

**FINAL AGENDA**  
**CITY COUNCIL**  
**Tuesday, May 06, 2025**  
**9:00 AM**

The regular meeting of the City Council will be held on May 06, 2025 at 9:00 AM in the City Council Chambers  
455 N. Main Street, Wichita, KS 67202.

**OPENING OF REGULAR MEETING**

**Call to Order**

**Invocation and Pledge of Allegiance**

**Approve the minutes of regular meeting April 22, 2025**

**AWARDS AND PROCLAMATIONS**

**Proclamations:**

Provider Appreciation Day

Water Safety Month

Asian American and Pacific Islander Heritage Month

**Awards:**

Service Award- Dean R. Mefford, Airport Department

**I. PUBLIC AGENDA**

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

1. Sybil Strum - How can anyone seize a home without warning?
2. Mark Diller - Ronald McDonald House Charities Wichita
3. Nancy Bradfield - Rosie's Snuggle Bunnies Pet Therapy
4. Chris Brault - Issues with the down-town library.

**II. CONSENT AGENDA ITEMS 1 THROUGH 37**

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

**COUNCIL BUSINESS**

**III. BOARD OF BIDS AND CONTRACTS**

1. Board of Bids and Contracts dated May 5, 2025.

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

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

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

#### **IV. PETITIONS FOR PUBLIC IMPROVEMENTS**

##### **1. Petitions for Public Improvements**

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

[PFPI.docx](#)

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

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

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

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

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

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

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

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

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

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

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

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

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

[Abilene Place.pdf](#)

[Pierpoint Acres 2nd.pdf](#)

[Oaktree Addn.pdf](#)

[Bridger @ Central Addn.pdf](#)

#### **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)

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

[2025-0506 Agenda Report 721 W Maple Public Hearing and Request for LOI to Issue MRRBs for 721 W Maple - Revised.docx](#)

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

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

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

RECOMMENDED ACTION: Defer to May 13, 2025.

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

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

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

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)

RECOMMENDED ACTION: Close the Public Hearing, approve the proposed assessments and place the ordinances on first reading.

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

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

[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](#)

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

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

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

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

[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](#)

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

Ordinance No. 52-649 Assessments paying a portion of the cost of constructing paving on Ridge Road and Village Circle.docx

Ordinance No. 52-650 Assessments paying a portion of the cost of constructing paving and storm drainage on Goebel St.docx

Ordinance No. 52-651 Assessments paying a portion of the cost of constructing paving on Veranda Circle.docx

Ordinance No. 52-652 Assessments paying a portion of the cost of constructing paving on Bristol Ct.docx

Ordinance No. 52-653 Assessments paying a portion of the cost of constructing paving on Cedar Downs Circle.docx

Ordinance No. 52-654 Assessments paying a portion of the cost of constructing paving on Chase Avenue.docx

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

Ordinance No. 52-656 Assessments paying a portion of the cost of constructing paving on Meridian Ct.docx

Ordinance No. 52-657 Assessments paying a portion of the cost of constructing paving on Linden St, Linden Ct, and 33rd Cir S.docx

Ordinance No. 52-658 Assessments paying a portion of the cost of constructing paving on Thornton and Thornton Ct.docx

Ordinance No. 52-659 Assessments paying a portion of the cost of constructing paving on St Paul St and St Paul Ct.docx

Ordinance No. 52-660 Assessments paying a portion of the cost of constructing paving on Saker, Mantane, Marblefallst Ct and Saker Cir.docx

Ordinance No. 52-661 Assessments paying a portion of the cost of constructing paving on Hurst, Greenleaf, Creed, Cypress and Cypress Ct.docx

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

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

Ordinance No. 52-664 Assessments paying a portion of the cost of constructing paving on Veranda, Steeplechase, and Steeplechase Court.docx

Ordinance No. 52-665 Assessments paying a portion of the cost of constructing paving on Homestead Lane.docx

Ordinance No. 52-666 Assessments paying a portion of the cost of constructing a water distribution system to serve Veranda Addition.docx

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

Ordinance No. 52-668 Assessments paying a portion of the cost of constructing a water distribution system to serve Buena Vista Addition.docx

Ordinance No. 52-673 Assessments paying a portion of the cost of constructing a water distribution system to serve Fox Run 2nd Addition.docx

Ordinance No. 52-674 Assessments paying a portion of the cost of constructing a water distribution system to serve Northgate 6th Addition.docx

