so our estimates. Assume that there's a continued 3% reduction in the property value over the next 10 years. If the project doesn't go forward so you see there clear out to 2035 that. Without the sales tax exemption, if the project moves forward, the city is in a position to sort of gain about \$416,000 in property tax. Property tax and sales tax without the sales tax exemption, the next one is the net gain with the sales tax exemption about 407,000. Again, that difference is that \$8700 sales tax. Exemption. The last row is without the project again over a 10 year period. We our net loss position is about \$4000. So that's a really lengthy explanation. I hope that kind of answers your question.

Council Member Glasscock stated thankful for the analysis. Thank you for preparing it. That's something I requested last time. So there's two assumptions being in this. First assumption is this project will not move forward unless the city grants a sales tax. To get this performance, correct?

Troy Anderson, Assistant City Manager, stated there's three assumptions. There's the assumption that. That the project goes forward, either without the sales tax exemption or with the sales tax exemption. Those are modeled to different that deltas the \$8700. The third assumption is if the sales tax exemption is



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not granted and the project doesn't move forward, that's the third.

Council Member Glasscock stated the city still has the gain, even if the sales tax assumption, if we don't award the. Sales tax correct and that's the first line.

Troy Anderson, Assistant City Manager, stated correct.

Council Member Glasscock stated the second line is. if we do so, that's one assumption. Another assumption is that this is the property tax that they will receive if there's not a property tax abatement in the future.

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

Council Member Glasscock stated so if the applicant comes with a property tax abatement in the future, then that negate it could negate at least a portion of the gains realized on this performer, correct?

Troy Anderson, Assistant City Manager, stated and ultimately, at that point in time, what the applicant would qualify in a property tax abatement and what the cost benefit analysis would show as a result of kind of that ongoing. Either additional capital investment or jobs created absolutely would completely overhaul this model.

Council Member Glasscock stated so this is the highest possible gain the city could receive, given if the applicant doesn't come back for property tax exemption.

Troy Anderson, Assistant City Manager, stated as well as a number of other assumptions such as the appraised value, etc. But, yes.

Council Member Glasscock stated does the applicant plan on coming back with a property tax exemption later?

Troy Anderson, Assistant City Manager, stated I'd have to defer to the applicant at that point.

Mayor Wu stated can we have the applicant come forward?

Ryan Mills, Development Director Lange Real Estate, stated Mayor. Council, thank you for having us today. Appreciate your time.

Mayor Wu stated the direct question was will you be seeking property tax abatement at this point?

Ryan Mills, Development Director Lange Real Estate, stated It is on the table. This project is part of what

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was a planned multiple phased expansion and of the what we call the advanced manufacturing facilities for Red Guard Manufacturing, which is located here in South Wichita as well as the Lange Plan, corporate headquarters with the exclusion of the real estate division. So at this point we are working on a multitude of different. Elements of that in in planning and diligence stages. Currently it is on the table that we could likely be coming back for an abatement. That would be requested in line with what? The cost benefit analysis and the appropriate return on investment would be to the City of Wichita and for this project specifically

Mayor Wu stated last week, a representative from your company said no. So I'm very confused right now because if we would have passed it last week with that answer, knowing that you actually are going to be asking for property tax abatement, the answer immediately from me would have been no. So I feel misled right now

Ryan Mills, Development Director Lange Real Estate, stated I apologize for that. And he's not here today. Apologize for that. Our intent. Was not to mislead this Council in this governing body in any way. Our intent was to make sure that this project is planned and organized in a fashion that is eligible and most applicable for the utilization of these incentives. And we approached all of our projects through that lens and with that intent he did not have that information available to. Him last week. To be able to. Probably answer you adequately in your in in your comment or your question to him. I apologize for that.

Council Member Tuttle stated thank you. This question is more for Troy. Thank you. Detroit, you and I met last week to chat about this 'cause I'm a little confused. I understand. There's, you know, different scenarios and different questions, but the most basic answer is did the applicant meet all of the requirements for this to come to us?

Troy Anderson, Assistant City Manager, stated yes.

Council Member Tuttle stated okay. And if we wanted to have future discussions of sales tax abatement maybe just for non profits or for housing or you know whatever that could be a future discussion. But in theory, did the applicant meet all of the requirements for this to be approved today?

Troy Anderson, Assistant City Manager, stated as those requirements are spelled out in the economic development guidelines, yes.

Council Member Tuttle stated okay, thank you.

Council Member Johnson stated thanks Mayor Troy. Just real quick are the assumptions on the net gain that the any future Council would take in the full valuation of the property and not partial? Like, is this

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tied to any type of property valuations going forward as those continue to go up, so is the assumption that a catcher would fully take in the property valuations and not like cabinet inflation rates?

Troy Anderson, Assistant City Manager, stated our model simply took into consideration a very modest 3% inflationary adjustment. If for whatever reason, again this model. If in 2026, that appraised value isn't 4.3, obviously all of these numbers change. If in 2027 we see a 7% increase in those valuation? Again, all of these numbers change. So our modeling simply assumed. An approximate 3% inflationary adjustment year over year from 2026 to 2035.

Mayor Wu invited public comment. No one came forward.

Council Member Hoheisel stated thank you, mayor. I would be interested to hear what they have as far as the presentation goes.

Mayor Wu stated could the applicant please come forward and share plans for this location?

