

CITY COUNCIL PROCEEDINGS

May 6, 2025

MINUTES OF THE MEETING OF THE CITY COUNCIL

Wichita, Kansas, May 6, 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.

Meeting called to order at 9:02 a.m.

[Approve the minutes of regular meeting April 22, 2025](#)

Motion:

Mayor Wu moved to approve the minutes of regular meeting April 22, 2025

Motion carried 7 to 0

[AWARDS AND PROCLAMATIONS](#)

[Proclamations:](#)

[Provider Appreciation Day](#)

[Water Safety Month](#)

[Asian American and Pacific Islander Heritage Month](#)

[Awards:](#)

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Sybil Strum was not present at the City Council meeting.

2.) Mark Diller - Ronald McDonald House Charities Wichita

Mark Diller addressed the City Council and stated Mark Diller, 551 N. Hillside, Suite 100. Good morning. Thank you, Mayor Wu and City Council members for this opportunity to be with you this morning to share a little bit about Ronald McDonald House Charities, Wichita or RMHC Wichita for short. The mission of RMHC Wichita is to provide essential services that remove barriers, strengthen families and promote healing when children need healthcare. Since 1983, RMHC Wichita A501C3 organization. Has served families with sick or hospitalized children from every county in Kansas and beyond when they travel to Wichita for their child's health needs. Families of children aged 21 or younger who travel 30 miles or further from home to Wichita can stay at RMHC Wichita free of charge, including meals and other essential amenities so that they can focus on their child's healing. Families experiencing at risk pregnancies can also stay at RMHC Wichita to deliver and throughout their NICU stay if needed. The average stay at Ronald McDonald House Wichita is 10 days, although some families have stayed for over five months. In 2019, RMHC Wichita moved from our Sleepy Hollow in Midtown houses into our current location in the Wesley Medical Plaza. Gaza, formerly known as the Health Strategies Building where we now have 20 rooms for families to stay. No matter where their child is receiving care in Wichita, we also have a family room in Wesley where food, snacks and laundry facilities are available, as well as a mobile care card that provides refreshments to families. These services are free of charge so families can focus on their child's health and healing. To date, over 55,000 families have been served through our Ronald McDonald House and Ronald McDonald Family Room. We are currently in conversation with medical providers as part of our strategic planning process to understand what needs may currently be unmet while also getting a sense where needs may increase. For example, as pediatric specialist from children's mercy have a greater presence in. Some families can receive services in Wichita that would have previously required being referred to children's mercy in Kansas City. At Wichita's as Wichita's presence as a regional hub for healthcare grows, our MHC Wichita has experienced a considerable increase in occupancy in 2025. In fact, through April of this year, 221 nightly stays have been provided to families in local hotels when. RMHC has been full. That number was 133 in all of 2024, while partnership with local hotels has allowed for reduced rates. RMHC has paid for those rooms to

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ease the financial burden on families traveling to Wichita for their child's care. As long term plans are being considered, financial assistance to help serve families is greatly appreciated. Today I would like to call upon the Wichita Community to help support families when they need it most. There are many ways to get involved. Financial support is greatly appreciated as costs and overall need for service. Have increased money donated to Ronald McDonald House Charities, Wichita stays local to serve families of children receiving care right here in Wichita. Our volunteer meal program is also a tangible way to help serve families by providing nutritious meals that families can so that families can focus on their child's needs. Please visit our website at RMHC Wichita Org for many ways to get involved. Including our annual gala on Saturday, June 7, and if you visit McDonald's restaurants, please ask to round up as this money helps support our MHC families. And lastly, I would like to invite you to visit RMHC Wichita for a tour and to see how families are served when. Their children are sick or injured. Council Member Johnson, thank you for visiting our location in District 1. Mayor Wu, I look forward to your visit upcoming. And I would like to also extend an invitation to all Council members to visit RMHC Wichita and the Community as well, to see how families with sick or hospitalized children are supported. Thank you again for the opportunity to share about Ronald McDonald House Charities, Wichita

3.) [Nancy Bradfield - Rosie's Snuggle Bunnies Pet Therapy](#)

Nancy Bradfield addressed the City Council and stated good morning and thank you for having us today. I'm Nancy Bradford, 14328 W 95th St. South. In Clearwater, Rosie snuggle Bunnies is a 501C3 nonprofit founded by a veteran and his wife. Based in Sedgwick County. Our mission is to provide support, comfort, and healing through trained therapy, rabbits and now pygmy goats. We serve veterans Hospice patients, children, individuals suffering from PTSD, depression and trauma. Our services include pet therapy, visits to Wesley Children's Hospital, every other week, Hospice centers, facilities and inpatient homes, the VA Hospice and TLC units, as well as many other VFW events where we are members. We also support the Community and their mental health events and organizations in honor of our late therapy rabbit Rosie. Who was Rosie the rabiter? What the play off our logo. You can see her. She looks like Rosie the rabbit. Her. She passed away this past Saturday. In honor, in her honor, we launched the veteran emotional Support Animal program. We provide Flemish giant rabbits as Josie is as ESA companions to Kansas veterans and their families suffering with PTSD and anxiety. Each veteran receives a trained rabbit supplies an initial. And ongoing support for veterans have already been matched in the last two months. Including one who attended the recent Kansas Honor Flight. Welcome home. Based on our community impact, we've allowed 100 plus therapy visits per probably quarter in Sedgwick County and surrounding areas. We are currently collaborating with USD259 students and staff to provide some volunteer hours that will remodel our goat barn. And give them a wonderful place to be housed at night, so they're protected from other wildlife. Life. Upcoming expansion is the Goat Barn where we are currently have the two pygmy goats in training. They think they're lap dogs, but we're we're working on that. The support we need is volunteer recruitment, so if anybody is interested in coming out to Clearwater, spending some time with the rabbits, not only socializing but cleaning once, we can certify

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and train volunteers, then they can come pick up the rabbits and take them out to visits current. We only have probably four of us that are doing the visits, Clint and I both have full time jobs. So our time is limited as well. So we know there's much more of a need than what he and I and the four volunteers who. Currently trained can handle. We're looking for business partnerships to support and grow our emotional support program and just awareness in city level collaboration. We would like to invite you to our fundraiser on May 24th. That is the Saturday of Labor Day. We're having it at our VFW, 3115 at Douglas and Anna, just north of town West. We'll raise funds for the ESA placements and continued animal care and advancements. It is open to the public and we invite everyone to attend. In closing, we ask that the City Council help raise awareness of our mission. Support our services and organizations serving veterans and those in crisis, and visit one of our therapy sessions to see the impact that we have. And we appreciate your time and effort in closing. Thank you very much Clint and Nancy. And Josie coming here this morning, we have several council members who would like to speak.

Council Member Johnson stated thanks, mayor. I just had a question. Josie is probably the biggest rabbit I have ever seen in my life. What does Josie eat? Is it? Is it regular food or do they get like whole heads of lettuce?

Nancy Bradfield stated that is a very common question that we get. They are Flemish giant rabbits. And the Flemish giant rabbits are kind of like big dogs, little dogs. They're just the big rabbits of rabbit breeds. Primarily, their diet consists of hay, brome, hay, alfalfa, hay, Timothy hay, and a little bit of parrot pellets. We we have bougie bunnies. They eat lots of greens. Also, not necessarily do they have to have that, but you know, always get a little bit spoiled, but they also like vegetables and things like that.

Council Member Johnson stated that is awesome. I think Josie would scare my Beagle. I think would be hilarious

Nancy Bradfield stated but as as a side note, Josie, all of our rabbits are named kind of a military theme. The Bunny Barn is called the Bunny Barracks, which is also decorated military theme. So we had Rosie, the Rabbiter Private Radar. Oh, Smiley playoff of Mash Amelia Earhart, who is a double amputee. She had some complications during surgery and doesn't have any back legs. Mama Josie Nesbit is named after a World War 2 soldier who was one of the biggest groups of American POW women in the Philippines in World War 2. And then who have I left out Lieutenant Dan. And Lieutenant Dan does have his legs, but Amelia doesn't.

Council Member Hoheisel stated thank you, mayor. Thank you, guys, and thank you for your service. There's a lot of people in the community who you're helping. Next year, can we get the goats in here as well?

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Nancy Bradfield stated sure.

Council Member Hoheisel stated so maybe the the little pygmy goats will be a little easier.

Nancy Bradfield stated yeah, we, we we'll work on bringing Ranger and route. Again, I'm still perfecting. Still perfecting their attire when they go inside, but I think I've about got it. So yeah, next year we can do that.

Mayor Wu stated yes. Thank you again Nancy, and really appreciate that. I see you around the community really doing this work, and as you mentioned, you only have four that can go around the community, so you need more volunteers and I appreciate you bringing Josie in and. I'm sorry for the passing of Rosie the Rabbiter, but really appreciate what you do and it is mental health Awareness Month. So again, thank you for what you do for the mental health of our community.

4.) [Chris Brault - Issues with the down-town library.](#)

Chris Brault was not present and did not address the City Council.

Two people addressed the City Council and stated

We come to talk about our nonprofit organization that we have started and we're trying to launch a mobile unit. We are with grassroots bridge builders. We are advocates for the homeless, and we're starting to peer support where homeless help homeless. I'm helping her get her stuff together and she's helping me keep myself together. So we want to launch our mobile unit where we can get out and help. More people like if the homeless need a shower, we want to have a shower in there for them for. I'm sorry. Yeah, we want to have a shower there for them. Nurse on site therapy on site. All in this one RV that we're renovating, we've been working a hard, hard to get it going. We had to really take everything out of it because it was mowed. It was leaking and stuff. So hopefully we we weren't on it today. We want to get it running by the end of the month. We're just asking for support help. If you go to our website, grassroots brizbuilders and have the number, it has videos of us working on it. It has our launch date as a telephone number where you can call and reach out and we'll tell you where the location and where we renovate and the RV at. Yeah. We really would like to help from our community to get this launched in time to help the homeless. Thank you. Yeah.

Council Member Glasscock stated thank you, mayor. What was that website you had mentioned?

The Speaker stated grassroots spread builders at we're on YouTube. TikTok. Facebook. Grassroots bridge

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builders or you can go to grassroots. nursing. ict@gmail. com or bridge builders. ICT org. OK. Thank you.

Council Member Hoheisel stated thank you, mayor. Do you guys have a link or a post on your? Do you have like a Facebook page or something that we could share on Facebook?

The speakers stated yes, it can be shared. It's all on Facebook. Can be shared. It's on YouTube. Can be shared. Tiktok it can be shared. Instagram is can be shared.

Council Member Hoheisel stated well, I have one of those so. All right. Thank you. I appreciate that. I'll be on the lookout

II) CONSENT AGENDA ITEMS 1 THROUGH 37

Council Member Glasscock requested that Items II-8, II-3b be pulled.

Council Member Hoheisel requested that Items II-6 and II-11 be pulled.

Motion:

Mayor Wu moved to approve Consent Agenda Items 1 Through 37, with the exception of Items II-8, II-3b, II-6, and II-11.

Motion carried 7 to 0

Council Member Glasscock stated thank you, mayor. These kind of go together. So items 3B and Item 83B was contract for professional services for real estate consultants from Fort Douglas, from Seneca St. to Meridian, but then subsequently later on in two eight it was approval of offers for the Douglas Ave. from Seneca St. to Meridian Ave. so. Did we already? Go out, forbid. I just wanna know the context of these 'cause they seem conflicting or seems that one has to happen for the other to happen.

Gerri Ford, City Manager's Office, stated Well, what we've done is with the short term timeframe that has been placed on us for the acquisitions, we went out for request for proposals to select a consultant to do the acquisitions on behalf of the city. That was initiated in late February and that process completed in. Late April. Hence the contract that's been in front of you today. The approval of the offers in just trying to get everything with this project. In place so the consultant can get on board right away. The approval of

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the offers is being on the agenda today for the consultant to initiate offers with the property owners. So with the approval of the contract, we will go ahead and start our process with LAI.

Council Member Glasscock stated so if one is the contract for professional services and one is the approval of the offers, approval of offers would mean that their offers presented. Correct. So they already started the work.

Gerri Ford, City Manager's Office, stated no, they have not. The approval of the offers is just a formality, which is required by the Uniform Act, so we will not initiate the approval of the offers without a consultant in place.

Council Member Glasscock stated a few more questions regarding this is in item 3B, it says that we're having to do this because of lack of ability to do this in House. How many individuals short are we to do this in House? And how long have we known that we'd be short these individuals? How commonplace is it to contract this

Gerri Ford, City Manager's Office, stated projects like this with this short of time frame the respondents were going to staff it from anywhere from 4 to 8 people. So the firm that's been selected here today has five staff members that they'll put on this project full time full time.

Council Member Glasscock stated and then that's the total cost of that is a \$358,000 for that.

Gerri Ford, City Manager's Office, stated yes.

Council Member Glasscock stated okay. Let me see if I had any other questions. I think that's all the questions I have regarding both of these.

Mayor Wu stated I do have a couple questions on that. Since it's the total is 358, but it's 2900 per parcel. Is that a typical amount and did we negotiate that amount?

Gerri Ford, City Manager's Office, stated the proposals that came in were ranged anywhere from that \$2900 to around \$5500 hundred per parcel. We looked at the different all all 5 firms came in with different approximations. But it was a relatively tight time frame or range from that basically \$3000. \$5500.

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Mayor Wu stated comparatively, from previous similar types of projects?

Gerri Ford, City Manager's Office, stated yeah, well, usually on average we anticipate around 5000.

Mayor Wu stated per parcel?

Gerri Ford, City Manager's Office, stated per parcel.

Council Member Glasscock stated this is maybe in continuation from the mayor's question as well, because I just sparked. So the real estate fees that were paying this provider is \$2990. 00 per parcel

Gerri Ford, City Manager's Office, stated yes

Council Member Glasscock stated and then on average for all the parcels and all the tracks we A/C. We look at spending 40,000,

Gerri Ford, City Manager's Office, stated yes, the tracks to be acquired are temporary construction easements and so there will not be a permanent taking. It's just the right to be able to utilize that person's property while we make improvements within the right of way.

Council Member Glasscock stated so we don't plan on any of personal or any of the property actually be taken long term just for correct.

Gerri Ford, City Manager's Office, stated it's just during the interim

Mayor Wu stated and do you know when this construction would start for Douglas between Seneca and Meridian?

Gerri Ford, City Manager's Office, stated logically, the earliest it could start is January of 2026.

Mayor Wu invited public comment. No one came forward.

Motion:

Council Member Glasscock moved to approve Consent Agenda Items II-3b and II-8.

Motion carried 7 to 0

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Council Member Hoheisel stated just one quick question here pertaining to some of the lease things here, lease agreements

Susie Santo, Visit Wichita, stated Susie Santo. 515 S main with Visit Wichita.

Council Member Hoheisel stated good morning, Susie. OK, Page 12 of your, I guess this is what we received and file, but your independent auditor, it talks about the operating leases, it says the Bureau has a lease for office space. That was renewed in 24 and expires in 32. You have to pay all the extra costs there. Termination of the lease is generally prohibited. Unless there is a violation under the lease agreement, so does this mean you guys are pretty much locked into your current space until 2032?