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

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

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

Ordinance No. 52-678 Assessments paying a portion of the cost of constructing a water distribution system to serve Swaney Farm Addition.docx

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

Ordinance No. 52-679 Assessments paying a portion of the cost of constructing a water distribution system to serve Pegasus Addition.docx

Ordinance No. 52-681 Assessments paying a portion of the cost of constructing a water distribution system to serve RF Addition, Phase 3.docx

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

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

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

Ordinance No. 52-685 Assessments paying a portion of the cost of constructing a water distribution system to serve Colt Meadows Addition.docx

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

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

Ordinance No. 52-688 Assessments paying a portion of the cost of constructing a water distribution system to serve Arvada Addition, Phase 1.docx

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

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

Ordinance No. 52-691 Assessments paying a portion of the cost of constructing a water distribution system to serve Coutryards at Jacobs Farm Addition.docx

Ordinance No. 52-669 Assessments paying a portion of the cost of constructing a water distribution system to serve Veranda 2nd Addition.docx

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

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

Ordinance No. 52-672 Assessments paying a portion of the cost of constructing a water distribution system to serve Cedar Dale Addition.docx

Ordinance No. 52-692 Assessments paying a portion of the cost of constructing of sanitary sewer to serve Northgate 5th Addition, Phase 6.docx

Ordinance No. 52-693 Assessments paying a portion of the cost of constructing of sanitary sewer to serve Buena Vista Addition.docx

Ordinance No. 52-694 Assessments paying a portion of the cost of constructing of sanitary sewer to serve Veranda 2nd Addition.docx

[Ordinance No. 52-695 Assessments paying a portion of the cost of constructing of sanitary sewer to serve Bellechase 3rd Addition, Phase 4.docx](#)  
[Ordinance No. 52-696 Assessments paying a portion of the cost of constructing of sanitary sewer to serve Fox Run 2nd Addition.docx](#)  
[Ordinance No. 52-697 Assessments paying a portion of the cost of constructing of sanitary sewer to serve Northgate 6th Addition.docx](#)  
[Ordinance No. 52-698 Assessments paying a portion of the cost of constructing of sanitary sewer to serve Sycamore Pond Addition, Phase 3.docx](#)  
[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](#)  
[Ordinance No. 52-700 Assessments paying a portion of the cost of constructing of sanitary sewer to serve MPK Addition.docx](#)  
[Ordinance No. 52-701 Assessments paying a portion of the cost of constructing of sanitary sewer to serve Estancia Commercial 2nd Addition.doc](#)  
[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](#)  
[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](#)  
[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](#)  
[Ordinance No. 52-705 Assessments paying a portion of the cost of constructing of sanitary sewer to serve Northgate 5th Addition, Phase 2.docx](#)  
[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](#)  
[Ordinance No. 52-707 Assessments paying a portion of the cost of constructing of sanitary sewer to serve Colt Meadows Addition, Phase 1.docx](#)  
[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](#)  
[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](#)  
[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](#)  
[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](#)  
[Ordinance No. 52-712 Assessments paying a portion of the cost of constructing of sanitary sewer to serve Courtyards at Jacobs Farm Addition.docx](#)  
[Ordinance No. 52-713 Assessment storm water drain no. 753 Northgate 5th Addition, Phase 6.docx](#)  
[Ordinance No. 52-714 Assessment storm water drain no. 483 Buena Vista Addition.docx](#)  
[Ordinance No. 52-715 Assessment storm water drain no. 485 Veranda 2nd Addition.docx](#)  
[Ordinance No. 52-716 Assessments Storm water drain no. 488 Cedar Dale Addition.docx](#)  
[Ordinance No. 52-717 Assessment storm water drain no. 493 Sycamore Pond addition and Angel Acres 2nd Addition.docx](#)  
[Ordinance No. 52-718 Assessments Storm water drain no. 772 Northgate 6th Addition.docx](#)  
[Ordinance No. 52-719 Assessments Storm water drain no. 499 Northridge Plaza Addition.docx](#)

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

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

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

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

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

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

4. Hyatt Funds Reallocation

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

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

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

5. Tourism Business Improvement District - 2026 Scope of Services

RECOMMENDED ACTION: Approve the Tourism Business Improvement District (TBID) 2026 Scope of Services and Budget.