Ryan Mills, Development Director Lange Real Estate, stated so plans for this location, the former Royal Caribbean Building, now rebranded as Portico Chase is for the consolidation and active recruitment and for the Lang corporate offices and specifically also Red Guard manufacturing, administrative Engineering, Engineering employees, the project management teams, the sales teams and the executive teams. Approximately 90 of the. Existing jobs will be located at this facility. In addition to the active recruitment and fulfillment of current jobs that we have. Active across the line companies. So that ranges from like I described, administrative to executive to manufacturing jobs that would be here as well as one of the more recent initiatives that we've been working on. That is a joint venture and a investment into a technology firm that would be helping facilitate the smart shipping containers that we are planning to do here that will create. A handful of jobs here, approximately 5 to 6 technology based, as well as all of the shared services and support services needed for the use of that. In addition, we have been actively working with. Then and a vision of Red Guard in line companies is module, which is a modular. QSR quick service restaurant manufacturing capability where we have. Been able to achieve. Success. In in working for some national franchisees brands, I think it's important to also understand that about 95% of the manufacturing. Product that is built. In the city of Wichita is exported outside of the state of Kansas. So those jobs are retained, created actively recruited to this market with intentionality. This is home for laying companies and Red Guard and has all plans to remain as such. The reason, in part that this request is being brought initially is again this is phase one of what is a multiple phased plan. Across the street. From Portico, Chase is the Red Guard current production center, where final assembly and manufacturing takes place. We are actively working on a expansion plan for our advanced manufacturing capabilities here in the City of Wichita. Most of again, 95% of this product is shipped outside of the state of Kansas in order to. Make sure that we are as competitive, you know as competitive as we need to be. And be able to grow and continue to experience success and continued success in the future. Setting up this

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administrative facility, executive offices, the support offices for this manufacturing effort is the first phase of Ortico Chase and where the offices and all that I described would be held. So, does that answer your question, Council member.

Council Member Hoheisel stated yeah, yeah, I was just wanting to give you guys an opportunity to. Talk a little more about this.

Ryan Mills, Development Director Lange Real Estate, stated and sorry if I the other part of that is part of the property tax abatement. There's some qualifications as it relates to state incentives. So we through hpip and some other state led incentive programs based around manufacturing, we want to make sure that we are coupling any property tax abatement requests related to this IRB and its best form. And the city of Wichita is receiving its best return on investment. And that we are packaging that adequately. We acquired this this property. About a little over a year ago. Came kind of together fairly quickly. We had to act very, very fast. It set empty for some period of time post COVID when Royal Caribbean moved. Their corporate office is out of here in in sales center. And we acquired. This property for about \$2. 25 million. We immediately put about \$803,000 of improvements into the building when we acquired it to get it into functional semi functional form or safe and habitable form from new roof to certain mechanical systems. To securing the facility, the prior owner was spending a tremendous amount of money. In security and in policing this facility because of transient. Trespassing that was taking place on the property. So this is an example of laying companies making active investment in South Wichita and I think you've continued to see that and we plan to for you to continue to see that. So we have a number of projects in South Wichita from the Paddock Industrial Park to the Saddle Creek crossing redevelopment to. One rise behavioral health campus to Iron Horse Industrial Park. All of which? Are economic development. You know stimulators and grow and we do that across the city of Wichita. We are actively reinvesting. Into the city of Wichita and plan and intend to continue to do that. This is a measure to help ensure that we are putting this project. And it's able. To happen and that this project is able to realize its best potential, in my opinion.

Mayor Wu stated you're currently located at 47th and Broadway southeast corner. What will happen to that location?

Ryan Mills, Development Director Lange Real Estate, stated we are so mayor the real estate office was located there. We have relocated that to 1101 W Douglas in Delano. There on the southwest corner. There's approximately about 6000 square feet of that retail center. Formerly occupied by Kmart. Days back, so we have seen tremendous activation of that location with. This is really the only current vacancy right now and we're in active negotiations with. A health related provider for potential lease up of that, that space we developed the out parcels in that location as well with club car wash and a host of others that has really enhanced and brought that area to life. And I think the investment there has been demonstrated as well.

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Mayor Wu stated sorry, I have a couple more questions that I should have asked during questions, but you mentioned 95% of your manufacturing is actually exported out of Wichita, KS and one of the. Criteria that I look for when I look for IRB approve approving of these projects is jobs and I know you can't say exactly. Currently how many employees do you have at Red Guard and how many do you plan to? Hire further, I think you said 90 existing jobs, but you also have some vacancies. Do you expect to continue increasing the number of employees at Red Guard?

Ryan Mills, Development Director Lange Real Estate, stated absolutely, yes. And increasing them, growing them. Here the plan is in the city of Wichita. So when I when I speak to 90 jobs, that is the amount of jobs that we plan to occupy. If we move this project forward immediately. Into the portico chase building. This building can adequately house around 220 to 250 employees, so. We purchased this with the plan for continued growth and we see that across really all of the Lange Companies in the segments and the business units that they touch. So without making you a promise of what? That exact job total would be there would be 90 new jobs. What I can tell you is that there's 5 to 8 full time positions. Related to the smart shipping containers in the technology base that are new that would be created for this location and filled. There are approximately 8 existing posted openings within the Lange Companies right now that we're actively recruiting and trying to fill. And I so I would anticipate that this location would create roughly 13 to 16 full time roles between shared services as well as. Those business segments that I spoke to the other would be module. Module is a rapidly growing company. We've been in kind of organization of that business segment for now for probably three years and have finally been able to garner some momentum on manufacturing, the modular QSRs that and most of that client base is outside. Most of those units are being shipped outside of the state of Kansas as well.