Susie Santo(spelling), Visit Wichita, stated it does. OK. And I'm glad you asked about that. Our our rent, as you can see in that we our base rent is 95,000 a year and that actually has only gone up 2% since 2012. And then when you look at all of the common area maintenance of property tax, all of the. Also goes into utilities. We pay 207,000 total, which is reflected in the audit,

Council Member Hoheisel stated and then I also see the operating leases. It goes up and it kind of plateaus at two 17347. Then there's a slight dip in 2029. Is there any reason for that little slight \$4000 dip there? You know what?

Susie Santo, Visit Wichita, stated I'd have to go back and get more information for you on that.

Mayor Wu stated Susie, before you leave, just really quickly, just so that the community understands. When did you guys move to this location and are you the anchor location or anchor tenant for that location?

Susie Santo, Visit Wichita, stated Visit Wichita move there in 2008. That was before I was there, but previously I believe they were down on Douglas. They moved there in 2008 when Water Walk. Opened and we are the tenant with a prime prime location for visitors to find us right off of Main Street.

Mayor Wu stated I know that this has been asked previously and I don't know if you've answered this during a public meeting, but have there been other spaces that you guys have looked at prior to signing the renewal of the space?

Susie Santo, Visit Wichita, stated we have this last year we looked at spaces because our contract actually expired and so we spent about, you know, the previous year we'd identified it with the Executive

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committee. We need to look and make sure that it met our needs from spaces and it met the visitor needs and we did look else. Elsewhere, but realize financially, we are better stewards of the dollar staying put.

Mayor Wu stated and the 95,000 per year for this lease? Who majority of that, that lease? Who pays for it?

Susie Santo, Visit Wichita, stated you know, that comes out of the transient guest tax and I think it's important to note that this we use the transient guest tax and the T bid. These are dollars that come into our community through visitors. So visitors are staying in the hotels. We use those dollars that visitors leave here to drive. Future visitors so that comes through the transient guest tax.

Mayor Wu invited public comment.

Celeste Racette addressed the City Council and stated Good morning, Mayor Wu and City Council members and thank you. I appreciate that at my request you pulled this item from the consent agenda. I appreciate that transparency and openness and giving us a chance to speak, and I see that as a huge improvement. So I'll start there by saying thank you. I'm Celeste Racette, 2239 N Tea Time court. I was a former chief internal auditor and FDIC bank examiner, so I love to look at financial statements and I do that with a pretty sharp eye. With our budget process just beginning, it is common knowledge that the city of Wichita is facing a financial shortfall. The city needs to find ways to cut expenses or find efficiencies in spending. Taxpayers will soon be given a survey to determine where they think their tax dollars should be spent. Why isn't tourism expense part of this survey? Each year, taxpayers give 7 million in tax revenues through the TBI and the transient guest tax to a third party. Visit Wichita for tourism services. Put this in the survey. Visit talk visit Wichita finances are concerning. And I have voiced these concerns to you right here and City Council meetings for the past five years, but nothing has changed if we keep doing what we have been doing, how will we know if there is a better way or a better vendor? First, what does a? Third party vendor do. It's tourism. We give up \$7,000,000 in tax revenues for visit Wichita to spend on tourism. But his visit? Wichita the best bang for our buck. When was the last time a request for proposal was created to bid for this tourism business? They have had our tourism business since 2014 / 10 years and not once have we bid that out to another competitor. In 2014, the idea was they would increase hotel occupancy. Beyond 60%. Guess where it is now 61%? And yet they get 6 to \$7,000,000 in the transient guest tax and the T bed every year. And why did they stop tracking website views and online advertising impressions? This used to be a metric the new platform taxpayers paid for in 2017 was supposed to make a better targeting platform. And now there is no way to see how that is performing. Second, why are they building up such a huge cash and investment balance? The cash accounts were noted by the external auditor as exceeding federally insured limits by over \$300,000. Wow, I wish I had that kind of money in my bank account. If taxpayers are being asked to tighten their belts, why is the visit Wichita sitting on a \$3,000,000 investment in cash? And investments to spend as they please. And who gave them permission to sign a 10 year lease and water walk? Water walk is one of the biggest bell

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development projects in Wichita's history, and yet they signed A10 year lease costing US \$1. 3 million in prepaid lease expenses. Water walks, failed development. Guess what? They pay in rent to the city of Wichita. A dollar a year for 99 years. Why are we subsidizing a failed development by renting office space in water walk? We have a beautiful, iconic architectural showpiece in the former Public Library which is sitting empty where our tourism center could move into. And I didn't hear her mention looking at the Public Library as an example of office space that would save us 200,000 per year in rent. Move the Old Town police headquarters also into the former library and that saves us another \$60,000 a year. Second chance I just heard. This week is looking for office space. To hold their meetings, they could also go in the mezzanine level of the old former Public Library, written out the main floor for receptions and events. And you know what an empty building could start generating income. 3rd, why not combine tourism between the City of Wichita and Sedgwick County? Like is done with park reservations? How much does Sedgwick County spend on tourism? Online advertising website and staff. I bet Sedgwick County doesn't give their tourism CEO \$350,000 in salary. That's more than the city manager makes. More than Wichita's chief of police and more than WSU School of Business, Dean. I say combine this activity. 4th Fairfield Inn is part of the Feld Water Walk development. This developer's hotel was built using taxpayer money. The outstanding bond debt totals \$4 million. What is the city's plan for paying this off? There is a \$2,000,000 balloon payment coming due in eight years. The amount of transient guest tax we spend on this bond debt every year could also pay for utilities at the former Library this is an example of how taxpayer money was scraped off for debt for a private hotel. And yet was labeled stormwater utilities when it was booked. The budget survey needs to give taxpayers a chance to really see the expenses the city pays, starting with visit Wichita. Thank you so much. I'll stand for questions.

Mayor Wu stated thank you, Celeste. I have questions for the City Manager that Celeste brought up. First and foremost, I know that Celeste has brought this up. Multiple times regarding the Public Library. City manager, can you just give the community a little bit of history regarding the Public Library? When the new Public Library was conceived, what was the conversation about? What was going to happen with the old Public Library?

City Manager Robert Layton stated thank you for the question. At the time that the decision business decision was made to build a new library, there was not a discussion about a specific. Use for the old library and the discussion was that we would look for some type of appropriate community use if possible, but we also knew that it could be an important piece of a redevelopment project for the C2 and Bob Brown. Complex. And we've had a few planning efforts, the most recently done by populace that showed this being an important part of redevelopment. Of that area and actually serving the purpose for community functions and support for the Convention Center. So the idea is that we would have a public use of that building at some point.

Mayor Wu stated just as a reminder, a couple of months ago. So during my first state of the city address, I had it at the former Central Library. And it's the building itself is being used, I think United Way used it for tax purposes. So have there been other discussions of how to reuse that building as it is still a taxpayer

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funded building? And what are other purposes that it could be used for?

City Manager Robert Layton stated We've actually had a request for proposals out. Actually, I think we may have gone out twice. We did have some nonprofit groups. Submit proposals on the reuse of the building. When we discussed with them the details of those proposals. They ask that the building be brought up to date before they move into it and they ask for help with operations as well, and that did not seem to be a feasible approach. We did an initial review of using it as venue space with ASM. They asked that the building be fully renovated and before they would move into it. We are now in discussions with them about the possibility of lesser plan, where maybe the first floor would be used and we could put in fewer improvements that are necessary. I will remind you that when we looked at this building recently for the possible well use this office space and space for, excuse me, devoted to police operations, the price tag for that. Just for the building remodel itself was \$17. 2 million. So if we were to move. Some operations, such as was Wichita in there and waive rent we would still be required to invest somewhere in the neighborhood of \$10 million to \$17 million just to be able to get them in the building. So it's really we need to find a more viable use and we're really hoping that working with ASM will have an interim use and one that will lead to maybe a permanent use as we go forward with any improvements that Bob Brown/C2.

Mayor Wu stated has that building been. Thought of as possibly a cultural arts building. So have it as event space that could generate. Revenue, but also provide space for other entities such as visit Wichita.

City Manager Robert Layton stated thank you for the reminder. Yes, we did talk to. One cultural institution specifically about having a presence in that building, they came back with the exact same concern and that is that they couldn't move their whole operation there and it was not cost effective for them to move a portion of their operation into that building as much. As they would like to have a downtown presence.

Council Member Johnson stated thanks, mayor. First, I'd definitely like to see that building kind of stay available for any type of East bank riverfront improvements in the future. I think that could be key to that too. I just want to thank Susie and her team for the great work that they do and seeing all of the awesome opportunities come to our community. And I know that you all are part of that. Still think we should get council members to play in some of these sporting tournaments, but. We'll see. We'll keep a hopeful heart for that, but just thank you again for all the work that you're doing. I see that the investments that you are making and the opportunities to come to Wichita are paying off and just thank you.

Mayor Wu stated and last question is either for city manager or someone from finance. Can you please provide the exact amounts for the transient guest tax that's generated specifically maybe? The the TBID portion.

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Lindsay Benacka, City Manager's Office, stated Lindsay Benacka, Director of Arts and Cultural Services, could you rephrase the question or restate it?

Mayor Wu stated Can you please let us know how much and transient guest taxes are collected. If you have the 24 numbers just so that people have an idea exactly how much we're talking about.

Lindsay Benacka, City Manager's Office, stated okay, I can look into that and can follow up after this meeting for it. And then we do have TBI coming up. Later in the agenda, which we'll talk about that specific budget line item there.

City Manager Robert Layton stated the TBID amount is \$3. 9 million.

Mayor Wu stated Transient Guest Tax you'll figure out how much is generated the total amount and how much is allocated to Visit Wichita so that it can be provided for all.

Lindsay Benacka, City Manager's Office, stated yeah. And for fiscal year 24 is what you're requesting?

Motion:

Council Member Hoheisel moved to receive and file report

Motion carried 7 to 0

Council Member Hoheisel stated all right, this one's I believe for Sally. And I know we're gonna be talking about this later on as well, but I did have some questions here because it deals with the lightech credits, which I guess the 4% are now done on the state. . .

Sally Stang, Department of Housing & Community Services, stated there's a second round of 4% coming.

Council Member Hoheisel stated I mean going forward next year.

Sally Stang, Department of Housing & Community Services, stated and so actually the four percent, 9%, those are both federal tax credits, now the state. Starting in 2022, married state tax credits. Fired them on top that part of its going away, but the four percents and nine percents will continue going for on the federal level.

Council Member Hoheisel stated So we'll still be eligible for those, correct. OK. So whenever we we do propose these, is it the same kind of the other support mechanisms here that will also help us in our application for the federal ones as well?

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Sally Stang, Department of Housing & Community Services, stated correct that those points apply to the application both in federal and state because they do right now. They're combined. There are additional points. For waiving fees as well as local government support of projects. And so there are five projects that are in this round for 9% and we really hope that one or more of them actually gets awarded this year.

Council Member Hoheisel stated fingers crossed here as well.

Sally Stang, Department of Housing & Community Services, stated four would be the Max that could possibly happen based on the regulations in the qualified allocation plan that it's no more than three per county with there's a bonus project project, so it could. Go to four. That's really unheard of.

Council Member Hoheisel stated are we, are we? Do we have a way that we can expedite this or streamline this to where all of these extra things, the land donation from the local government, I think we're kind of have our hands tied, our land bank doesn't necessarily operate the way we we hope we had hop. It had, but the the storage tax credits, the sales tax exemption and the fee waiver. Are we figuring out a way to streamline our process to make it so that weigh any of the low income projects are just a little more appealing for the people who are who are judging that? Who are judging them?

Sally Stang, Department of Housing & Community Services, stated yeah, we try and make sure that the projects that the developers come to us, they inquire about, for example, sales tax exemption, property tax exemption that goes through the Office of Economic Development. There's also additional points for. Low interest loans. By local government and that's those two items coming later on. Home funds to be allocated to projects. We do try and maximize work with, with developers to make sure that their projects maximize points

Council Member Hoheisel stated and we do it on like a project by project basis?

Sally Stang, Department of Housing & Community Services, stated we look at each one and see. Projects are very different. For example, last year's Timbers project did not need home funds because they had another local low interest local loan. A grant, actually it was. Excuse me. And so they didn't need them last year. So we're not going to say, hey, take our money if you don't need it, don't take our money. But we work collaboratively to try and see make sure that wherever there's available points, hopefully we can help them get them in. The application process OK

Council Member Hoheisel stated weird question here. So if they did take and I realize they were awarded, but if they did take our money, that would that still? Increase their their potential for selection.

Sally Stang, Department of Housing & Community Services, stated it does because there are additional

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points. For not having two sources doesn't give them more points. So they already had the IT was actually a HUD grant that came through the state. Timbers did last year, so they and their project didn't need the additional funding because the they had layered the state tax credit on top of the federal tax credit. They didn't have gap to fill, so they didn't even ask for any home funds for that purpose because they already maximized the score in that category and didn't need the additional funding. So we look at these on a project by project basis.

Council Member Hoheisel stated final question, the president released his budget recently. Yes. Were laytech credits. Were those on the chopping block in his budget?

Sally Stang, Department of Housing & Community Services, stated they have not been addressed yet because tax credits actually come through Section 42 of federal code, which is the IRS side. What was proposed and put out. We haven't seen any any of the breakdown outside of what's come from HUD yet, but we're still looking.

Mayor Wu invited public comment. No one came forward.

Motion:

Council Member Hoheisel moved to approve the resolution and authorize the necessary signatures.
Motion carried 7 to 0

COUNCIL BUSINESS**III) BOARD OF BIDS AND CONTRACTS****1.) Board of Bids and Contracts dated May 5, 2025.**

Attachment: [05-05-2025 Board of Bids.pdf](#)

Attachment: [05-05-2025 WAA Board of Bids.pdf](#)

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Josh Lauber, Department of Finance, presented the Item.

Council Member Ballard stated thank you, Mayor. Josh, could you go back to Slide 7, please? I know. I ask these questions a lot, but just curious on a \$6 million bid, why there was no other bids or if you know why?

Josh Lauber, Department of Finance, stated sure.

Council Member Ballard stated I know I ask these questions a lot, but just curious on a \$6 million bid, why there was no other bids or if you know why?

Josh Lauber, Department of Finance, stated so I'll be candid with you. We we don't really ever know what the market is doing. We try. We try to predict it. We try to understand it, but we never do.

Council Member Ballard stated no, definitively.

Josh Lauber, Department of Finance, stated but we on this specific project notified 4487 contacts with the commodity codes that could do this service. We reached out to a prominent vendor who communicated honestly our own projects. With the NR tying them up. So really having to do with the availability of Labor and general contractors in the area. And the and the inflow of federal money, I think is impacting that nationwide.

Council Member Ballard stated that's incredible. OK, thank you. And the next slide on page 8. Just noticing that the winning bid is, you know, almost half of what one of the other bids is. I just is that labor. Is it?I mean, that's a huge significant difference. Yeah, not that you have all the answers. I just that's I'm trying to see try and think about it.

Josh Lauber, Department of Finance, stated Well, I appreciate it. Yeah. So this one was actually one that we worked with our department. Our requesting department, Barclay Construction, is a new vendor to this type of work. They. Act explicitly stated. We are aggressively pricing this trying to grow our portfolio. We reviewed the qualifications review the vendor. I couldn't see any issue to to say that they wouldn't be qualified and and I would not support rejecting them.