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

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

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

RECOMMENDED ACTION: Approve the licensing report, street closures and request for permit for the 2024 Wichita River Festival, per the MOU between the City and WFI.

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

[Riverfest Licensing Report.pdf](#)

[Riverfest Street Closure Report.pdf](#)

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

RECOMMENDED ACTION: Take action as determined necessary.

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

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

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

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

RECOMMENDED ACTION: Approve the vendor selection, approve the contract, and authorize the necessary signatures.

[25.05.06 Agenda Report - Summer Camp Bus Contract v2.docx](#)

[Summer Camp Bus Contract #25200036](#)

10. 2025-2026 Second Program Year HUD Annual Action Plan

RECOMMENDED ACTION: 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

[Agenda Report VI-10.doc](#)

[2025-2026 Funding Spreadsheet CC.pdf](#)

[2025-2026 AAP Draft Executive Summary.pdf](#)

11. HOME Program Funding for Commonwealth Development Corporation of America - Ark River Residence

RECOMMENDED ACTION: 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.

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

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

12. HOME Program Funding for 212 N Market LLC - 212 N Market Project

RECOMMENDED ACTION: 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.

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

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

## **COUNCIL BUSINESS SUBMITTED BY CITY AUTHORITIES**

### **PLANNING AGENDA**

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

### **VII. NON-CONSENT PLANNING AGENDA**

1. CUP2025-00006 –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)

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

Alternatives:

- 1) Override the MAPC, adopt alternate findings, and approve the CUP Amendment as recommended by DAB 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).

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

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

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

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

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

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)

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

Alternatives:

- 1) Override the MAPC, adopt alternate findings, and deny the requested zone change (requires 5 of 7 votes); or
- 2) Return the case to MAPC for additional consideration (requires 4 of 7 votes).

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

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

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

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

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

3. DER2024-00008 – Day Care, General Land Use in Residential Zoning Districts

RECOMMENDED ACTION: 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).

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

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

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

[2025-02-13 MAPC\\_Minutes\\_Excerpt.docx](#)

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

## **HOUSING AGENDA**

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

## **VIII. NON-CONSENT HOUSING AGENDA - NONE**

## **AIRPORT AGENDA**

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

## **IX. NON-CONSENT AIRPORT AGENDA - NONE**

## **COUNCIL AGENDA**

## **X. COUNCIL MEMBER AGENDA**

1. 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.

## **XI. COUNCIL MEMBER APPOINTMENTS AND COMMENTS**

## **Adjournment**

## **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

RECOMMENDED ACTION: Approve licenses subject to staff review and approval.  
[CMBs for May 6, 2025.docx](#)

##### **2. Preliminary Estimates:**

- a. Preliminary Estimates

RECOMMENDED ACTION: Receive and file.  
[PEsforCC\\_05-06-25.pdf](#)

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

RECOMMENDED ACTION: Receive and file.  
[E4128 PV NRD Addn Ph 2 NTBA.doc](#)  
[E4128 PV NRD Adn Ph 2 NTBA.doc](#)

##### **3. Agreements/Contracts:**

- 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)

RECOMMENDED ACTION: Approve the budget, approve the contract, and authorize the necessary signatures.  
[Agenda Report II-3b.doc](#)  
[Consultant Real Estate Services Contract - LAI.pdf](#)

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

RECOMMENDED ACTION: Approve the contract and authorize the necessary signatures.  
[Agenda Report II-3c.docx](#)  
[2025 SCKLS.pdf](#)

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

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

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

[Design-Build Contract\\_Dondlinger 1st Street Bridge\\_Signed.pdf](#)

- e. Contract for Odor and Corrosion Control Services

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

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

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

**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)

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

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

[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)

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

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

[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

RECOMMENDED ACTION: Receive and file.

[2025-03-13 Ethics Board Minutes.pdf](#)  
[Board of Electrical Appeals Minutes March 11, 2025.pdf](#)  
[Bicycle & Pedestrian Advisory Board Minutes March 10, 2025.pdf](#)  
[Library Board of Directors Meeting Minutes. March 18, 2025.pdf](#)  
[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

RECOMMENDED ACTION: Receive and file.

[Visit Wichita FS 2024 Final.pdf](#)  
[TGT Financial Report 03.2025.pdf](#)  
[2025 Q1 Performance Report.pdf](#)

- 7. Community Event with Alcohol Consumption – Sunflower Boogiedown (District I)

RECOMMENDED ACTION: Approve the request for temporary street closures, adopt the resolution and authorize the necessary signatures.