Council Member Tuttle stated thank you. And this is a question, not a comment. Is that just because we're having the discussion? If I could bring Troy back up again, please. Thank you. I have two questions for you, and if I should know the answer to either of these, I apologize. Regarding sales tax abatement, is there a requirement that jobs have to be a part of it?

Troy Anderson, Assistant City Manager, stated no.

Council Member Tuttle stated okay. Is there a way and this is just making sausage from the bench, but if? Because I think if I can hear my colleagues, that's the concern, right? But it isn't a requirement, so you know there wasn't a box that wasn't checked. If this got approved. But if we said in the future they did want to come, link did want to come forward with a property tax abatement that there could be, then there is require. For jobs, correct. Or could we say there's a requirement?

Troy Anderson, Assistant City Manager, stated you could, right.

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Council Member Tuttle stated so do you understand what I'm asking?

Troy Anderson, Assistant City Manager, stated I think so.

Council Member Tuttle stated 'cause I see what the angst is. I mean, I understand, but I just am cognizant of the fact that they followed all the rules and they, you know, they checked all the boxes for this application. From what I understand, I could be wrong and if I'm wrong I would welcome anyone to correct me, but then. Since the jobs or the angst, how could we maybe? Do something for that in the future.

Troy Anderson, Assistant City Manager, stated yeah, so. Let me. Let me talk a little bit about jobs real fast without going down a rabbit hole too far, right? Part of where jobs has come into the conversation, not with sales tax exemption, but with property tax abatement, was years ago. There was the cost benefit analysis model that only looked at the 10 year window in which. A property tax abatement was being considered, so if you can imagine just for a moment, really, really high level, right, that if I'm only looking at the 10 year abatement window and I'm taking sort of tax dollars off the table, I'm immediately operating from a in the red. Right from a negative position. So what came into the conversation was job creation, right? And so as part of the cost benefit analysis model. The number of jobs that were created. Yeah, you did offset. The sort of loss in potential property tax revenue. Another way to look at that and we've been working closely with Wichita State University Center for Economic Development Business Research previously Jeremy Hill, now Craig Compton, right, is not just looking at that 10 year window, but what does the 15 and the 20 year window look like, right? If you can imagine, even if we're looking at just the capital investment and we're also seeing a lot of with new technology and. And new projects that are coming to market, manufacturing equipment etcetera. Right. You're seeing extremely large capital outlays being invest in our community, which then ultimately drives ad valorem property taxes, particularly in years 11/12/13 and beyond, right? So if now all of a sudden you're looking at that 15 year pro forma or that 20 year pro forma, it's very reasonable to anticipate and expect. That I'm just gonna guess. But by year 15. The additional property taxes that are added to the tax roll, not just for the city of Wichita but for all taxing jurisdictions by sort of, say year 15, will offset any property tax abatement that you might have created in years one through 10 without creating any jobs, right? And so it's all about kind of how you look at the cost benefit analysis and that term by which you're evaluating sort of the return on the investment. That's where jobs came into the conversation was sort of offset that if all you were looking at is the 10 year window. There's nothing that specifically requires job creation as part of any project, and any consideration as part of either a sales tax or property tax abatement. But job creation is incredibly important. Just as you heard job retention right when we talk about jobs and talent, we talk about talent retention and we talk about talent. Traction. So jobs are incredibly important and the creation of additional jobs are incredibly important to this community. I don't want to dismiss any of that, right? But there's not a requirement that you actually create any jobs. But job creation can help improve the ratio in a cost benefit analysis. To achieve the desired outcomes that may be too much information

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City Manager Robert Layton stated but there may I supplement. This is somewhat a nuanced issue. What Troy indicated regarding capital investment and the calculation beyond ten years. Really, in my mind only works if you're talking about a sizeable capital investment. Not just a remodeling of offices or of a building, but what would when you'd have substantial improvements or new construction? That's why we've relied on job creation for so long and also used a 10 year window for that analysis. When we talked about introducing long term. Benefit from capital investment, we were looking at some of the larger projects in the city and especially. Manufacturing area. So I just want to kind of put a little different spin on what Troy's talking about. I still believe, and maybe we have a little bit of a staff disagreement, but I believe that if you're going to if a company comes in with. A request for property tax abatement if they don't have a substantial capital investment, I think then we really are going to be heavily reliant on the job creation during that 10 year window as we always have been. And that will be reflected in the model that Wichita State runs for us on benefit cost analysis.

Vice Mayor Johnston stated thank you, mayor. I'm see both sides of this. I really like what the land company's doing. I like local companies expanding. Not just giving to companies that come in from outside, so support local companies. That being said, this is the first time that we're giving a sales tax exemption to a private business to build a corporate office. That I have a problem with. Come back with a property tax abatement for expanding your business manufacturing. I don't have a problem with that. I fully support that, but I do have a problem with giving a sales tax advantage exemption for a corporate office. You've already invested \$3,000,000 in this building. You could sell it. Maybe it's on the market for quite some time. Before that, it's a good location for you. It's right across the street from your manufacturing facility. I'm not going to support this. I just. I just don't think it's a good president that we're setting for businesses to come to us for corporate headquarters to remodel corporate headquarters. So I think you understand. Hope you understand that. I do support you. I support your businesses. I think it's great, especially that you want to stay in South Wichita. I think that's fantastic. Property tax abatements for supporting expansion of your of your manufacturing. Definitely support that so, but this I just. I'm just gonna tell you my reasoning why I can't support this. So thank you.