Council Member Ballard stated awesome. I appreciate that. You know, new companies are are applying and wanting to do work with the city, so I'm totally supportive, just kind of asking questions that maybe make somebody wonder what is going on. So appreciate all your information.

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Josh Lauber, Department of Finance, stated absolutely, anytime any of the Council has questions on these items that this is your purchases as a Council. So anytime that you have a specific item you want to pull question or call, we welcome that.

Motion:

Mayor Wu moved to receive and file report, approve the contracts and authorize the necessary signatures.
Motion carried 7 to 0

IV) PETITIONS FOR PUBLIC IMPROVEMENTS

1.) Petitions for Public Improvements

Attachment: [PFPI.docx](#)

Attachment: [Resolution No. 25-178 WDS 011090 Phase 3 Water Improvements – Abilene Place Addition](#)

Attachment: [Resolution No. 25-179 PV 086163 Phase 3 Paving Improvements – Abilene Place Addition](#)

Attachment: [Resolution No. 25-180 WDS 016517 Construction of Water Distribution System.docx](#)

Attachment: [Resolution No. 25-181 SS 016525 Phase 2 Sanitary Sewer Improvements -- Abilene Place Addition.docx](#)

Attachment: [Resolution No. 25-182 PV 085725 Phase 2 Pavement Improvements -- Abilene Place Addition.docx](#)

Attachment: [Resolution No. 25-183 WDS 010827 Water Distribution System Improvements – Pierpoint Acres 2nd Addition](#)

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Attachment: [Resolution No. 25-184 SS 010829 Sanitary Sewer Improvements – Pierpoint Acres 2ND Addition.docx](#)

Attachment: [Resolution No. 25-185 PV 086154 Paving Improvements – Pierpoint Acres 2ND Addition.docx](#)

Attachment: [Resolution No. 25-186 WDS 010666 Water Main Extension – Oak Tree Addition.docx](#)

Attachment: [Resolution No.25-187 SWS #815 085610 Storm Water Sewer No. 815--Oak Tree Addition.docx](#)

Attachment: [Resolution No. 25-188 SS 010781 Sanitary Sewer--Oak Tree Addition.docx](#)

Attachment: [Resolution No. 25-189 PV 086152 Paving Improvements--Oak Tree Addition.docx](#)

Attachment: [Resolution No. 25-190 PV 086034 Paving Improvements--Bridger at Central Addition.docx](#)

Attachment: [Abilene Place.pdf](#)

Attachment: [Pierpoint Acres 2nd.pdf](#)

Attachment: [Oaktree Addn.pdf](#)

Attachment: [Bridger @ Central Addn.pdf](#)

Paul Gunzleman, Department of Public Works & Utilities, presented the Item.

Mayor Wu stated Paul really quick I saw, is it new developments in Districts four, five, and six?

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Paul Gunzleman, Department of Public Works & Utilities, stated yes.

Mayor Wu stated and just as a reminder for community, these are all paid for by specials. Is that correct?

Paul Gunzleman, Department of Public Works & Utilities, stated that is correct.

Motion:

Mayor Wu moved to approve the new and revised petition and budget, adopt the new and amending resolution, and authorize the necessary signatures.

Motion carried 7 to 0

V) UNFINISHED COUNCIL BUSINESS

VI) NEW COUNCIL BUSINESS

- 1.) [Public Hearing and Request by 721 W Maple, LLC for Approval of a Letter of Intent to Issue Multifamily Residential Revenue Bonds \(District IV\)](#)

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

Attachment: [2025-0506 Application 721 W Maple Public Hearing and Request for LOI to Issue MRRBs for 721 W Maple.pdf](#)

Attachment: [Resolution No. 25-199 721 W Maple, LLC Multifamily Residential Revenue Bonds.docx](#)

Troy Anderson, Assistant City Manager, presented the Item.

Council Member Glasscock stated thank you, mayor. Just one quick question. What is the current tax on the open parcels open land right now? You know what they're currently paying in property tax?

Troy Anderson, Assistant City Manager, stated if you can give me two seconds, I can go, but it's vacant,

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undeveloped land. I want to say the tax obligation was a couple \$100 a year. I mean, I can get you the exact number, but because it's vacant undeveloped ground, there's very little tax.

Council Member Glasscock stated so with the 75% payment, they're still paying the current property tax levy correct

Troy Anderson, Assistant City Manager, stated Land is not abated. It's all the new improvements that are, and again it's just it's sort of our best sort of calculated guess. We we don't know exactly what the county assessor is going to appraise the property at. So what we do is we look at comps for similar projects in and around the area to try and give ourselves kind of a a yardstick to to. Project what we anticipate that's going to be, but until we know what the county. Praised the property at will.

Council Member Glasscock stated but with the 75% abatement, they're still paying the existing levy.

Troy Anderson, Assistant City Manager, stated correct, plus that additional 25%.

Mayor Wu stated can you get the actual amount please?That there's a shed there right now, so I don't believe that's completely vacant. Therefore, it can't be a couple \$100

Troy Anderson, Assistant City Manager, stated I'd have to defer to the applicant on whether or not there are any improvements on the property.

Mayor Wu stated while you're looking that up, I also want to make sure that the Community knows that the document that was submitted to us on Friday. Has different numbers than the one that we received this morning, so I'm sure that that will be updated on the agenda packet for the Community

Troy Anderson, Assistant City Manager, stated So the applicant was gracious to share the annual taxes today about \$2700.

Mayor Wu stated any further questions for staff?I know that we're always looking for more housing. That is the biggest topic that this community wants us, whether it's as we just heard from boards in bid, we want housing everywhere and this is particularly just South of the baseball South and West of the baseball stadium, and it is an empty slash small lot that also. Includes a shed that will be removed. And moved somewhere else. So again, housing is critical for our community and we appreciate that people are thinking about housing within the downtown core, where there are going to be more individuals. I'm going to ask the applicant a couple questions.

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Mayor Wu stated can you tell us the rents for these one bedroom and two-bedroom apartments, please?

Applicant stated yeah. That's average \$1,500 a month. So one bedroom would be about \$1,250, and two-bedroom would be \$1,700 and \$1,750.

Mayor Wu stated is that comparable to what's in that area?

Applicant stated it's lower than the bulk of the area, but well, obviously the higher than some of the older stuff that's on the market.

Mayor Wu stated And can you also address this has a look that can be replicated elsewhere. What is the intention of the developer in terms of housing, not just in this area?

Applicant stated sure. So our goal is to have proof of concept at this location. It's intentionally designed that we could take one of these buildings and it'll fit on a traditional old fashioned city lot just about anywhere. So the idea would be and when you saw in the pictures it was a rectangular building, so we could take it somewhere else, and roughly the design stays the same. We can put a different skin on it to fit the the area of where we're looking, but we. Could take it and go across the city and do these just about anywhere.

Mayor Wu stated and can you address because I have seen many city documents that design fees are very expensive and so can you talk about how this will be helpful in reducing so that we can get more housing.

Applicant stated sure. so design fees on this round Number roughly a quarter, \$1,000,000 for design and engineering services. And so when we take the same drawings, what we do is we do a side adaptation. When we go somewhere else. So we don't have to fully redesign it. So there's a significantly smaller amount of design and engineering fees because we'll use the same floor plans and just adapt them to the sites. So it helps us save on the next ones.

Mayor Wu stated and one more question. I know that this is three stories. I've had individuals in the community ask why can it not be four stories, other buildings around the community? Can you just address, would four stories be helpful? Could that change? Could that also not only add more units but also be helpful with the design?

Applicant stated yeah, absolutely. It's a great question. So for this site and and where we are, we couldn't

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go four stories unless we added a second set of stairs for every building in an elevator. For each building, and so local code restrictions currently only allow this type of building with one set of stairs to be 3 storeys and no more than 4 units per floor, and so round numbers it adds half \$1,000,000 to each building to go additional additional floor.

Mayor Wu stated is this something that is of interest to the developer? In regards to possibly adding an additional floor if the restriction wasn't there?

Applicant stated absolutely. Where as we look at additional sites, especially in the downtown core. Just the other buildings around it wouldn't look out of place to be four or five storeys tall. And when we look at it, we don't have to acquire more land when we add more floors. And so our cost per unit goes down as we add additional floors, which allows us to bring down our rents and bring housing cheaper to market. By adding more floors on the same building.

Mayor Wu stated and can you also address because the materials that you're looking at for building this structure have come up to standards and so would adding that additional floor but not having an additional staircase or the addition of an elevator be a problem.

Applicant stated sure. So from our perspective and our opinion is that when the codes were originally written, our buildings weren't nearly as safe as they are today. So these apartments will be fully sprinkled and so be fire sprinkler throughout the building. The exit stairwalls are pressurized and so adding additional floors in our opinion is a very low safety risk because of the the nature of the materials, which are all not fire retardant but fireproof, and then also the fire sprinklers, they're incredibly safe buildings and so absolutely we'd look. To add additional floors if we could.

Mayor Wu stated we need more density and I know that that is one of the critical pieces is how do you build so that it's economical for the developer, but also for the renter him or herself as they are wanting more housing that is affordable to them. My question now will be to staff. Have we had any conversations about how to change code so that a fourth floor would not have the additional barrier of an additional staircase? Or the need of an elevator.

Troy Anderson, Assistant City Manager, stated so there's a number of various code sections that we're constantly examining. Right. We recently explored a an electrical conduit requirement. That was adding additional cost to a large multi family residential project. It was a local amendment and through the work with MABCD, we we. Struck that requirement from the code, making it again more affordable to build dense multifamily residential, particularly in our urban core. And so we're constantly looking at those as it specifically relates to this one. I don't know what conversations MABCD has had specifically in regards

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to additional. Local stairways and elevator requirements and those kind of things, but those are absolutely conversations we're willing to have for sure.

Vice Mayor Johnston stated thank you, mayor. Just a question for the developer. How many lots are included in this? So I see, I see that the taxes on the lot listed are only \$354. 19. Yeah, that's so, so the lots. There's six lots, including six lots broken up. The total is \$2700 then. Yeah, roughly 2700, OK. Thank you.

Applicant stated yeah, roughly \$2,700

Mayor Wu invited public comment.

Courtland Redding addressed the City Council and stated I'm resident in Council Member Johnson's district district. One had 6038 Rockwood Dr. in Wichita. My question in regards to any new apartment developments specifically within the city itself, is what are the parking restrictions going to be on those developments? How is that going to be allocated percentage wise? For example, is a one bedroom 1 unit. Going to have a one to one ratio for parking available or is that expectation going to be street parking is going to be available due to the public transit situation where I've lived in different cities throughout the United States? That's typically addressed with new vertical developments. Question #2 for the developer itself is will those fire suppression systems be wet or dry? Dry systems may require fire departments to pressurize them in order to be able to. Suppress any fires if the city considers raising the building itself. Any additional height I would have concerns that the escape of the tenants themselves would be a value and living in cities where those. Systems went into play later on. Some of those escape ladders and systems are a little bit more derelict. And how will the city go upon monitoring and surveilling any exemptions that are placed to the current? Building codes and then of themselves, and that's all I have.

Council Member Glasscock stated thank you, mayor. This is probably a question for Troy or somebody in planning. This came before my DAB yesterday in terms of rezoning for this to be a central business district rezoning, in part about the parking question. Could you offer context to that

Troy Anderson, Assistant City Manager, stated yeah. So I can speak and we do have our I do not see our planning director. So I'll just speak off the cuff a little bit. I know in central business District parking is not. Required. With that being said, the developer does plan on providing 1 space per unit per bed based on just market demands. Oftentimes we find that a lot of the parking that is generated with projects such as this are really market driven, not necessarily sort of city code required. More specifically, again, CBD zoning does not require parking be associated with it, but there is a parking plan, there is a. Parking lot that will be planned. Directly behind these three buildings to support the the residential units.

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Council Member Glasscock stated thank you. So, Courtland, you can go back. I. I don't know if it's in our consent agenda packet right now off the top of my head, but if you look at the DAB from District 4 yesterday, you can see part of the agenda. Packet is a parking plan for this application. In addition, Troy, sorry to get you up and down and up and down. Another reason for the central Business District zoning was the set back. So this could be a budding Maple street closer to the stadium. Correct.

Troy Anderson, Assistant City Manager, stated Correct, correct.

Council Member Glasscock stated So this could be a budding Maple street closer to the stadium.

Troy Anderson, Assistant City Manger, stated correct.

Mayor Wu stated And the question about fire suppression to the applicant is it wet or dry fire suppression?

Applicant stated it's a 95% of it's wet with the we have to have fire sprinkler heads to protect the balconies and those are dry. The rest of it's a wet system.

Motion:

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

Motion carried 7 to 0

- 2.) [Public Hearing and Request by WAM 4200, LLC for Approval of a Letter of Intent to Issue Industrial Revenue Bonds \(District IV\)](#)

Attachment: [2025-0506 Resolution WAM Public Hearing and Request for LOI to Issue Industrial Revenue Bonds for 4200 W Harry.docx](#)

Attachment: [2025-0506 Application WAM Public Hearing and Request for LOI to Issue Industrial Revenue Bonds for 4200 W Harry.pdf](#)

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Attachment: [2025-0506 Agenda Report WAM Public Hearing and Request for LOI to Issue Industrial Revenue Bonds for 4200 W Harry - Deferred.docx](#)

Troy Anderson asked to open public hearing and defer to May 13, 2025.

Mayor Wu invited public comment. No one came forward.

Motion:

Council Member Glasscock moved to defer to May 13, 2025.