[Agenda Report II-7.docx](#)  
[Sunflower Boogiedown TED Map.pdf](#)  
[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)

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

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

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

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

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

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

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

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

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

[Aerial Map.pdf](#)

[Real Estate Agreement.pdf](#)

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

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

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

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

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

RECOMMENDED ACTION: Approve the art concept, revised budget, change order limit adjustment, adopt the amending resolution, and authorize the necessary signatures.

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

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

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

13. Proclamation Votes

RECOMMENDED ACTION: Receive and file the report

[Agenda Report II-13](#)

## II. **CONSENT PLANNING AGENDA ITEMS**

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

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)

RECOMMENDED ACTION: Adopt the findings of the MAPC and approve the requested zone change and amendments to CUP DP-71, authorize the necessary signatures, and instruct the City Clerk to publish the ordinance and the resolution after approval (requires 4 of 7 votes).

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

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

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

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

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

[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)

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

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

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

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

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

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

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

## **II. CONSENT HOUSING AGENDA ITEMS**

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

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

RECOMMENDED ACTION: Approve the contract, authorize the necessary signatures, and authorize any necessary budget adjustments for proceeds and disposition expenses.

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

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

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

RECOMMENDED ACTION: Approve the contract, authorize the necessary signatures, and authorize any necessary budget adjustments for proceeds and disposition expenses.

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

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

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

RECOMMENDED ACTION: Approve the contract, authorize the necessary signatures, and authorize any necessary budget adjustments for proceeds and disposition expenses.

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

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

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

RECOMMENDED ACTION: Approve the contract, authorize the necessary signatures, and authorize any necessary budget adjustments for proceeds and disposition expenses.

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

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

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

RECOMMENDED ACTION: Approve the contract, authorize the necessary signatures, and authorize any necessary budget adjustments for proceeds and disposition expenses.

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

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

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

RECOMMENDED ACTION: Approve the contract, authorize the necessary signatures, and authorize any necessary budget adjustments for proceeds and disposition expenses.

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

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

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

RECOMMENDED ACTION: Approve the contract, authorize the necessary signatures, and authorize any necessary budget adjustments for proceeds and disposition expenses.

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

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

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

RECOMMENDED ACTION: Approve the contract, authorize the necessary signatures, and authorize any necessary budget adjustments for proceeds and disposition expenses.

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

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

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

RECOMMENDED ACTION: Approve the contract, authorize the necessary signatures, and authorize any necessary budget adjustments for proceeds and disposition expenses.

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

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

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

RECOMMENDED ACTION: Approve the contract, authorize the necessary signatures, and authorize any necessary budget adjustments for proceeds and disposition expenses.

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

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

26. Sale of 1110 West Fultz (District IV)

RECOMMENDED ACTION: Approve the contract, authorize the necessary signatures, and authorize any necessary budget adjustments for proceeds and disposition expenses.

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

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

27. Sale of 1204 West Marlboro (District IV)

RECOMMENDED ACTION: Approve the contract, authorize the necessary signatures, and authorize any necessary budget adjustments for proceeds and disposition expenses.

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

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

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

RECOMMENDED ACTION: Approve the contract, authorize the necessary signatures, and authorize any necessary budget adjustments for proceeds and disposition expenses.

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

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

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

RECOMMENDED ACTION: Approve the contract, authorize the necessary signatures, and authorize any necessary budget adjustments for proceeds and disposition expenses.

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

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

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

RECOMMENDED ACTION: Approve the contract, authorize the necessary signatures, and authorize any necessary budget adjustments for proceeds and disposition expenses.

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

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

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

RECOMMENDED ACTION: Approve the contract, authorize the necessary signatures, and authorize any necessary budget adjustments for proceeds and disposition expenses.

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

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

**II. CONSENT AIRPORT AGENDA ITEMS**

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

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

RECOMMENDED ACTION: Approve the agreement and authorize the necessary signatures

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

[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.

RECOMMENDED ACTION: Approve the project budget increase.

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

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

RECOMMENDED ACTION: Approve the agreement and authorize the necessary signatures

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

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

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

RECOMMENDED ACTION: Approve the agreement and authorize the Director of Airports to electronically sign all necessary documents on behalf of the WAA.

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

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

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

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

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

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

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

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

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

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