Council Member Tuttle stated great comments truly, and I'm caught in the middle too. I do think and Troy, this is just a comment to make. While I completely agree with your comment that we've never done it for a corporate office before. No where it says they can't, right? And so if that's the direction of this Council that we need some more guidance in the rule making, then that's something that we need to consider because. That to me, it doesn't. Say they can't, right? And so that's a little bit of a struggle for me and might be this seems like it provides us with an opportunity that we need to revisit some of our tools in our toolkit.

Vice Mayor Johnston stated thank you. I appreciate your comments very much. I think this is changing policy. Or what we give tax exemptions to. Is changing policies the first time it's been done. So in essence

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we are changing the policy and what's to say the next person that wants to build a new corporate headquarters won't come to us? They will. They will come to us time and time again. Which I don't think that was the intent of property tax abatements. So that that's just my thoughts. Like I say, I do support land companies. I think they're great company, do a great job. That's just my reasoning. I think we're resetting policy here, sure. So thank you.

Mayor Wu stated this is a slippery slope, I think. Where we're at again because this would set precedent. And so my question to Lange really is this IRBs are a mechanism for achieving a sales tax exemption and/or This is very key and or a property tax abatement. For so long. We've been giving the and but never really starting off with the or and I think that that's where I am having trouble with this because if we give away the and right away but don't give the or as an either or option. We're now giving away all these benefits to developers that I don't think is what the intent was. And so again, I am very concerned about this and I do believe that this. Does set a precedent and a slippery slope for another company to come forward and say let's do this for my corporate headquarters. And I don't believe that that was again the intent and I think that's what I'm hearing from my colleagues,

Council Member Hoheisel stated Troy, a quick question here. If so, this process they keep the receipts and then they come back for an abatement. Meant on the receipts of the improvements when the project is done. Is that how the sales tax part of this works?

Troy Anderson, Assistant City Manager, stated that's correct. All of the expenses that they incur. Are tallied in preparation for what ultimately is the bond issuance. Yes

Council Member Hoheisel stated so it does that count towards receipts that are collected before the IRB passes.

Troy Anderson, Assistant City Manager, stated no. So we will not issue. A tax exemption certificate until such time as this. Action a letter of intent to issue IRBs is approved and executed.

Council Member Hoheisel stated so if we motion to delay this until they come with the whole package of property tax included. That what they spend in the meantime would not be eligible for reimbursement.

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

Council Member Glasscock stated thank you, mayor to the applicant. Thank you for investing in South Wichita. Think you can invest in Wichita in general? I echo Councilman Johnston's comments that I can't



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in good faith support this. I do think it establishes a precedent. It's very different than the applications that at least come since I've been on the Council, so I can only speak from 2024 and 2025. But every single application has been either for nonprofit entity or for housing, which has been a priority of this Council. Universally. Again, with the exception of the one that was on the airport agenda where they weren't eligible for property tax exemption, I do believe this sets a precedent for other businesses and I see no benefit to the taxpayers regarding a complete building refresh. Updated landscaping, a redesign, front entry, modern landscaping to showcase the company's culture, and a dedicated media room in the existing gym facility. I don't think that's a benefit to the taxpayer. I think what could be a benefit of the taxpayers when you come to the property tax exemption that also adds jobs to the facility and also expands operations and to, I think, address, Councilman Tuttle's point is, yeah, I may have checked every box, but this body also. Determines the will of the general public and the voters. If we just check everything that checks every checklist and then it comes to the Council, then we have no then we would just rubber stamp everything from this Council. And so I believe we have to take everything on. Its merit? I think this establishes a precedent, and I've spoken with you all numerous times this week and asked for a holistic approach. I asked you to bring this together with a property tax and tie this contingent on jobs and investment in the area, and that's not what this is. This is a sales tax exemption that's separate than that. And again, thank you for the investment. I will not be supportive of this today and I'll be offering a motion. I see that. Councilman Tuttle's on the agenda, though.

Council Member Tuttle stated I did not know that there had been a discussion of trying to get it to be combined, because that seems like the best option and I don't know if anybody's willing. It's your district, and I would lean into you. But to even make that substitute motion that we delay this, I think Council Member Hoheisel kind of alluded to that. And then I just want to make a clarifying statement. The part about, you know, they followed all the rules doesn't mean that. Anything other than in the future we need to address. That if we want guardrails of what we can and we can't, then I think that's our opportunity slash responsibility to make sure that people know, oh, I can't apply for this because and that's not in here. Not saying that we should just rub or stamp everything. I'm just saying this is a pause point for us to try and do this better. Is there any thought of a substitute motion? I don't know. It's your district and I appreciate your thoughts.

Council Member Glasscock stated I did not know those discussions. It happened. So thank you for sharing that. Yeah, I think I've spoken numerous times with the applicant regarding that. I don't have interest in offering this a substitute motion or to delay it because this was delayed to this week and I asked to see if there would be a more holistic approach and it wasn't. Requested and so I would be making a motion. I'll be interested in discussion that we close the public hearing would deny the resolution. And authorize the necessary signatures.

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Council Member Hoheisel stated thank you, mayor, can I have a represent or you're right here. Sorry, when do you guys plan on starting the improvements here?