Motion carried 7 to 0

- 3.) [Public Hearing on Proposed Assessments for Twenty-Five \(25\) Paving Projects, Twenty-Six \(26\) Water Projects, Twenty-One \(21\) Sewer Projects, and Thirteen \(13\) Storm Sewer Projects in the September 2025 Bond Sale Series 836 \(All Districts\)](#)

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

Attachment: [Ordinance No. 52-641 Assessments paying a portion of the cost of constructing paving on Walnut St.docx](#)

Attachment: [Ordinance No. 52-642 Assessments paying a portion of the cost of constructing paving on 26th St N, 26th Ct N and Anna St.docx](#)

Attachment: [Ordinance No. 52-643 Assessments paying a portion of the cost of constructing paving on Rock Road at Rockhill.docx](#)

Attachment: [Ordinance No. 52-644 Assessments paying a portion of the cost of constructing paving on Sandkey St, Sandkey Cr and Sandkey Ct.docx](#)

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Attachment: [Ordinance No. 52-645 Assessments paying a portion of the cost of constructing paving on Chateau Ct and Bonita.docx](#)

Attachment: [Ordinance No. 52-646 Assessments paying a portion of the cost of constructing paving on Lynndale St, Ike St and Ike Ct.docx](#)

Attachment: [Ordinance No. 52-647 Assessments paying a portion of the cost of constructing paving on Clear Creek, Willow Oak, Wassal and Clear Creek Circle.docx](#)

Attachment: [Ordinance No. 52-648 Assessments paying a portion of the cost of constructing paving on Maize Ct.docx](#)

Attachment: [Ordinance No. 52-649 Assessments paying a portion of the cost of constructing paving on Ridge Road and Village Circle.docx](#)

Attachment: [Ordinance No. 52-650 Assessments paying a portion of the cost of constructing paving and storm drainage on Goebel St.docx](#)

Attachment: [Ordinance No. 52-651 Assessments paying a portion of the cost of constructing paving on Veranda Circle.docx](#)

Attachment: [Ordinance No. 52-652 Assessments paying a portion of the cost of constructing paving on Bristol Ct.docx](#)

Attachment: [Ordinance No. 52-653 Assessments paying a portion of the cost of constructing paving on Cedar Downs Circle.docx](#)

Attachment: [Ordinance No. 52-654 Assessments paying a portion of the cost of constructing paving on Chase Avenue.docx](#)

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Attachment: [Ordinance No. 52-655 Assessments paying a portion of the cost of constructing paving on 50th St S, Sycamore Ave and 50th Ct S.docx](#)

Attachment: [Ordinance No. 52-656 Assessments paying a portion of the cost of constructing paving on Meridian Ct.docx](#)

Attachment: [Ordinance No. 52-657 Assessments paying a portion of the cost of constructing paving on Linden St, Linden Ct, and 33rd Cir S.docx](#)

Attachment: [Ordinance No. 52-658 Assessments paying a portion of the cost of constructing paving on Thornton and Thornton Ct.docx](#)

Attachment: [Ordinance No. 52-659 Assessments paying a portion of the cost of constructing paving on St Paul St and St Paul Ct.docx](#)

Attachment: [Ordinance No. 52-660 Assessments paying a portion of the cost of constructing paving on Saker, Mantane, Marblefallst Ct and Saker Cir.docx](#)

Attachment: [Ordinance No. 52-661 Assessments paying a portion of the cost of constructing paving on Hurst, Greenleaf, Creed, Cypress and Cypress Ct.docx](#)

Attachment: [Ordinance No. 52-662 Assessments paying a portion of the cost of constructing paving on Rock Creed Rd, Rocky Creek Ct, Sierra Hills and Sierra Hills Ct.docx](#)

Attachment: [Ordinance No. 52-663 Assessments paying a portion of the cost of constructing paving on 42nd St S, Elder St and 42nd Ct S.docx](#)

Attachment: [Ordinance No. 52-664 Assessments paying a portion of the cost of constructing paving on Veranda, Steeplechase, and Steeplechase Court.docx](#)

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Attachment: [Ordinance No. 52-665 Assessments paying a portion of the cost of constructing paving on Homestead Lane.docx](#)

Attachment: [Ordinance No. 52-666 Assessments paying a portion of the cost of constructing a water distribution system to serve Veranda Addition.docx](#)

Attachment: [Ordinance No. 52-667 Assessments paying a portion of the cost of constructing a water distribution system to serve Northgate 5th Addition, Phase 6.docx](#)

Attachment: [Ordinance No. 52-668 Assessments paying a portion of the cost of constructing a water distribution system to serve Buena Vista Addition.docx](#)

Attachment: [Ordinance No. 52-673 Assessments paying a portion of the cost of constructing a water distribution system to serve Fox Run 2nd Addition.docx](#)

Attachment: [Ordinance No. 52-674 Assessments paying a portion of the cost of constructing a water distribution system to serve Northgate 6th Addition.docx](#)

Attachment: [Ordinance No. 52-675 Assessments paying a portion of the cost of constructing a water distribution system to serve Sycamore Pond Addition and Angel Acres 2nd Add Ph 3.docx](#)

Attachment: [Ordinance No. 52-676 Assessments paying a portion of the cost of constructing a water distribution system to serve Casa Bella 2nd Addition, Phase 8.docx](#)

Attachment: [Ordinance No. 52-677 Assessments paying a portion of the cost of constructing a water distribution system to serve Estancia Commercial Addition, Phase 1.docx](#)

Attachment: [Ordinance No. 52-678 Assessments paying a portion of the cost of constructing a water distribution system to serve Swaney Farm Addition.docx](#)

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Attachment: [Ordinance No. 52-682 Assessments paying a portion of the cost of constructing a water distribution system to serve Turkey Creek 3rd Add and Turkey Creek 4th Add Phase 3.docx](#)

Attachment: [Ordinance No. 52-679 Assessments paying a portion of the cost of constructing a water distribution system to serve Pegasus Addition.docx](#)

Attachment: [Ordinance No. 52-681 Assessments paying a portion of the cost of constructing a water distribution system to serve RF Addition, Phase 3.docx](#)

Attachment: [Ordinance No. 52-680 Assessments paying a portion of the cost of constructing a water distribution system to serve Willow Creek East 3rd Addition, Phase 3.docx](#)

Attachment: [Ordinance No. 52-683 Assessments paying a portion of the cost of constructing a water distribution system to serve Northgate 5th Addition, Phase 2.docx](#)

Attachment: [Ordinance No. 52-684 Assessments paying a portion of the cost of constructing a water distribution system to serve Falcon Falls 3rd Addition, Phase 2.docx](#)

Attachment: [Ordinance No. 52-685 Assessments paying a portion of the cost of constructing a water distribution system to serve Colt Meadows Addition.docx](#)

Attachment: [Ordinance No. 52-686 Assessments paying a portion of the cost of constructing a water distribution system to serve South Hydraulic Park 2nd Addition.docx](#)

Attachment: [Ordinance No. 52-687 Assessments paying a portion of the cost of constructing a water distribution system to serve Villas at Oak Creek 3rd Addition.docx](#)

Attachment: [Ordinance No. 52-688 Assessments paying a portion of the cost of constructing a water distribution system to serve Arvada Addition, Phase 1.docx](#)

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Attachment: [Ordinance No. 52-689 Assessments paying a portion of the cost of constructing a water distrib system to serve Courtyards at Moorings Add, Courtyards at Moorings 2nd Add.docx](#)

Attachment: [Ordinance No. 52-690 Assessments paying a portion of the cost of constructing a water distrib sys Courtyards at the Moorings Add and the Courtyards at Moorings 2nd Add Ph1.docx](#)

Attachment: [Ordinance No. 52-691 Assessments paying a portion of the cost of constructing a water distribution system to serve Courtyards at Jacobs Farm Addition.docx](#)

Attachment: [Ordinance No. 52-669 Assessments paying a portion of the cost of constructing a water distribution system to serve Veranda 2nd Addition.docx](#)

Attachment: [Ordinance No. 52-670 Assessments paying a portion of the cost of constructing a water distribution system to serve Courtyards at Brookfield Addition, Phase 2.docx](#)

Attachment: [Ordinance No. 52-671 Assessments paying a portion of the cost of constructing a water distribution system to serve Bellechase 3rd Addition, Phase 4.docx](#)

Attachment: [Ordinance No. 52-672 Assessments paying a portion of the cost of constructing a water distribution system to serve Cedar Dale Addition.docx](#)

Attachment: [Ordinance No. 52-692 Assessments paying a portion of the cost of constructing of sanitary sewer to serve Northgate 5th Addition, Phase 6.docx](#)

Attachment: [Ordinance No. 52-693 Assessments paying a portion of the cost of constructing of sanitary sewer to serve Buena Vista Addition.docx](#)

Attachment: [Ordinance No. 52-694 Assessments paying a portion of the cost of constructing of sanitary sewer to serve Veranda 2nd Addition.docx](#)

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Attachment: [Ordinance No. 52-695 Assessments paying a portion of the cost of constructing of sanitary sewer to serve Bellechase 3rd Addition, Phase 4.docx](#)

Attachment: [Ordinance No. 52-696 Assessments paying a portion of the cost of constructing of sanitary sewer to serve Fox Run 2nd Addition.docx](#)

Attachment: [Ordinance No. 52-697 Assessments paying a portion of the cost of constructing of sanitary sewer to serve Northgate 6th Addition.docx](#)

Attachment: [Ordinance No. 52-698 Assessments paying a portion of the cost of constructing of sanitary sewer to serve Sycamore Pond Addition, Phase 3.docx](#)

Attachment: [Ordinance No. 52-699 Assessments paying a portion of the cost of constructing of sanitary sewer to serve Casa Bella 2nd Addition, Phase 8.docx](#)

Attachment: [Ordinance No. 52-700 Assessments paying a portion of the cost of constructing of sanitary sewer to serve MPK Addition.docx](#)

Attachment: [Ordinance No. 52-701 Assessments paying a portion of the cost of constructing of sanitary sewer to serve Estancia Commercial 2nd Addition.doc](#)

Attachment: [Ordinance No. 52-702 Assessments paying a portion of the cost of constructing of sanitary sewer to serve Willow Creek East 3rd Addition, Phase 3.docx](#)

Attachment: [Ordinance No. 52-703 Assessments paying a portion of the cost of constructing of sanitary sewer to serve RF & RF 2nd Addition, Phase 3.docx](#)

Attachment: [Ordinance No. 52-704 Assessments paying a portion of the cost of constructing of sanitary sewer to serve Turkey Creek 3rd and 4th Addition, Phase 3.docx](#)

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Attachment: [Ordinance No.52-705 Assessments paying a portion of the cost of constructing of sanitary sewer to serve Northgate 5th Addition, Phase 2.docx](#)

Attachment: [Ordinance No. 52-706 Assessments paying a portion of the cost of constructing of sanitary sewer to serve Falcon Falls 3rd Addition, Phase 2.docx](#)

Attachment: [Ordinance No. 52-707 Assessments paying a portion of the cost of constructing of sanitary sewer to serve Colt Meadows Addition, Phase 1.docx](#)

Attachment: [Ordinance No. 52-708 Assessments paying a portion of the cost of constructing of sanitary sewer to serve Villas at Oak Creek 3rd Addition.docx](#)

Attachment: [Ordinance No. 52-709 Assessments paying a portion of the cost of constructing of sanitary sewer to serve Arvada and the Heights at Maize Addition.docx](#)

Attachment: [Ordinance No. 52-710 Assessments paying a portion of the cost of constructing of sanitary sewer to serve Arvada Addition to the City of Maize.docx](#)

Attachment: [Ordinance No. 52-711 Assessments paying a portion of the cost of constructing of sanitary sewer to serve Courtyards at the Moorings Addition, Phase 1.docx](#)

Attachment: [Ordinance No. 52-712 Assessments paying a portion of the cost of constructing of sanitary sewer to serve Courtyards at Jacobs Farm Addition.docx](#)

Attachment: [Ordinance No. 52-713 Assessment storm water drain no. 753 Northgate 5th Addition, Phase 6.docx](#)

Attachment: [Ordinance No. 52-714 Assessment storm water drain no. 483 Buena Vista Addition.docx](#)

Attachment: [Ordinance No. 52-715 Assessment storm water drain no. 485 Veranda 2nd Addition.docx](#)

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Attachment: [Ordinance No. 52-716 Assessments Storm water drain no. 488 Cedar Dale Addition.docx](#)

Attachment: [Ordinance No. 52-717 Assessment storm water drain no. 493 Sycamore Pond addition and Angel Acres 2nd Addition.docx](#)

Attachment: [Ordinance No. 52-718 Assessments Storm water drain no. 772 Northgate 6th Addition.docx](#)

Attachment: [Ordinance No. 52-719 Assessments Storm water drain no. 499 Northridge Plaza Addition.docx](#)

Attachment: [Ordinance No. 52-720 Assessments Storm water drain no. 783 Estancia Commercial 2nd Addition.docx](#)

Attachment: [Ordinance No. 52-721 Assessments storm water sewer no. 717 Morris Addition.doc](#)

Attachment: [Ordinance No. 52-722 Assessment storm water drain no. 749 Northgate 5th Addition, Phase 2.docx](#)

Attachment: [Ordinance No. 52-723 Assessments storm water no. 765 RF Addition and RF 2nd addition.docx](#)

Attachment: [Ordinance No. 52-724 Assessments storm water drain no. 489 Colt Meadows Addition.docx](#)

Attachment: [Ordinance No. 52-725 Assessments Storm Water drain no. 494 Courtyards at Moorings and Courtyards at Moorings 2nd addition .docx](#)

Paul Gunzleman, Department of Public Works & Utilities, presented the Item.

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Mayor Wu invited public comment. No one came forward.

Motion:

Mayor Wu moved to close the Public Hearing, approve the proposed assessments and place the ordinances on first reading.

Motion carried 7 to 0

4.) [Hyatt Funds Reallocation](#)

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

Attachment: [Ordinance No. 52-726 Revising Allocations of Hyatt Sale Proceeds for Council District I Projects.docx](#)

Cameron Jackson presented the Item.

Mayor Wu stated I just had a couple of quick questions, maybe not for Cameron. I know I asked this question during Friday's agenda review regarding the Hyatt Funds. This is specific to District 1 funds that are still available. Can you please address if there are any other districts that still have remaining balances? This was \$1,000,000 per district. Is that correct?

City Manager Robert Layton stated This was \$1,000,000 per district. Is that correct? City manager, mayor. That is correct. As well as \$10 million for street maintenance, \$4 million for transit. Those were the original allocations, along with six million to the each of the to the Council districts combined. There are small dollars available. In some of the districts, there's about \$8200. 00 left. In District 1, after this reallocation, plus about just shy of \$40,000 in program income that's coming from the PROPEL loans that were made in District 1. And so that money can be reprogrammed, possibly into business loans, if that's the desire of the Council member. There's a very small amount in District 2, leftover from a park improvement project. There is approximately 19,000. Dollars available in District 3 for redistribution and Council member. Council Member Hoheizel I think mentioned that a little bit during the last during the agenda review. May want to elaborate. Plus, there's about \$62,000 in program income coming from a loan to the Starlight Theater that is also available for reprogramming small amount of money leftover from the Pawnee Prairie Park project in District 4. And there's about \$9000 left from the Pracht Wetlands improvements in District 5. That would summarize where we are in terms of the available funds

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Mayor Wu stated and there's no expiration date for these funds, so it really is up to each of the Council members for those districts to talk about how they would like to utilize those funds.

City Manager Robert Layton stated yes, Mayor, although there are a few projects that are really small dollar amounts. Harrison Park, \$69 what we probably need to do is is find is do a cleanup motion at some time in the future, maybe sweep those funds. Into transit where we know they can be utilized. But there's they're very small amounts and not enough. To fund any specific project.

Mayor Wu stated I would like to see that consolidated so that again it can be clean and right now really the outstanding dollars are the most of those dollars are in district one and District 3. So those Council members really have more leeway. I know that the question was asked why? Could could the proposal not be citywide? well, each of these council members and their predecessors were given. An opportunity to allocate dollars for their district and each of the council members chose different things to fund. I really appreciate District one in that it's an ongoing fund and that's why there's always going to be dollars in there, could Council Member Johnson just address that so that folks understand the PROPEL program and how that does provide an ongoing basis of funds?

Council Member Johnson stated yeah, thank you, mayor propel. I was gonna speak to that. I'd love to see all the revenues from that continue to get programmed back into Propel in perpetuity. It is an opportunity to kind of reach the gaps that are faced in the Community, offering very low interest loans, 3% loans for up to \$20,000 for small businesses targeted toward women owned and minority owned businesses, but open to anyone but really trying to reach. Those gaps to really get business going. You know, Wichita is a great city, great place to really invest in your American dream. But sometimes there are. Blockades to access the capital to people face and propel is one of those opportunities to get around that. One of the first investments of Propel, that business is still open. It was a shop on Douglas that you can still go do pictures and stuff. He was a success story. Think we were going to do a video about her and what she's doing there, but propel has been a breath of fresh air. For so many people. And again kind of putting that gap in access to capital, this is a way to fill it. Great partnership with create campaign and Christina Long. I was just pushing yes or no, but her brilliance and working with our staff and creating a program like that and really just seeing how successful it's been. So excited to see that it's working. Hopeful to see it continue to work going forward in the future and seeing more people get a little bit of help to get their business going in Wichita. Thank you very much.

Mayor Wu stated thank you very much Council Member Johnson I just again wanted to remind the Community that each of the Council members, whether sitting on this bench or their predecessors, chose

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what to do with those funds and in District 6 Evergreen building got those dollars in District 5, the wetlands in District 4, PA. Prairie Park in District 3. It's an ongoing. Basis of what is getting funded in district two, it was the dock hangar. And Harrison Park and in District 1, as you just heard, Council Member Johnson discuss the ongoing funds for the PROPEL program loans as well as other programs that are now being considered in this item. So thank you to the predecessors who allocated those \$6 million for their districts and how that could help not just their districts, but the city.

Mayor Wu invited public comment. No one came forward.

Council Member Johnson stated Thank you, mayor. I'm really excited about this allocation of funds working with Parks and Recreation, the neighborhood grant initiative we have was not working in the way that I had hoped or that it did prior to the pandemic. So I wanted to make sure that these funds were used in the best way possible and working with Park and Recs. Looking at youth football as well as continued activation of McAfee pool, this seemed to be a great opportunity. Saturdays are busiest days at the pool, so providing a free swim day. Community members to be there every Saturday this summer, every other Saturday next summer was awesome. And then of course, with youth football, being able to get some of those young people safely off of the corners, asking for dollars to pay the registration fees and uniform fees, being able to take care of that, getting quality uniforms and quality equipment will contribute to the safety. Of the young folks, as we continue to work with USD259 on youth football.

Motion:

Council Member Johnson moved to place the ordinance on first reading and authorize the necessary signatures.

Motion carried 7 to 0

5.) [Tourism Business Improvement District - 2026 Scope of Services](#)

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

Attachment: [2026 Scope of Services FINAL.docx](#)

Lindsay Benacka, City Manager's Office, presented the Item.

Susie Santo, Visit Wichita, presented the Item.

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Council Member Johnson stated thank you, Susie. I had a few suggestions or thoughts or questions, so activity wise, although it's October, I think an activity of them seeing us dump the Council member. Volunteer Council member Hoheisel for that. And let me throw like footballs at it. I think that would be great. But there were two places on there I didn't see. OK station a BBQ to show Wichita knows our BBQ. And a historical stable for us fried rice. But it's cash only. But it's a great place to take people. Thank you for those suggestions. Yes, and it should be open by then. But just looking at how you were doing the museum, Chester Lewis Park at the Brewer Center is open. That might be great to take them by just to look historically at who all is from Wichita. So we have our NBA players, NFL players. Architects, and then again honoring our first elected African American mayor. If it fits, that's awesome.

Susie Santo, Visit Wichita, stated Those are great suggestions and you know, I'm so glad you mentioned the BBQ because part of it too is what they'll going to be eating all along and talking to some of the influencers and we chatted about our BBQ. But when we also chatted about chili and cinnamon rolls, they hit the roof and so they're excited to experience that. So BBQ will absolutely and I appreciate your fried rice recommendation.

Council Member Hoheisel stated thank you, mayor. Well, first I probably will need a bath early October, but I've seen your aim before, so I think we'll have to go outside of Council to find somebody to dunk me. Also just one more suggestion. I believe that first weekend in October is the firefighter memorial. It's a real solemn event. It'll be, I believe that Saturday morning. So that might be something to consider covering as well. So yeah, just another suggestion.

Susie Santo, Visit Wichita, stated That's a great suggestion and I encourage anyone that has suggestions to please reach out to us, because also what there's another opportunity, what we're calling T bextras and so all of things that don't fit on a tour, we will be writing and explaining about it. So it's a turning on that Sunday morning or that Saturday morning. To promote this and get folks over there. So I really appreciate it. As you can imagine so much happening. We appreciate the suggestions. So thank you for that.

Council Member Hoheisel stated the fire trucks that block off Broadway. So it's a yeah. And then just one other question, Lindsay, could you also just talk a little bit about what else is paid out of the TBID.

Lindsay Benacka, City Manager's Office, stated I don't believe there's anything. It's dedicated towards this.

Council Member Hoheisel stated okay, so it's just strictly visit Wichita.

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Lindsay Benacka, City Manager's Office, stated correct.

Mayor Wu stated stated thanks, Susie. I'll can I invite you back up? As you mentioned, several of the locations, I was reminded that during the time of this group of influencers in Wichita, they actually will be here during Hispanic Heritage Month, which happens to be September 15th through October 15th. And we have a very rich and vibrant Latino and Hispanic culture in particular. I would love for them to visit empower by 21st Market Street. Wichita is very culturally diverse and one of the things that a lot of folks don't even know about is that we have a very strong Lebanese community. And so I would suggest that one of the ways that you feature that is whether it's with food or St. George St. George or Church. There are ways to celebrate the rich Lebanese culture as well as our Hispanic culture that I think that would be of interest to the influencers.

Susie Santo, Visit Wichita, stated Thank you for those suggestions. I will take them back to the team and get on it.

Mayor Wu stated but not least, these are more of economic impact questions. So skating had an economic impact of about \$4 million?

Susie Santo, Visit Wichita, stated yes.

Mayor Wu stated NCAA \$7 million and how much was the women's wrestling again?

Susie Santo, Visit Wichita, stated Women's and men's combined about \$3 million.

Mayor Wu stated Thank you for the economic impact of more than \$14 million in just these three major events. That is how dollars are maximized. And I do understand the value that you have to advertise this community not just for visitors, but even also internally because it is quality of life. I know that many wichitans participated, whether. Going around the NC AA activities in downtown Wichita, we're actually going to the games. These are things that make Wichita really great, and I appreciate the time, and I know that you had several questions before we began during the consent agenda. I would just encourage more dialogue with community members about the value of visit Wichita, which I do believe is great. You help promote the city and the city of Wichita appreciates that because we know that when you promote Wichita. There's economic impact that comes into our community with people staying in hotels, buying food, buying gifts and just being in our community and then sharing that story to other folks because this is a really great place and I am so glad that you guys keep promoting our community. And I want more people to come to Wichita.

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Susie Santo, Visit Wichita, stated Mayor, thank you so much for the kind words. I'll pass it on to the team and we greatly appreciate your support. Thank you.

Council Member Johnson stated thanks, mayor. One more thing. We don't always highlight and I'm a nerd, so this is cool to me. I don't know what might be cool to them, but we don't always highlight how awesome McConnell is. Is there any way to connect maybe air refueling flight or some way to see how proud we are having the Pegasus here

Susie Santo, Visit Wichita, stated we've been having internal discussions on that. I don't know where we're netting out, but we agree it's an incredible asset to the community. 0. I'll circle back with you on that. It's on our radar.

Mayor Wu stated thank you. I see no further questions. But I do. You may sit down. I did receive the e-mail so that everyone is on the same page with information I had asked during consent. The transient guest tax fund collected \$9. 8 million in 2024 unaudited. Of which \$2. 635 million went to visit Wichita in their base contract. And another \$130,000 for convention promotion for a total of \$2. 765 million to visit Wichita. And that is in their audit on page four and then last but not least, I did ask this question to City Manager Layton I wanted. To know where does the remainder of the transient guest tax dollars get allocated to. City manager, can you please say where it goes?

City Manager Robert Layton stated we have approximately \$1,000,000 that subsidizes the operations of century two and then the remaining goes primarily to capital projects improvements at century two as well as cultural facilities that are owned by the City.

Mayor Wu invited public comment. No one came forward.

Motion:

Mayor Wu moved to approve the Tourism Business Improvement District (TBID) 2026 Scope of Services and Budget.

Motion carried 7 to 0

6.) [Community Events – Wichita River Festival \(Districts I, IV and VI\)](#)

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

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Attachment: [Riverfest Licensing Report.pdf](#)

Attachment: [Riverfest Street Closure Report.pdf](#)

Katty Eddy (Spelling), Park & Recreation Department, presented the Item.

Mayor Wu invited public comment. No one came forward.

Motion:

Mayor Wu moved to approve the licensing report, street closures and request for permit for the 2024 Wichita River Festival, per the MOU between the City and WFI.

Motion carried 7 to 0

- 7.) [DER2025-00008: Initiation of Comprehensive Plan Amendment Regarding the City of Wichita Urban Growth Area Near 55th Street South and Ridge Road](#)

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

Attachment: [2035 Urban Growth Areas Map.pdf](#)

Scott Wadle, Planning Department, presented the Item.

Council Member Hoheisel stated thank you, mayor. Thanks Scott. What is it currently zoned? The majority of down in that area.

Scott Wadle, Planning Department, stated oh, I believe the majority of it is rural residential because it's out in the county,

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Council Member Hoheisel stated so what, some of the zoning changes look at business areas. Or, the how proper it might be to have additional residential multifamily units.

Scott Wadle, Planning Department, stated exactly. So what types of future land use would work best? There, given the dynamics of being at the very end of the city's growth area, extending services and also groundwater contamination, potentially soil contamination, it's in the area from the old Vulcan plant down in that location.

Council Member Hoheisel stated because it was that more what's driving this is the concern about the soil contamination

Scott Wadle, Planning Department, stated think all three factors really about what is going on in the area in terms of land use and you've got Hayesville kind of off to one side, you've got Wichita. North. And then you've got contamination located to the South and E as well as what are the chances and the timing of getting municipal services extended in that area?

Council Member Hoheisel stated WAMPO recently did a growth plan. Is that going to be incorporated into this at all?

Scott Wadle, Planning Department, stated you know that's a good idea to incorporate. I can reach out to him.

Mayor Wu invited public comment. No one came forward.

Motion:

Council Member Glasscock moved to initiate a review for the Amendment Regarding the City of Wichita Urban Growth Area Near 55th Street South and Ridge Road.

Motion carried 7 to 0

8.) [Pulled per City Manager 5/1/25] Golf Capital Fund Adjustments

9.) Summer Camp Bus Transportation (Districts I, III, and VI)

Attachment: 25.05.06 Agenda Report - Summer Camp Bus Contract v2.docx

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Attachment: [Summer Camp Bus Contract #25200036](#)

Katy Eddy, Park & Recreation, presented the Item.

Mayor Wu stated I have a couple questions really quick about how many kiddos participate in the summer program and is it still available and can you tell the community about it?

Katy Eddy, Park & Recreation Department, stated yeah, there's a there. I don't know the exact number off the top of my head, but it is a few hundred students participate every year. We do have a handful of them actually, that are on scholarship as well. We have a great relationship with our housing department that provides. CSBG funds to provide scholarships for students. I think it's about half of the students. In the summer activity camp in about 10% in the summer of discovery camps, we do still have open registration. At this point, a lot of them are pretty full, but I do believe there are still open registrations at this point. You can go to the park and recreation website for information on how to sign up.

Mayor Wu stated thank you, Katy. These are great opportunities and that's why I wanted community to know that, especially because the summer camp bus transportation item will affect Districts 1, 3, and 6 that if there are kiddos from those areas that their parents are watching or guardians that this would be a great opportunity for summer activity for them.

Katy Eddy, Park & Recreation Department, stated and it is important to note as well that our summer camps are fully licensed childcare providers through KDHE. So. So it's important to note that it is. Safe environment for kids, for for the child care.

Mayor Wu invited public comment. No one came forward.

Motion:

Council Member Ballard moved to approve the vendor selection, approve the contract, and authorize the necessary signatures.

Motion carried 7 to 0

10.) [2025-2026 Second Program Year HUD Annual Action Plan](#)

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Andrew Tyree (spelling), Housing & Community Services Department, presented the Item.

Council Member Ballard stated Thank you, mayor. Thank you for the presentation. That is very overwhelming. So I can only imagine how sales grief. So what would you say to a lot of that funding appears to be part of the information that we got about funding that could maybe be jeopardized? The CDBGfunds. I mean, all of the things that you talked about are incredibly important to our Community and I know we don't know anything like for sure, but. I mean, what would we do? What are we doing? That's very scary.

Andrew Tyree, Housing & Community Services Department, stated yeah. So, I don't know exactly. And I know all the answers right? And I know that, you know, the President just released his budget there and it was for, I think, all of it, yeah. So I don't know if Sally has anything to add, but you just have to. We would just have to basically, you know, adjust for sure.

Sally Stang, Housing & Community Services Department, stated yes, we're seeing dire things coming from the President's recommended budget. However, the funding allocations for program year that starts July 1st is covered under the continuing resolution that was passed earlier this year. And so that's why we were comfortable moving forward with approximate budgets similar to what they were last year. I would not be doing. I will not be doing this next year, actually coming out ahead of the allocations because I think we will be spending. Our wheels at that point this year, we feel comfortable moving forward that those allocations will come in within that 20% limit. We also don't like to have to delay, so last year there was a delay and when they allocated funds and then there were other delays in HUD processing the consolidated plan where we didn't receive our actual grant agreements until October 29th for programs that had to. Start till high. 1st that really made it very challenging. So this year we wanted to make sure we're comfortable moving forward. The way we have, if something were to happen because honestly I. I cannot predict what's going to come out. We would be starting that process over and coming back.

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Council Member Ballard stated wonderful. I just have two more quick questions. Did we exhaust all of our money for the demos?

Sally Stang, Housing & Community Services Department, stated in previous years, we did not in that, you know, we had a couple of years where we had funds still where we talked about where they were just held open from the past years, made it really, really challenging to track, you know, from funding year 2022 from funding year 2023. So we made that decision to pretty much close out those previously approved allocations and reallocate fresh to make it easier to track

Council Member Ballard stated my last question is, can you speak at all to Saint Anthony's declining the to continue moving forward.

Sally Stang, Housing & Community Services Department, stated honestly, they said it was too administratively burdensome to administer, and it truly is. There are a lot of federal requirements for ESG, including 100% match for our for. The grantee to be able to provide so between having to do inspections. And all of the documentation having to provide 100% match. It's very, very challenging. And so you know this year it is a pilot we're trying to solve an issue that's hit our continuum of care hard, which is that 25% return to home. Rate. So if we can get in and and that homeless prevention can be used to move someone who might be in danger of being evicted, to be able to collaborate and and mediate with the landlord to say, hey, if we can get them moved to another unit. Can we forego the eviction?It is really giving us that opportunity to do that this year.

Council Member Ballard stated do you think it is more like workload heavy or it wasn't enough to compensate for all of the work or both?

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

Council Member Hoheisel stated Thank you guys. It's a presentation actually, especially at dabs or is a lot more consolidated than it has been in the years past. So our DAB was able to follow along relatively as he. This year, so I appreciate that. Two quick questions. One and you touched on it a little bit. What are the chances you think that we're going to be outside that 20% high or lower and have to come back to this, is it great? Is it minuscule?

Sally Stang, Housing & Community Services Department, stated based this year's funding is in the continuing resolution. I I really do think we're going to be within the 20% range for this year, next year, don't know.

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Council Member Hoheisel stated the second question, how much did we spend on other out of last year's home repair program? Exhaust that funding? Or was there some leftover?