Ryan Mills, Development Director Lange Real Estate, immediately. Yep, they're through design and ready to commence immediately. Thus, the reason that this is being brought into this current request is in order to accommodate that timing and plan schedule, I think it's. You know, I understand. That we're looking from 2023 to 2025. I think that there's other examples and precedent that has been prior set. We could look at Cargill, we could look at other examples in order to retain, keep and attract corporate headquarters. I think it is very important for me to state that I mean Red guard given the type of product that it manufacturers and this facility is not just an office for. Red Guard, these are the support systems that allow Red Guard manufacturing to be a worldwide leader in the petrochem and blast contained space as well as with the Department of Defense. As we look at what we're trying to package. For the state of Kansas, through some of the eligible programs that are there in order to ensure retention of this company, which is being attracted by multiple other states. States that it works within currently and. Does has options available to it and that's not me coming here giving any kind of loaded threat or that. I mean, Wichita is home. Wichita will always be home and plan to be home for Red Guard, but these type of economic incentives ensure the longevity of these companies to be able to stay in Wichita, remain in Wichita and put them both our best foot forward. As we're actively recruiting, so to some degree, I challenge you, Mr. Glass. Councilman Glasscock from the standpoint of all of these improvements are for job retention, for active job recruitment. We're recruiting. I mean, we have a company that is planning on offering here with us as well that now Lange has investment and ownership in around the smart shipping containers module. As well as all of the multiple segments that Red Guard is already manufacturing. Then, so I'm challenged a little bit by that statement. Candidly, I think that in order to retain and recruit talent for the city of Wichita, this is an important part of being able to successfully do that. And I think that this application has been brought to you, this governing body with under the lens that it check. The boxes to Councilwoman Miss Tuttle. I think that we see that as. This is very eligible and there would be a multitude of. Locations that would accommodate this type of request and support it. With what? Lane companies have done and what they continue to plan to do in, in the city of Wichita and otherwise,

Council Member Hoheisel stated so it would not be a help to you if we delay this until you come back with the property tax.

Ryan Mills, Development Director Lange Real Estate, stated on this, on this initial phase, I think it could be challenged, I mean. To be as much of a help. I think that that's a better alternative than denying it today candidly. But I think that. The timing that we're trying to adhere to for. Occupancy in in this building would there would be some diminished value to not passing this today. Yeah. And you know, candidly, it'll probably impact the level of which that we evaluate what gets built in the city of Wichita on the next phase. So I mean the advanced manufacturing facility. To I mean it. It plays a part in it. There's those lines crossover significantly as we plan what these next layers of expansion are going to be for this facility. I appreciate it. Thank you

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Council Member Glasscock stated thank you 'cause. You challenged, I'll offer a challenge back. There are thousands of businesses in this community. Literal thousands that don't make requests for this body language development in particular. Had three this year, 2. This year, one pending regarding the facade improvement at a location on Douglas regarding a vacation request on 47th St. this is the sales tax exemption and then based on your own words, a property tax exemption and subsequently coming later this summer. And so this body has committed to making sure investments are made in Lang. And trying to encourage job creation. But there are thousands of businesses that don't do that. And your business is coming with four requests this year and so there is an assumption that we are trying to support you all as well, but also supporting you when it makes sense and also allowing private development and private enterprise to happen when it doesn't make sense from. This body, when there is not a benefit to taxpayers.

Ryan Mills, Development Director Lange Real Estate, yeah, and we appreciate Wichita's City, Wichita support and all of those measures and you know, as we look at you know. Kind of to speak back to that, I, I mean I think part of the reason why you see those requests. Is because of the amount of activity that we're driving within this market and our belief and our love for the city of Wichita and plan to have that to be continued. You know, Crossgate District in South Wichita is seen in excess of \$80 million eighty \$90 million. Of Lang led investment take place in South Wichita that historically didn't exist. This is this would be another example of that coming. We've activated around. 100 and 2000 and 20 plus doors in South. Wichita, through Sycamore ponds and an area that was undeveloped and fully stabilized and a great example of the multitude of segments that we touch, we have about 500 other doors that are in active development in the city of Wichita with Cypress Glen, which is located on. The West boundary of the city of Wichita from Pine Way and. Then a multitude of others N downtown. Down the area around Ascension has become a targeted area for us. You will see us again and we will continue to bring appropriate requests that that meet the lens in which that they're drafted and what their intent is. So I think part of the reason, Councilman, that you see these requests is because we're not sitting on the sidelines and we passively letting others do it. We believe in this and we believe in the economic opportunities. The city of Wichita and the neighboring communities provide, and we want to establish the and we do a lot of projects that don't seek any incentive basis. I mean we bring, we do a lot of projects that we don't bring those requests to you because we judge them on our own merit 1st and make sure that they are adequately qualified for the request that's being brought to the governing body.

***Motion:***

***Council Member Glasscock moved to*** close the public hearing, deny the resolution and authorize the necessary signatures.

Motion carried 7 to 0

VI) NEW COUNCIL BUSINESS

**CITY COUNCIL PROCEEDINGS**

**April 22, 2025**

1.) Approve Request for Proposal for a Consultant to Guide the Recruitment and Selection Process for City Manager

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

Attachment: [DRAFT RFP.pdf](#)

Pam Pennigton, Human Resources Department, presented the Item.

Council Member Johnson stated thank you, Pam. Appreciate the presentation. Actually your slides answered three things I was going to say already. So the five year minimum experience I think is good. In this would it be? I know you said we will be looking for someone who has specific experience around city managers. With that also ask them. Percentage of success historically and finding those and percentage of placements that remain more than 24 months for, is that something that we would want them to just share with us on their own?

Pam Pennington, Human Resources Department, stated yes. So I think I've added that in the RFP itself where I'm asking them to give examples of their successful searches. So and we can. Yeah, we can be more clear and ask for percentages, but I I'd like to know their most recent and how many.