Sally Stang, Housing & Community Services Department, stated ? There definitely was some leftover, so we actually the prior to this current year, the year before that. So from July and July of 2023, HUD actually put a halt on our home repair program due to some environmental phase tier one and Tier 2 Environmental review require. So that program was down. They allowed us to reopen in February. We took that opportunity when we were down doing the environmental work to restructure the program because prior the program was limited to a \$5000 repair and it had been \$5000 for like 20 years and there's not much you can do for \$5000. Anymore. And so we took that opportunity to completely revamp the program. Created an online application new ranking. In emergency situations, but also broadened it to allow people to do up to a \$25,000 project. And so we are about we're open the waiting list for that in February, we had our first projects after completing Tier 2 environmental on specific projects, putting them out to bid in all of that. So we really didn't hit projects starting until about March of that program year. Which? Only gave us a couple of months of spending, so we had carry forward money from that year that. Rolled into this year and then what we're seeing? So we're in the process of evaluating that program right now. Because we're seeing many people are not taking advantage of the ability to go to those higher amounts. So we're evaluating the reasons behind that and going to be making some recommendations on tweaking that program plan so that people are doing comprehensive renovations and not just putting a Band-Aid on something. So there is money carrying forward and once again we decided rather than trying to track that from the past year. Sweep it all and reallocate.

Council Member Hoheisel stated I appreciate that. Yeah, I've heard maybe two issues with and one is people who are on the waiting list for a while and. I think that was a concern. Is just being on the waiting list for a while. The second one was that a lot of these projects are not eligible because people don't have homeowners insurance. And that's kind of the issue. Like they can't get homeowners insurance because of a lot of the needs for repairs like a leaky roof

Sally Stang, Housing & Community Services Department, stated well, what we've learned through this though is most of the insurance companies are willing, once they to insure it once they know the work is coming. So that really isn't as much of. The issue because the insurance companies will come back to the table once you give them the plan of the work that's going to be done. It is more about people's ability to pay for their homeowners insurance.

Council Member Hoheisel stated so there will be some consultation with that?

Sally Stang, Housing & Community Services Department, stated I suppose.

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Mayor Wu stated I have a list of questions. I'll start with Sally. We're known as an entitlement city. Can you explain what that means and can you give us comparables? How much does Tulsa OK get versus Kansas City? Kansas Slash Missouri sides. I'm just curious. We would actually have to

Sally Stang, Housing & Community Services Department, stated So an entitlement city is a city of over 50,000 people, easy and by having over 50,000 people, you are entitled. To receive a piece of the pie. And so Congress allocates a dollar amounts for these different programs. And then, depending on the number of cities and their individual populations and sometimes other criteria, they divide up the pie. And so even you know, the continuing resolution said it continued funding at last year's funding level for these programs. But what can affect that? That's why I say it's not going to be exactly what it was last year is more common. Have hit the \$50,000 or 50,000 person population and so you have more, more people taking a bite of the pie. And so even if it is 100% funding, we would see a slight decrease just because there are a couple of additional cities that entered into that pool, different funding amounts. The HUD does not actually publish their formula on how they calculate that and it is it. Is obviously different, and we've heard them talk about. For example, ESGESG is not just the emergency solutions. Grant is not just about population, it's also about the data in the HMIS system. That is, you know, showing the need within the community so they take some other factors that aren't exactly published. And so same holds true with the home program and they're looking at other factors around the availability of affordable. Housing at different income levels. And they use a formula to determine what each entitlement community receives, comparing it to. I'd have to look it up, but we can definitely HUD publishes that from Entitlement City to entitlement City right on the HUD exchange. And you can look at different communities and see what they're getting. There are actually 4 buckets that are available as an entitlement. We don't hit the qualifier for HOPWA funds, which is housing opportunities for people with AIDS. We only received funding under the three others. There are other communities that might receive CDBG funds and receive no home funds, but that is all spelled out on the allocations page of the HUD exchange.

Mayor Wu stated Thank you. I think it would be interesting for the other Council members to also get that information if you have that. I've been getting emails about individuals who think that we're not doing anything with homelessness, and as I've gotten this presentation and we're all hearing it at the same exact time, there's a lot of dollars that are being spent on helping individuals with homelessness who are experiencing homelessness so. How can we get the message out of these? Are we have been investing in homelessness and we have been helping with homelessness? And I guess the frustration with community is. They think that we're not doing anything with homelessness. So can you help me, Sally

City Manager Robert Layton stated in response to some concerns you expressed similar in a similar matter. End of last week, we've put together a response first of all to deal with the questions about encampments and what we've done since January on encampments and how much we've spent, how much. How many hours and how many tons have been removed from encampments and that'll be the first thing that we're going to share. And then we also are going to talk about what we have in terms of funding for homelessness programs. And then I believe the MAC is going to come in and talk about their

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transition and what. Working through so I think there were some other questions that you had asked specifically, but in terms of getting the word out, once we share that with you and the Council, then we want to put something together that can be shared with the Community to understand that we. Are taking the issue very seriously and I think one of the things we want to highlight is this new position that's being created to try to move people directly from encampments into housing and how it will also work with partners to make sure the necessary resources are there. To make them be successful. So we that that was the backdrop for what I think we're providing.

Sally Stang, Housing & Community Services Department, stated . I feel it too. It is, I always say, one of our biggest weaknesses in our department is we're always so busy doing we sometimes we forget to stop and celebrate right and and get that word out there. It's also part of the strategic goals that are part of this year's budget process. And so I have asked to be placed on the board agenda for the Continuum of Care to have a discussion about a public facing dashboard. That can can represent, you know, the inflows and outflows of people entering homelessness, what types of services are, you know are actually happening happening on everyday because it is happening every day. We can see what comes of that.

Mayor Wu stated thank you, Sally. Can you go to slide #148? So that's in particular to the comment that the city manager just mentioned. This is a new position. When will that begin?

Sally Stang, Housing & Community Services Department, stated last Monday. Yes, she started Lacey Stanberry. We we actually this to me this is a success story. Several years ago, we started the social work internship program. Lacey was with us for a year while she worked on her master's in social work. She applied for this position and has moved into this role, and so she's able to hit the ground running because she is familiar with a lot of the agencies, the players and even the other departments. So she we will be, you know, moving very quickly. With her in this role, we're also back hiring a couple of housing case managers as well. That will be resources for her aside once we get somebody housed, we need to make sure that they have the appropriate case management and wrap around services.

Mayor Wu stated can you address maybe what how this particular role will help with when community members see an encampment there is outreach, so it's not just cleaning up an encampment, but there's actual outreach. Can you explain how that ecosystem kind of works so that people understand we're not just cleaning up encampments, but we're really trying to help individuals connect to the resources that are available in our community. And then, unfortunately, they're breaking a law. So that is part of the encampment cleanup.

Sally Stang, Housing & Community Services Department, stated Well, that is the goal. We are working collaboratively to create the strategic plan for how we're addressing and closing encampments. And taking care of the people that are there, making sure that we are doing that outreach on site, taking the resources we learned a lot from Mandy Chapman, Sentinel Temple who came and spoke at the Housing conference

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last month on how they deploy directly within you know the. Encampment space and trying but understanding that that is not an overnight. It is not going to happen overnight. We can't send. Our new encampment coordinator into an encampment of 30 people and expect. In a day or two, it's going to take months to get them engaged. Get them qualified, figure out what you know, whatever resources that they need, try and make sure we're addressing that to be able to move them, whether it's directly to shelter or directly into housing.

Mayor Wu stated the priority be the individuals who are having encampments that are posing an immediate health risk or safety risk, for instance. Just yesterday I had another encampment notification regarding. Encampments underneath Douglas St. are the Douglas Bridge at the river, and so again, that would be, if I remember correctly, the ordinance has changed. Now correct. It's at 48 or 48 hours. Clean up?

City Manager Robert Layton stated Mayor. If you give me just a second. I actually have a report on that one for you. I believe that was because of its location. I believe that was an immediate notice. And I believe that notice was fought was served yesterday.

Mayor Wu stated well, I reported that on Sunday of not this last week, but the week before when we were celebrating the 50th anniversary of Shocker Rowing. So that's more than a week.

City Manager Robert Layton stated yes, but that has to do with the backlog. I believe we're. I'm looking at that process right now. It's because it has to be authorized by the Police Department and primarily by HOT. And so the Chief is looking at why the delay in that one camp.

Mayor Wu stated so in that situation, if something like that happens, I would now that there's a new role that Lacy's going to fill. Can that be an immediate interaction? So I'm not specifically asking for the encampments where there are 30 not posing of an immediate health risk at the current moment, sidewalk, etc. Can can Lacey get out there right away and connect with the individual? And say, here are some resources. The Mac is available, the Mac has. 24/7 sheltering and there's always a bed available. So can can you address that? Because I think that community is getting very frustrated. They think that there are resources, or maybe they're not resources and I keep sharing that there are resources and this this Council has invested nearly \$13 million towards a solution

Sally Stang, Housing & Community Services Department, stated sure. So first you know the encampment closure strategy that we have in draft right now. One of the key components of that is the evaluation of encampments for exactly what you're saying. Where are the situations where this is putting either the people staying there or the public at risk?And those are the ones that need to be addressed and prioritized on the list. Lacey is not the only one. We are also needing to engage coordinated outreach through the

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continuum of care and other agencies as part of that process. Lacey, for us, is that conduit between. Hot team Parks and Rec the. The and the agencies in the community to try and connect all of those things, working in the same direction, right to address those most dire situations.

City Manager Robert Layton stated Sally, you want to talk about triage too? Especially veterans.

Sally Stang, Housing & Community Services Department, stated . So part yes, that's the other piece to it is as as they go into encampments and try and identify people who are there, the new homeless out, the homeless encampment tool, which is the expansion on HMIS, will allow us to actually drop a pin to identify this person. Was here. Once we identify the person, the next step is is there a resource that can serve that individual person because resources come from different sources. So for veterans there are resources. There is Ssvf and Vash vouchers that there has been been no delay or no stay right. We all of our other resources have been kind of on hold for a short period of time, except those veteran resources. So once we hear that there's a veteran and that was true even at the emergency winter shelter, if we were, if if data was entered into the system. That this is a veteran. We can then send those resources. Says same holds true for what they call youth, which is 18 to 24 year olds, Crossroads and the Wichita Children's home has has resources specific to that population. When we find out or run into either in an encampment or in shelter, that we have someone that. Fits that demographic. We're reaching out to that organization to try and get them into that. You know, it enrolled into their programs or engaged with that person. So that's part of of the whole strategy. It is complicated. We're talking lots of people, lots of locations and. And the priorities can be pulling from One Direction and and in another. So trying to balance all of that is the challenge.

Mayor Wu stated thank you, Sally. Can I go to slide 135 now I also wanted to let Community know. Besides homelessness, youth crime prevention. Youth involvement is also a priority and so you can see that there are \$200,000 being allocated for youth programming from YMCA Big Brothers, Big Sisters, Prime Fit Youth Foundation and even Plainview Colvin Kids Club. So I know it's hard to allocate the \$475,000 and spread it out equally, but I think that it's important as we've been talking about homelessness so much. We are also talking about how to prevent individuals from ever becoming homeless, and so these are some prevention methods. Can you talk about, you know, the balance that we have to have here because there are. We're trying to do prevention, but also there are individuals who are already experiencing some things in our community.

Sally Stang, Housing & Community Services Department, stated sure. One thing that I find really fascinating. So in the last consolidated plan that covered from. 2019 to 2024, our public services was restricted based on public feedback to youth, crime prevention and enrichment. Domestic violence, shelter services and homelessness. Well, we had some feedback during that five year period that said, but you're not making these resources available for things outside of that. So when we did the RFP last year, we actually and created. The consolidated plan. We lifted that requirement, but isn't it interesting that the

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Grants Review Committee still recommended funding those three areas over and we did? We had received applications for other public services, but they still honed in, even though it wasn't a requirement to fund these type of activities. Absolutely. You know, youth crime, youth enrichment and crime prevention. Huge, huge need and you can see it. In those recommendations, \$475,000 a year isn't a lot. But these funds help those programs continue. They can use that to leverage other funding and if we can get at, you know, people when they're struggling, when they're young, it's much easier than addressing it with when they're older and in trauma and challenges are even more deeply rooted and more challenging to overcome. So very. Very important, you know, domestic violence is in there again, huge need for our community. It actually overlaps. With homelessness because someone fleeing domestic violence actually meets Hud's definition of homeless. So again, more more funds going in that direction. So it is a balancing act and it's not an easy decision. There were some really great applications submitted for funding. There's just not enough funding to go around.

Council Member Ballard left the meeting.

Mayor Wu stated thank you for what you guys do, Sally, which is why I'm going to ask for slide #141 regarding the duplex plans. I think this is an innovative solution. Can you talk about earlier in today's Council meeting, we were talking about design fees. They are expensive. So if someone has a plan already, you don't have to pay for the design fees or you can modify very with very little cost. Can you talk about this duplex idea and how that can help with more housing number one, but also with reduction in costs?

Sally Stang, Housing & Community Services Department, stated this one's amusing to me too. This stemmed from actually planning director Scott Wadell came to a homelessness Task Force Subcommittee on Housing, and he did a presentation on zoning because often that's a topic and we, you know, zoning by whether you can do duplexes by right and there you know there are different. Conversations happening out there and in that conversation he was kind of throw out there and said, hey, you know what, if you know what if there were plans available that had already been vetted with neighborhoods to be able to do duplexes even on single family lots, and and this sort of thing. Well, we didn't talk after that necessarily about this particular thing. And I thought, you know what, that's really interesting and I believe if we do that and do it to build affordable duplexes for qualifying families, that we could do that, we could invest so that we could have some pre approved plans that would then we could then make that we own and could. Make available to developers building affordable housing. And so I put and that's the difference. I had put \$30,000 in art and that comes out of our home admin and planning line item. To invest in this idea, come to find out Scott was going down the same path. On his side of the world and his his plan and request for actually a program option was for \$35,000. And I said, you know what we can, we can move some things around to make that happen on our side. So it was just interesting. That we it came out of a community conversation and a task force meeting. We both kind of had the same idea. Started heading in the same direction and now we've come together to say, yeah, let's do this

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together.

Mayor Wu stated I wanted you to talk about that because that is exactly what. The collaborative pieces, two different departments coming together. We have a problem and the problem is we need more housing. And so when we can come together like that and find dollars that already being allocated to help with housing, how can we be better partners developers that want to build housing but maybe don't have the dollars to invest in design fees right away. So this would be a great opportunity. So I'm excited about this.

Council Member Hoheisel stated thank you, mayor. Just piggybacking off of that and talking about this program, does it tie in with the Places for People program at all or?

Sally Stang, Housing & Community Services Department, stated it would in that Places for People really talks about being able to use different types, housing types to try and fill that gap as well as. The idea around infill housing, so we're not talking about taking these plans out to a green field and building duplex, duplex, duplex. You know this is about how can we where there are already you know infrastructure in place. Is there the ability to be able to build a duplex where there an established neighborhood and we're able to provide housing to two different households, whether that's owner, owner, owner, you know, renter, renter or owner, renter you know that's the beauty of behind a duplex is you can. Structure those in many different ways.

City Manager Robert Layton stated Council member. We plan on bringing something forward this summer at a workshop to talk to revisit the Places for People plan. There were some discussions in that plan about duplex by right in certain zoning districts. We never pulled the trigger on that. There was some concerns, I think, in some neighborhoods initially, but I this is, I think, a really good time to have that discussion again and talk about how we can bring a little more density into redevelopment efforts. And especially do it in a way where if you are allowed by right and you're working with us on pre approved plans. I don't know how we can streamline the process anymore,

Council Member Hoheisel stated so that'll be focusing on some of the permitting and again, zoning zoning by right.

City Manager Robert Layton stated possibly, yeah. I I don't think we want to take the whole plan at one workshop and revisit, but I do. We plan on doing or picking out some items that feed to the Council's goals. And strategies regarding affordable housing, and we'll be focused on a number of those recommendations from that plan.

Council Member Hoheisel stated okay. I'll save my remarks and thoughts for that, that workshop.

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Appreciate it.

Council Member Glasscock stated thank you, mayor. I'll also save my comments for the workshop. I'm very generally supportive of that idea

Mayor Wu stated then just last but not least, sorry I have a lot of questions. So slide #151, this was in regards to better communication about the AAP. I really think this is a great idea. I know. I asked at the beginning. We do spend a lot of dollars or invest a lot of dollars regarding homelessness and maybe people just don't know about that. Could we work with Communications Department to see if? There's something there to make it instead of all the details, more high level on the big topic items, domestic violence being one of them, homelessness. Youth crime prevention if we could make it maybe break it down like that and even affordable housing, it might be helpful for community to see how these dollars are impactful in the Community and that we do appreciate these federal dollars and we're being very intentional about allocating those. Dollars.

Sally Stang, Housing & Community Services Department, stated of course.

Mayor Wu invited public comment. No one came forward.

Council Member Johnson stated thanks, Mayor. Due to a personal conflict of interest, I must abstain.

Motion:

Mayor Wu moved to close the public hearing, approve the approximate funding allocations, authorize staff to make adjustments to funding allocations as described in the Financial Consideration section upon receipt of HUD grant allocations, approve associated budgets and authorize staff to make any necessary budget adjustments and authorize submission of the 2025-2026 Annual Action Plan to the U. S. Department of Housing and Urban Development, and authorize the funding agreements and necessary signatures

Motion carried 5 to 0

- 11.) [HOME Program Funding for Commonwealth Development Corporation of America - Ark River Residence](#)

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

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Attachment: [Conditional Commitment of HOME Funds - Commonwealth Development.docx](#)

Carmen Hoffine, Housing & Community Services Department, presented the Item.

Liz Peterson, Commonwealth Development, stated

Carmen Hoffine, Housing & Community Services Department, stated

Council Member Hoheisel stated thank you, mayor. Thank you, Carmen and Liz. Good to see you. Again, so is this a loan or is this a grant that we're giving out?

Carmen Hoffine, Housing & Community Services Department, stated it's a loan.

Council Member Hoheisel stated When? What's the the payback? I guess when when do we have any funds returned to it or is that something that?

Carmen Hoffine, Housing & Community Services Department, stated Sally will answer this question.

Council Member Hoheisel stated okay, I'm more interested in this fund moving forward as well because I know there's a lot of projects out there as well that have some.

Sally Stang, Housing & Community Services Department, stated It is a 1% loan per the we we follow the the litec requirements that any loan be paid back only from positive cash flow. So they have to have excess cash flow during operations, otherwise it is deferred until after the affordability period.

Council Member Tuttle stated thank you, Carmen. Can I ask you a quick question. Could you go to slide 161, please? Yes. Play. There we go. Thank you. I think we all know when it comes to housing, there's lots of data and lots of information. The first bullet point I don't think I've seen before. It says there's 28,175 households with unmet housing needs in the area. Could you just describe what does that mean. Like, what's the definition of unmet housing needs? And then where does that data point come from? I'm I'm just curious. I'm I'm I'm not at all questioning. I've just never seen that before and so it really struck me as what is unmet housing needs.

Sally Stang, Housing & Community Services Department, stated So the HUD actually issues the comprehensive housing strategy data. We call it the CHDS. They used census data to put that information

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together. Unlike housing needs is pretty broad. It can mean paying more than 30%. For housing, it can mean substandard housing. Units without full kitchen facilities and they break that out in that report. And it is challenging because no matter what source you look at, you're going to come up with a different number of, you know, the housing needs in our community. But this one is quoting directly from that HUD study.

Council Member Tuttle stated and that's households, not individuals?

Sally Stang, Housing & Community Services Department, stated correct

Council Member Tuttle stated OK. So you know when we're doing great work from the bench, you're partnering with communities and we get 50 more units or 42 more units. We get a long way to go. To get to the 28,000, right?

Sally Stang, Housing & Community Services Department, stated right. And you know there could be other interventions to deal with someone's housing need. It could be a repair that then reduces that. It doesn't necessarily mean a new unit.

Council Member Tuttle stated thank you so much. I appreciate it and thank you for all your effort

Mayor Wu stated Sally, since you mentioned that you mentioned also anyone paying over 30%. Can you also address, maybe you also mentioned no kitchen? So if you're living, say for instance like a dorm room style, you still have housing, but you share a kitchen. It's very customary with apartments by WSU to have this type of format. So does that take that 20,000 into account when they're talking incomplete kitchen

Sally Stang, Housing & Community Services Department, stated they're talking a single family home that doesn't have full kitchen facilities, units that are either shared housing or dormitory style. They have access to those facilities. So they're not, it's not necessarily a need. It's just a different structure. When you're looking at the Chas report, they're actually talking about, it doesn't have adequate plumbing. I mean, people don't think that that kind of stuff happens, but it does still happen. There are still pockets and often times it's not necessarily known because nobody's been in necessarily in a unit until it's brought into somebody's attention that there are these significant deficiencies of that particular unit being substandard.

Council Member Glasscock stated thank you, Mayor Sally. One more question, given that they're applying for IHTC credits, yes, and this. And given the competition IHTC credits that there isn't a

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difference between public and private applications reliant credits. Would this compete also against our applications for LHTC credits?

Sally Stang, Housing & Community Services Department, stated we don't have any applications in for the 9%.

Council Member Glasscock stated this would probably be more of a general question. Anybody can answer this, but given that 11,000,000. Of it comes from LHTC applications and properties not feasible unless they receive those.

Sally Stang, Housing & Community Services Department, stated that is absolutely the first condition is they have to receive the LHTC credits in the funding.

Vice Mayor Johnston stated thank you, mayor. What were the expected rents expected to be at these units? Maybe I missed it. I think they were up there

Sally Stang, Housing & Community Services Department, stated let me see. There, right there on that slide. So between 4:20 and 1048, depending the bedroom size and the targeted income level. So under a tax credit project, you designate a certain number of units to be targeted at people less than 30% of area median income less than 40%. The deeper you're you often get more points. If you're going into those lower. What they call set asides, so they're going to have what is that add 4567 units that are designated for people who are making under 30% of the area median income and therefore the rents on those units, even though they're 1-2 and three bed. Are significantly lower than the rents for the people at 40% or 50% or 60% area median income.

Mayor Wu invited public comment. No one came forward.

Council Member Johnson stated thanks, Mayor. Due to a personal conflict of interest. I have to abstain from this vote.

Motion:

Council Member Hoheisel move to approve issuance of a conditional commitment letter for HOME Investment Partnerships Program financing in the amount of \$420,000 for the Commonwealth Development Corporation of America Ark River Residences Project and authorize the Director of Housing and Community Services to sign.

Motion carried 5 to 0

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12.) [HOME Program Funding for 212 N Market LLC - 212 N Market Project](#)

Attachment: [Agenda Report VI-12.doc](#)

Attachment: [Conditional Commitment of HOME Funds - 212 N Market.docx](#)

Carmen Hoffine, Housing & Community Services Department, presented the Item.

Byron Adrian, Mennonite Housing, stated

Carmen Hoffine, Housing & Community Services Department, stated

Council Member Glasscock stated thank you, mayor. Just one quick question. I know we've talked about LHTC credits before and distant requirements between applications. Will this be affected by that? Obviously this is for we're talking about home funds today, but just the application general, will that be affected by distance requirements?

Sally Stang, Housing & Community Services Department, stated Thank you for the question, Council Member Sally, saying for the record, again, the 9% does not have the distance requirement, it's only the 4% bond finance that has that limitation of projects within 1 1/2 miles of a project awarded in the previous two years. So. That does not apply.

Mayor Wu stated can I have Byron come up? Byron, I am so excited about this because this particular project came before this Council last year and they were not awarded the LHTC dollars. And I do believe that Mennonite housing is a great partner here in the Community and helping with housing. And I'm so grateful that you guys now are seeing that there are other opportunities besides building new but adaptive reuse being a possibility. And so I want to see more housing. I want to see more density in our core and I see this as a win win for the community as well as a community partner that does a lot of housing in the city of Wichita. So can you share how your expertise in that space will be helpful with this application and will that help with the application?

Byron Adrian, Mennonite Housing, stated in terms of our expertise, it's mainly in putting the application

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together and making sure we get all the points that are possible there and make it as competitive as possible. And so that was the main role that we were approached by. And so with that and then the. Fact that we have been working in this environment for over 30 years and part of the application looks at our last 10 years of experience and so. Mennonite housing just scores very well because we've been successful getting an application about every other year we were able to Max out those experience points. And so that is one of our main roles right now is the upfront pre planning application. We're going to turn into learn. Once the work actually gets started and and watch and learn, it's amazing how since we've been. Involved so far with this as I drive around town. On and I see the buildings. Now that maybe I didn't focus on so much before. That OK. Write that address down and and start to create a little bit of a list of what what might be possible in the future. So thank you. Thank you all for your support.

Mayor Wu invited public comment. No one came forward.

Council Member Johnson stated thanks, mayor. Due to a personal conflict of interest, I will be abstaining from this vote.

Motion:

Mayor Wu moved to approve issuance of a conditional commitment letter for HOME Investment Partnerships Program financing in the amount of \$680,000 for the 212 N Market LLC's, 212 N Market Project and authorize the Director of Housing and Community Services to sign.

Motion carried 5 to 0

COUNCIL BUSINESS SUBMITTED BY CITY AUTHORITIES**PLANNING AGENDA****VII) NON-CONSENT PLANNING AGENDA**

- 1.) [CUP2025-00006 –CUP Amendment to Community Unit Plan DP-280 to Permit Warehouse, Self-Service Storage as a Use and Exclude Architectural Controls on Proposed Parcel 3D and a Waiver of Supplementary Use Regulation III-D.6.y\(17\); Generally Located on the South Side of West Taft Avenue and Within One-Quarter Mile East of South Ridge Road \(6803 West Taft Avenue\). \(District IV\)](#)

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

Attachment: [CUP2025-00006 WCC Supporting Documents.docx](#)

Attachment: [CUP2025-00006 MAPC Minutes Excerpt.docx](#)

Attachment: [2025-04-07 DAB 4 Feedback on CUP2025-00006 \(1\).pdf](#)

Attachment: [Resolution No. 191 CUP2025-00006.docx](#)

Scott Wadle, Planning Department, presented the Item.

Motion:

Council Member Glasscock moved to adopt the findings of the MAPC and approve the CUP amendment and waiver, adopt the resolution, authorize the necessary signatures, and instruct the City Clerk to publish the resolution after approval (requires 4 of 7 votes). Alternatives: 1) Override the MAPC, adopt alternate findings, and approve the CUP Amendment as recommended by DAB IV (requires 5 of 7 votes); 2) Override the MAPC, adopt alternate findings, and deny the CUP amendment request (requires 5 of 7 votes); or 3) Return the case to MAPC for additional consideration (requires 4 of 7 votes).

Motion carried 6 to 0

- 2.) [ZON2025-00005 – Zone Change Request in the City from TF-3 Two-Family Residential to NR Neighborhood Retail to Permit Retail Uses Associated with a Church, Generally Located on the Northeast corner of West 11th Street North and North Waco Avenue \(1200 North Waco Avenue\). \(District VI\)](#)

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

Attachment: [ZON2025-00005 WCC Supporting Documents.docx](#)

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Attachment: [ZON2025-00005 MAPC Minutes.docx](#)

Attachment: [ZON2025-00005 DAB 6 Memo.pdf](#)

Attachment: [Ordinance No. 52-727 ZON2025-00005.docx](#)

Motion:

Council Member Glasscock moved to defer the Item to the May 13, 2025 City Council Meeting.
Motion carried 6 to 0

3.) [DER2024-00008 – Day Care, General Land Use in Residential Zoning Districts](#)

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

Attachment: [Daycare AP draft 04-23-25_Marked.docx](#)

Attachment: [Daycare AP draft 04-23-25_Clean.docx](#)

Attachment: [2025-02-13 MAPC_Minutes_Excerpt.docx](#)

Attachment: [Ordinance No. 52-729 DER2024-00008 Amending Article III, Section B.docx](#)

Scott Wadle, Planning Department, presented the Item.

Vice Mayor Johnston stated thank you, mayor. At Guadalupe clinic we looked into for daycare and I learned way more than I ever thought I'd know. And one thing I did learn was that Council Member Tuttle has put a lot of work into this and has championed this, and I think she should be commended for getting this change. So thank you very much.

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Council Member Tuttle stated thank you very much. Pardon me. Now I have to call. I just need to thank a bunch of people because this has been a long journey. Thank you to legal and for answering all of our questions. I think we came to a good compromise because we kind of were all over the place. Thank you. Obviously, to our childcare licensing team and Adrian, the fantastic supervisor who just keeps everybody motivated and excited about the great work that they do. Thank you to Gary Jensen in Public Works, who now that he is the director, has childcare under his division and I think he's really embraced it and understands the importance as well. Also, what I think child start. Tonya Bullock, the CEO, we could not have done this without her and she truly was with Adrian, our champion. But content expertise experts. I want to thank the childcare community. Obviously today we did a proclamation for them and gave them recognition, but this was their idea. Last summer, when we had our childcare entrepreneur Workshop, this was one of the items that they brought to our attention, and so I hope that Adrian and your team can help spread the word that when childcare providers have a need, have an idea, we try and make it. Come to fruition, the best we can. So please tell them to keep providing us with solutions so that we can address this incredible shortage of child care within our city. As was mentioned during the proclamation this morning. If we can't have childcare spots available, people can't go to work to build planes to do surgery, to put out fires, to teach kids. So this is an economic development and a workforce issue. So thank you to everyone who's been involved in this journey. Really appreciate it. Glad to get to this point today, and with that I will enthusiastically move that the City Council adopt the recommended amendment to the unified zoning code amendment. Place the ordinance on first reading. Authorized the necessary. Signatures and instruct the city clerk to publish the ordinance after approval on second reading.

Motion:

Council Member Tuttle moved to adopt the recommended amendment to the Unified Zoning Code changes, place the ordinance on first reading, authorize the necessary signatures, and instruct the City Clerk to publish the ordinance after approval on second reading (requires 4 of 7 votes). Alternatives: 1) Make modifications to the language or other findings; 2) Deny the proposed amendments to the Unified Zoning Code (requires a two-thirds majority, or 5 of 7 votes); or 3) Return the proposed amendments to the MAPC for reconsideration and indicate the reason for the MAPC to reconsider the item (requires 4 of 7 votes).