Council Member Johnson stated I think I want to know the more clear, but leaving it open allows them to share what they think we need to know and then that will, I think, help us make a better decision on that.

Pam Pennington, Human Resources Department, stated sure. Absolutely.

Council Member Johnson stated On the public engagement, I agree with that having been around out of office and in office for police chiefs, I loved how we went and engaged the community in that way. Well, we also asked them on the back end outside of the one public forum. So I think with chiefs we took the candidates around to different groups as well. Yes, OK. And then, much like how you brought up the police chief. Search in the FOP had a special one-on-one session. I think the manager's total should have that Bob having so much experience and kind of knowing hurdles in Wichita and also our two assistant city managers is to talk with them as well about. Just their thoughts on what another manager could be. Maybe what? We'll be facing them and just kind of having their input from the city manager office. I think that would be good as well.

**CITY COUNCIL PROCEEDINGS**

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Pam Pennington, Human Resources Department, stated absolutely.

Council Member Johnson stated I'm definitely supportive of all of that front end engagement as well as taking the candidates. One of these questions on the original draft. Was a short list, so I was thinking no less than two candidates and maybe up to four. Or if we wanted to add #5. I don't know if that's too many, but if we if we just have to. And we get into a situation where neither one might be what the public or overall majority of groups and everything want. Rather than go back out if we had three, that might help.

Pam Pennington, Human Resources Department, stated yeah. And I think that depending on the interviews we do with the vendors themselves, we're going to be able to answer some of that as well as to what are they seeing, how many candidates do they think is realistic. So we might get that more from the interview from the vendors.

Council Member Hoheisel stated Council Member Johnson kind of touched on it. Yeah. On page four, part four, they talk about a short list of no less than 10. Six to 10 top candidates. That does seem a little much. I think we had two finalists for police chief. And I can't remember was that two to four was what we did for that RRC?

Pam Pennington, Human Resources Department, stated so this number, the six to 10 is that's how many qualified candidates we're asking for before we even start the first set of interviews.

Council Member Hoheisel stated I appreciate that. That clears it up a little bit 'cause I thought that was a little high there and I didn't know how many. OK. So it comes to us with six to 10 and then we start parsing it down, correct, OK. I appreciate that clarification.

Mayor Wu stated Thank you. Pam. Yes, I know you spoke to the Wichita Police Chiefs selection process. Can you reiterate the 2008 process? And why we now have a request for a guarantee. Because if I remember correctly a couple weeks ago, city manager Layton alluded to that and I think we should all be on the same level of information. Can you talk about the 2008 process? Was there a search firm? Can you talk about? Were there any guarantees? Can you talk about that?

Pam Pennington, Human Resources Department, stated I actually do not have information on the 2008 firm search. Bob may remember better than me. I was not here in 2008 and I all I have is the RFP from 2008. I could not find any other documents.

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City Manager Robert Layton stated yes, Mayor, I was not involved in the first round of this, but the Council selected a consultant, went through an exhaustive process. Us with the mayor and Council, I believe there was some Community involvement at that time. The candidate was selected was offered the position and it's my understanding that that individual at the very end of the process decided not to come to Wichita, not to move into the position. So that firm operating under its guarantee requirement then started the process all over and. Went through solicitation and I think I've outlined what that process was. Was that they followed for the second search.

Vice Mayor Johnston stated thank you, mayor. Appreciate the presentation. There's about 26 days for people for us to get their proposals in to you. Is that a normal amount of time? Is that enough time for companies to get their proposals together?

Pam Pennington, Human Resources Department, stated I think it is in the past two years I've been collecting firms already that specialize in municipalities or city manager roles. So right now I'm at 30 firms that across the United States, I've reached out to all of them asked who should be getting the RFP invitation and they've all responded. So they're very excited to see this come through. So that's 30 firms right there.

Vice Mayor Johnston stated when would the public engagement occur? Would it occur after the firms are after the firm is selected?

Pam Pennington, Human Resources Department, stated yes. OK. Very important that the vendor control that process as a third party. And so that is this first part of the job analysis and candidate profile. That's what the firms usually do in order to get as much information as they can to build the profile and the job that they're going to market. So they need all of that in order to do that. So they would do that up front before we would ever have them start marketing the position.

Vice Mayor Johnston stated and then it is a month long enough or a short month from May 23rd to June whenever our third meeting is in June, is that enough time to evaluate the candidates the for the vendors for the vendors?

Pam Pennington, Human Resources Department, stated I think that it is. I think that it is.

Vice Mayor Johnston stated how many do you envision?

Pam Pennington, Human Resources Department, stated it's hard to tell. I can tell you when we did, the police chief, the firms that we really. Wanted to submit. They ended up declining because they already

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had enough work. So you know, you just don't know who else really gonna have the capacity to do that. We're hoping that we get a good response and you know, we'll get people to that aren't on my list. You know, that will submit. So we're just trying to make sure we get the most qualified up front, but I think that actually we can do that. It is doable. To finalize the list and get a list so we can start selecting.

Mayor Wu stated can you address who was the firm that helped select the police chief and where were they out of

Pam Pennington stated of Public Sector Search and they were out of California and they specialized in police chief search.

Mayor Wu stated and in 2008, who was that firm?

City Manager Robert Layton stated Slavin and Associates.

Mayor Wu stated don't quote me, I think they were out of Atlanta at the time.

Mayor Wu invited public comment. No one came forward.