Motion carried 6-0

HOUSING AGENDA**VIII) NON-CONSENT HOUSING AGENDA - NONE**

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AIRPORT AGENDA

IX) NON-CONSENT AIRPORT AGENDA - NONE

COUNCIL AGENDA

X) COUNCIL MEMBER AGENDA

- 1.) Approval to exceed the gift limit, established by the Ethics Ordinance, for Mayor Wu to accept travel and expenses to attend the 2025 Heartland Summit in Bentonville, Arkansas from May 6-May 9 for the purpose of representing the City. The Heartland Summit is hosted by the nonprofit, Heartland Forward, for the purpose of education, collaboration, professional development. The Summit serves as a platform for sharing best practices, fostering cross-sector collaboration and spotlighting success stories like Wichita's to inspire action and investment in mid-sized cities. The Estimated Gift Amount for Travel, Hotel, and Meals is \$1,112. Estimated costs covered by the City for Mayor Wu is \$0.

Motion:

Vice Mayor Johnston moved to exceed the gift limit.

Motion carried 6 to 0

XI) COUNCIL MEMBER APPOINTMENTS AND COMMENTS

Mayor Wu appointed Council Member Glasscock to the Wichita Sister Area Cities, Brandon Paulseen to the Board of Park Commissioners, and Julie Harbert to the Animal Services Advisory Board.

Motion:

Vice Mayor Johnston moved to approve all of the appointments.

Motion carried 6 to 0

CITY COUNCIL PROCEEDINGS**May 6, 2025**

Council Member Johnson stated thanks, mayor. Just gonna say thank you to everyone who helped with the Prairie Fire 5K and all those who attended. And we wish we could have saw Council Member Hoheisel there, but he did not show up with us. But it was a good time. That was my second 5K, but it was great to see all the folks out there running. I'm definitely not in as good a shape as Council Member Glasscock, but it was good to see all all the folks out there. Not doing the half marathon

Council Member Glasscock stated I'm very sore, so I push myself too far.

Council Member Johnson stated And also all the folks who showed up and Parks Department for Open streets Nomar, that was awesome. Always a great experience. Love to see a lot of Wichitans out there, so it's a really good weekend.

Council Member Hoheisel stated thank you, Mayor. Yeah, there was a lot going on this weekend and I'd just like to give a shout out to the Chief and some of our representatives from the Fire Department. They were out at the fight fentanyl Awareness rally Saturday. It's always a therapeutic event for people to get out to and really kind of organize around some strategies in the future and also listening to the public about kind of their ideas, what we should do with the opioid money that is being worked on currently. So special shout out to everybody who threw that and attended. And the second point. If Council Member Johnson's feelin froggy maybe we'll go out to a field and do a a 40 meter race and see how that goes. Don't let me I'm deceptive. I'm deceptive on that speed, so we'll see how that ends up.

Council Member Johnson stated I'm still recovering from the 5K.

Council Member Hoheisel stated sounds like a convenient excuse.

Mayor Wu stated thank you, Council members. I will just add one quick item. Last Tuesday, we had our second En Banc of the year. There's still two more En Bancs left. Which is an opportunity for City and county to come together the next unbanked or July 29th and October 29th. But before that, the first ever Wichita Community Town Hall will be held right here in City Council Chambers. It will be three government entities coming together. Their leaders will come together. I will be representing as the mayor for the City of Wichita. Chairman Batty will represent Sedgwick County and board President Diane Albert will represent USD259 school board and this will be an opportunity on Wednesday June 4th for this town hall. It begins at 5:00 with introductions following by a full hour of listening to the community, two minutes per individual and then the last remaining portion of. The meeting there will be group discussions on shared services and collaboration. So I'm looking forward to hosting Diane as well as Ryan here. In the Council chambers for the first Wichita community Town hall.

CITY COUNCIL PROCEEDINGS

May 6, 2025

Council Member Johnson stated thanks, mayor. Will you all three be sitting here? All three of you looking out over the the public?

Mayor Wu stated we will remove names so that they can sit up here and we will be listening to community, but definitely invite the whole community to come out and council members as well.

Adjournment

Motion:

Mayor Wu moved to adjourn

Motion carried 5 to 1 (Nay: Brandon Johnson)

Meeting adjourned at 1:40 p.m.

Respectfully submitted,

Paul Leeker, City Clerk

CITY COUNCIL PROCEEDINGS

May 6, 2025

ATTACHMENT 1 - CONSENT AGENDA ITEMS 1 THROUGH 37

II) **CITY COUNCIL CONSENT AGENDA ITEMS**

Applications for Licenses:

1) **Applications for Licenses for Cereal Malt Beverages:**

a.) Applications for Licenses to Retail Cereal Malt Beverages

Attachment: [CMBs for May 6, 2025.docx](#)

2) **Preliminary Estimates:**

a.) Preliminary Estimates

Attachment: [PEsforCC_05-06-25.pdf](#)

b.) Preliminary Estimates for paving improvements to serve NRD Addition, Phase 2 (District II)

Attachment: [E4128 PV NRD Addn Ph 2 NTBA.doc](#)

Attachment: [E4128 PV NRD Adn Ph 2 NTBA.doc](#)

3) **Agreements/Contracts:**

CITY COUNCIL PROCEEDINGS

May 6, 2025

- a.) [Pulled per Assistant City Manager D.Martin 5/1/25] Contract for Worker's Compensation Medical Bill Review
- b.) Contract for Professional Services for Real Estate Consultant Services for the Douglas from Seneca Street to Meridian Avenue (Districts IV and VI)

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

Attachment: [Consultant Real Estate Services Contract - LAI.pdf](#)

- c.) 2025 South Central Kansas Library System Grants-in-aid Service Contract

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

Attachment: [2025 SCKLS.pdf](#)

- d.) Project Development Agreement for 1st Street Bridge over Arkansas River (District VI)

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

Attachment: [Design-Build Contract_Dondlinger 1st Street Bridge_Signed.pdf](#)

- e.) Contract for Odor and Corrosion Control Services

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

Attachment: [25200011 contract for signature - USP Signed.pdf](#)

CITY COUNCIL PROCEEDINGS

May 6, 2025

4) Property Acquisitions:

- a.) Acquisition of Real Property Interests from 901 North 135th Street West for the 135th Street North-Central Avenue to 13th Street North Improvement Project (District V)

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

Attachment: [Attachments.pdf](#)

- b.) Acquisition of Real Property Interests from 3051 North Ohio Avenue for the 29th Street North- Interstate 135 to Broadway Avenue Improvement Project (District VI)

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

Attachment: [attachments.pdf](#)

5) Minutes of Advisory Boards/Commissions:

- a.) Ethics Advisory Board Minutes March 13, 2025 Board of Electrical Appeals Minutes March 11, 2025 Bicycle & Pedestrian Advisory Board Minutes March 10, 2025 Library Board of Directors Meeting Minutes March 18, 2025 Wichita Public Library Activity Report March 2025

Attachment: [2025-03-13 Ethics Board Minutes.pdf](#)

Attachment: [Board of Electrical Appeals Minutes March 11, 2025.pdf](#)

Attachment: [Bicycle & Pedestrian Advisory Board Minutes March 10, 2025.pdf](#)

CITY COUNCIL PROCEEDINGS

May 6, 2025

Attachment: [Library Board of Directors Meeting Minutes. March 18, 2025.pdf](#)

Attachment: [WPL Monthly Activity Report March 2025.pdf](#)

Uncategorized Items:

- 6.) [Visit Wichita Independent Auditor's Report and Financial Statements 2024 Final Visit Wichita Transient Guest Tax Monthly Financial Report - March 2025 Visit Wichita 2025 1st Quarter Performance Report](#)

Attachment: [Visit Wichita FS 2024 Final.pdf](#)

Attachment: [TGT Financial Report 03.2025.pdf](#)

Attachment: [2025 Q1 Performance Report.pdf](#)

- 7.) [Community Event with Alcohol Consumption – Sunflower Boogiedown \(District I\)](#)

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

Attachment: [Sunflower Boogiedown TED Map.pdf](#)

Attachment: [Resolution No. 25-192 Alcohol Consumption on Public Streets During the Sunflower Boogiedown Community Event.docx](#)

- 8.) [Approval of Offers for the Douglas Avenue from Seneca Street to Meridian Avenue \(Districts IV and VI\)](#)

CITY COUNCIL PROCEEDINGS

May 6, 2025

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

Attachment: [Tract List.xlsx](#)

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

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

Attachment: [Resolution No. 25-193 Mechanical Equipment Replacement.docx](#)

- 10.) Sale of City-owned Property at 841 East Clark Street (District III)

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

Attachment: [Aerial Map.pdf](#)

Attachment: [Real Estate Agreement.pdf](#)

- 11.) MABCD Fee Waivers For Low Income Housing Tax Credit (LIHTC) Projects

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

Attachment: [Resolution No. 25-197 Waiver Of Building Permit Fees For Low Income Housing Tax Credit Projects.docx](#)

CITY COUNCIL PROCEEDINGS

May 6, 2025

- 12.) Funding and Change Order Limit Adjustment for Wichita Drainage Canal Bridge Replacement at 15th Street North

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

Attachment: [Resolution No. 195 Wichita Drainage Canal Crossing at 15th Street North.docx](#)

Attachment: [Resolution No. 25-196 Wichita Drainage Canal Crossing Change Order.docx](#)

- 13.) Proclamation Votes

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

II) CONSENT PLANNING AGENDA ITEMS

- 14.) CUP2025-00008/ZON2025-00004 – CUP Amendment to Community Unit Plan DP-71 to Permit Industrial Uses on Parcels 1, 10, and 11 with a Zone Change from LC Limited Commercial District to LI Limited Industrial District; Generally Located North of West Kellogg Drive and West of South Tracy Street (4600 West Kellogg Drive). (District IV)

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

Attachment: [Ordinance No. 52-728 ZON2025-00004.docx](#)

Attachment: [CUP2025-00008 ZON2025-00004 WCC Supporting Documents.docx](#)

Attachment: [CUP2025-00008 ZON2025-00004 MAPC Minutes Excerpt.docx](#)

CITY COUNCIL PROCEEDINGS

May 6, 2025

Attachment: [2025-04-07 DAB 4 Feedback on CUP2025-00008 and ZON2025-00004 .pdf](#)

Attachment: [Resolution No. 25-194 CUP2025-00008.docx](#)

- 15.) ZON2025-00006 with CON2025-00040 – Amend Protective Overlay #36 to Change Building Coverage/Floor Area, Architectural Controls, and Screening Wall Location, and Conditional Use to Allow Entertainment Establishment in the City Within 300 Feet of Residentially Zoned Property; Generally Located One-Quarter Mile West of North Maize Road and One-Quarter Mile North of West 21st Street North. (District V)

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

Attachment: [CON2025-00040 ZON2025-00006 WCC Supporting Documents.docx](#)

Attachment: [ZON2025-00006 CON2025-00040 MAPC Minutes Excerpt.docx](#)

Attachment: [CON2025-00040_ZON2025-00006 Interoffice Memorandum.docx](#)

Attachment: [05-13-2025 52-730 ZON2025-00006.docx](#)

Attachment: [05-06-2025 Resolution No. 25-198 CON2024-00040.docx](#)

II) CONSENT HOUSING AGENDA ITEMS

- 16.) Sale of 1842 North Chautauqua Avenue (District I)

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

CITY COUNCIL PROCEEDINGS

May 6, 2025

Attachment: [Sale Contract 1842 N Chautauqua.pdf](#)

17.) Sale of 1928 North Spruce Avenue (District I)

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

Attachment: [Sale Contract 1928 N Spruce.pdf](#)

18.) Sale of 2026 East Mossman Avenue (District I)

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

Attachment: [Sale Contract 2026 E Mossman.pdf](#)

19.) Sale of 2042 North Minnesota Avenue (District I)

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

Attachment: [Sale Contract 2042 N Minnesota.pdf](#)

20.) Sale of 2238 North Kansas Avenue (District I)

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

Attachment: [Sale Contract 2238 N Kansas Ave.pdf](#)

CITY COUNCIL PROCEEDINGS

May 6, 2025

21.) Sale of 2250 North Piatt Avenue (District I)

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

Attachment: [Sale Contract 2250 N Piatt Ave.pdf](#)

22.) Sale of 2930 East Maplewood Drive (District I)

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

Attachment: [Sale Contract 2930 E Maplewood.pdf](#)

23.) Sale of 3024 East Carmen Drive (District I)

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

Attachment: [Sale Contract 3024 E Carmen.pdf](#)

24.) Sale of 3604 East 13th Street North (District I)

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

Attachment: [Sale Contract 3604 E 13th St N.pdf](#)

25.) Sale of 2027 East Mossman Avenue (District I)

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

CITY COUNCIL PROCEEDINGS

May 6, 2025

Attachment: [Sale Contract 2027 E Mossman.pdf](#)

26.) Sale of 1110 West Fultz (District IV)

Attachment: [Agenda Report II-26.doc](#)

Attachment: [Sale Contract 1110 W Fultz.pdf](#)

27.) Sale of 1204 West Marlboro (District IV)

Attachment: [Agenda Report II-27.doc](#)

Attachment: [Sale Contract 1204 W Marlboro.pdf](#)

28.) Sale of 1212 North Green Street (District I)

Attachment: [Agenda Report II-28.doc](#)

Attachment: [Sale Contract 1212 N Green.pdf](#)

29.) Sale of 1701 North Estelle Avenue (District I)

Attachment: [Agenda Report II-29.doc](#)

Attachment: [Sale Contract 1701 N Estelle.pdf](#)

CITY COUNCIL PROCEEDINGS

May 6, 2025

- 30.) Sale of 1752 South Seneca Court (District IV)

Attachment: [Agenda Report II-30.doc](#)

Attachment: [Sale Contract 1752 S Seneca Ct.pdf](#)

- 31.) Sale of 2502 East Mossman Avenue (District I)

Attachment: [Agenda Report II-31.doc](#)

Attachment: [Sale Contract 2502 E Mossman.pdf](#)

II) **CONSENT AIRPORT AGENDA ITEMS**

- 32.) Simplicity Ground Services, LLC dba Menzies Aviation Use and Lease Agreement - Wichita Dwight D. Eisenhower National Airport

Attachment: [Agenda Report II-32.doc](#)

Attachment: [20250506 2163 AC RD Ste B Simplicity Ground Services, LLC dba Menzies Aviation Use and Lease Agreement.pdf](#)

- 33.) Mechanical Equipment Replacement - Wichita Dwight D. Eisenhower National Airport.

Attachment: [Agenda Report II-33.docx](#)

- 34.) Ortega Aviation, LLC Use and Lease Agreement - Wichita Dwight D. Eisenhower National Airport

CITY COUNCIL PROCEEDINGS

May 6, 2025

Attachment: [Agenda Report II-34.doc](#)

Attachment: [20250601 1922 Midfield-Parcel 44 Ortega Use and Lease Agreement.pdf](#)

35.) General Services Administration - Wichita Dwight D. Eisenhower National Airport

Attachment: [Agenda Report II-35.doc](#)

Attachment: [202500506 On-Airport Lease - TSA Wichita LKS00553.pdf](#)

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

Attachment: [Agenda Report II-36.docx](#)

Attachment: [20250506 CO3 Kear Civil with attachment part exec.pdf](#)

37.) Textron Aviation, Inc. Supplemental Agreement No. 2 - Wichita Dwight D. Eisenhower National Airport

Attachment: [Agenda Report II-37.doc](#)

Attachment: [20250506 2184 2190 AP RD - Textron Aviation - SA2.pdf](#)