Mayor Wu stated one question for you, Pam really quick. This says the financial consideration is approximately 30% of the position salary. Can you give us a number please?

Pam Pennington, Human Resources Department, stated Let's see, based on what Bob shared last time, that would be probably in the what \$50,000 to \$60,000 range? \$30 higher. Oh, sorry. Oh yeah, \$70,000 to \$75,000. Sorry, can't do math on my head, so it'd be upwards above \$70,000 for a consultant to be part of this process.

Mayor Wu stated

Mayor Wu stated I also want to, I guess, make a challenge if there are any firms either locally, whether it's in the city or in the state to also be solicited. I. Would encourage. The process to also reach out to the League of Kansas Municipalities, US Conference of Mayors, National League of Cities. The city managers have an organization that city manager Layton belongs to. These are all obvious groups that should be should be aware of this RFP process. So it's just my challenge that again, since the consultant was hired back in 2008 to lead this process. And now we're here 16 plus years later, another consultant will be hired to help with the process. Pam, can you just one more time address why you guys cannot do it

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in house and why that process requires someone with expertise.

Pam Pennington, Human Resources Department, stated I think in in this level of role, you really do need a professional that can handle the Community engagement piece. I think having a third party that is more neutral in the process is also very good for these high level roles. I'm not saying we couldn't do it, but there is a lot of work that the firm would do that takes that load from staff.

***Motion:***

***Mayor Wu moved to*** approve the RFP and authorize the solicitation process.

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 - NONE

AIRPORT AGENDA

IX) NON-CONSENT AIRPORT AGENDA- NONE

COUNCIL AGENDA

X) COUNCIL MEMBER AGENDA



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XI) COUNCIL MEMBER APPOINTMENTS AND COMMENTS

Council Member Johnson thanks, mayor. I would like to appoint Stephanie Colley to the Wichita Land Bank Board of trustees.

Mayor Wu stated I just want to give a quick shout out. That is a CEA member that I asked last week and she got her application in which also reminds the Community, you can still apply for. For boards that have vacancies and please go check him out at Wichita. gov

***Motion:***

***Mayor Wu moved to*** approve all of the appointments.

Motion carried 7 to 0

Council Member Tuttle stated thank you. I just wanted to state on record that I had been approved to attend the community leaders of America conference in Columbia, SC. This week they were going to pay the trip and there was no cost to the city, but due to some conflicts in my schedule, I was not able to attend. I spoke with them and they were able to cancel the airline in the hotel and everything, so I had been approved but just wanted to go on record that I'm not attending and then just as a interesting highlight, I will be attending with our very own Don H. Tomorrow, the Kansas Municipal Utilities Conference. Just for the section on direct potable reuse. Water in Kansas. So excited to be able to attend that. So thank you.

Mayor Wu stated I see no further comments. We can. Well, actually, do you want us to do the special meeting and then workshop?

City Attorney Jennifer Magana stated Mayor, it's to you. You're welcome to go into workshop and have this after the workshop.

Council Member Hoheisel stated thank you, mayor. I would like to thank the people that joined me last Saturday for a nice soggy park clean up at Lincoln Park. We've got it all ready for a nice Easter egg hunt, so there are a handful of community members that also join me there, so I appreciate that. Also this upcoming Saturday we will be having. Earth Day out at Clapp Park. So 1:00 to 4:00. I think Council Member Tuttle and I will be at a kickball event right before that, so I'll be going from there to the Earth Day event, but please come out. We'd like to have as many people there as possible, and part of the discussion will be direct pot reuse, so it's good to keep getting that message out there. Thank you

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***Motion:***

***Mayor Wu moved*** that the City Council recess into executive session for 10 minutes to receive information from property management staff pursuant to KSA75-4319-B2 for the preliminary discussion of the acquisition of real property. The executive session is required to protect the city's right to the confidentiality of its negotiating position and the public interest, the executive session will begin at 11:10 AM and it we will return at 11:20 AM.

Motion carried 7 to 0

Mayor Wu stated no binding action took place.

***Motion:***

***Mayor Wu moved to*** adjourn Adjournment

Motion carried 6 to 0

Meeting adjourned at 11:21 a.m.

[Adjournment](#)

Respectfully submitted,

Paul Leeker, City Clerk

**CITY COUNCIL PROCEEDINGS**

**April 22, 2025**

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

Attachment: [CMBs for April 22, 2025.docx](#)

2) Preliminary Estimates:

- a.) Preliminary Estimates

Attachment: [PEsforCC\\_04-22-25.pdf](#)

3) Agreements/Contracts:

- a.) Four Mile Creek Digester Expansion (District II)

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

Attachment: [Resolution No. 25-174 Wastewater Treatment Plant Four Mile Creek Digester Expansion.docx](#)

**CITY COUNCIL PROCEEDINGS**

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Attachment: [NOI FMC Digester.docx](#)

Attachment: [Wichita FMC Digester Expansion - Compiled for Sigs 04-09-2025.pdf](#)

- b.) Lease of City-Owned Parking Spaces at Southwest Corner of 3rd Street and Main Street to General Services Administration (GSA) (District VI)

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

Attachment: [lease agreement.pdf](#)

- c.) Emergency Rental Assistance (ERA2) Funding Agreement Amendment with United Way of the Plains

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

Attachment: [United Way Funding Agreement fully executed.pdf](#)

Attachment: [United Way--1st Amendment final.docx](#)

- d.) Water Service Agreement with the City of Andover, Rural Water District #5 and Parkvue Reserve, LLC

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

Attachment: [Andover, RWD 5 and Parkvue Reserve, LLC Agreement.pdf](#)

**CITY COUNCIL PROCEEDINGS**

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4) Design Services Agreements:

- a.) Supplemental Design Agreement No. 1 for South Seneca Estates (District IV)

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

Attachment: [SA#1 SouthSenecaEstates InspStaking Signed.pdf](#)

- b.) Supplemental Design Agreements for Bridger at Pawnee Addition (District IV)

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

Attachment: [SDA No. 1 WM Bridger Pawnee.pdf](#)

Attachment: [SDA No. 1 Bridger Pawnee Ph 1.pdf](#)

5) Change Orders:

- a.) Change Order No. 1 for Century II Elevator Jack Replacement (District I)

Attachment: [Agenda Report II-5a.doc](#)

Attachment: [CO No. 1 CII.docx](#)

6) Property Acquisitions:

**CITY COUNCIL PROCEEDINGS**

**April 22, 2025**

- a.) Acquisition of Real Property Interests from 1545 East 29th Street North for the 29th Street North-Interstate 135 to Broadway Avenue Improvement Project (District VI)

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

Attachment: [Attachment.pdf](#)

7) Minutes of Advisory Boards/Commissions:

- a.) Metropolitan Area Building & Construction Department - Board of Appeals for Refrigeration, Air Conditioning, Warm Air and Boilers - March 6, 2025

Attachment: [MABCD Board of Appeals March 6, 2025.pdf](#)

Uncategorized Items:

8.) Weapons Destruction

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

Attachment: [Exhibit A - Destruction.pdf](#)

- 9.) Notice of Intent to Use Debt Financing - Airport Heavy Equipment Replacement Program - Wichita Dwight D. Eisenhower National Airport.

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

Attachment: [Resolution No. 25-176 Airport Heavy Equipment Replacement Program.docx](#)

CITY COUNCIL PROCEEDINGS

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Attachment: [Resolution No. 25-176 Airport Heavy Equipment Replacement Program.pdf](#)

10.) Design-Build for Central Riverside Park Playground (District VI)

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

11.) Notice of Intent to Use Debt Financing Amendment - Airport Parking Analysis, Recommendations, and Conceptual Design - Wichita Dwight D. Eisenhower National Airport.

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

Attachment: [Resolution No. 25-177 Airport Parking Analysis, Recommendations, and Conceptual Design.docx](#)

Attachment: [Resolution No. 25-177 Airport Parking Analysis, Recommendations, and Conceptual Design.pdf](#)

12.) Community Event with Alcohol Consumption – Wichita Taco Fest (District I)

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

Attachment: [Resolution No. 25-175 Alcohol Consumption Wichita Taco Fest Community Event.docx](#)

Attachment: [Wichita Taco Fest TED Site Plan.pdf](#)

13.) Advancing Economic Mobility Rapid Grant

CITY COUNCIL PROCEEDINGS

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

Attachment: [2025-0422 Letter of Support Economic Mobility Grant Application.pdf](#)

14) Second Reading Ordinances:

- a.) ORDINANCE NUMBER 52-639 CASE NUMBER A25-03 AN ORDINANCE INCLUDING AND INCORPORATING CERTAIN BLOCKS, PARCELS, PIECES AND TRACTS OF LAND WITHIN THE LIMITS AND BOUNDARIES OF THE CITY OF WICHITA, KANSAS. An ordinance annexing land south of 29th Street North and east of 127th Street East. ORDINANCE NO. 52-640 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 the zoning at 623 West Douglas Avenue.

Attachment: [List of Second Read Ordinances April 22, 2025.docx](#)

II) CONSENT PLANNING AGENDA ITEMS

- 15.) VAC2025-00003 – Request in the City to Vacate a Portion of a Platted Utility and Drainage Easement and a Portion of a Platted Building Setback; Generally Located One-Quarter Mile West of North Ridge Road and One-Half Mile North of West 37th Street North. (District V)

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

Attachment: [VAC2025-00003 WCC Supporting Documents.docx](#)

Attachment: [VAC2025-00003 Excerpt Minutes.docx](#)



CITY COUNCIL PROCEEDINGS

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Attachment: [VAC2025-00003 VACATION ORDER.docx](#)

- 16.) VAC2025-00006 – Request in the City to Vacate a Portion South Dodge Avenue; Generally Located Within One-Quarter Mile West of South Seneca Street and One-Half Mile South of West 47th Street South. (District IV)

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

Attachment: [VAC2025-00006 WCC Supporting Documents.docx](#)

Attachment: [VAC2025-00006 Excerpt Minutes.docx](#)

Attachment: [VAC2025-00006 VACATION ORDER.docx](#)

II) CONSENT HOUSING AGENDA ITEMS

- 17.) Public Housing Recovery Agreement Status Report

Attachment: [Agenda Report II-17.doc](#)

Attachment: [list for monthly report - Apr 2025.xlsx](#)

- 18.) 2025 Flat Rent Schedule - Public Housing Program

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

II) CONSENT AIRPORT AGENDA ITEMS

**CITY COUNCIL PROCEEDINGS**

**April 22, 2025**

- 19.) Airport Heavy Equipment Replacement Program - Wichita Dwight D. Eisenhower National Airport.

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

- 20.) Airport Parking Analysis, Recommendations, and Conceptual Design - Wichita Dwight D. Eisenhower National Airport.

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

Attachment: [Walker SA1 with attachment part exec.pdf](#)