

## CITY COUNCIL PROCEEDINGS

June 3, 2025

### MINUTES OF THE MEETING OF THE CITY COUNCIL

Wichita, Kansas, June 3, 2025

Tuesday, 06:00 PM

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.

The meeting was called to order at 6:02 p.m.

[Approve the minutes of the regular meeting of May 27, 2025.](#)

***Motion:***

***Mayor Wu moved to*** approve the minutes of the regular meeting of May 27, 2025.  
Motion carried 7 to 0

### AWARDS AND PROCLAMATIONS

[Proclamations:](#)

[LGBTQIA+ Pride Month](#)

[Wichita Area Sister Cities Day of Recognition](#)

[Awards:](#)

**CITY COUNCIL PROCEEDINGS****June 3, 2025**[Certificate of Recognition - Wichita State University Cheer Team](#)[Special Presentation - Citizens Fire Academy Graduates](#)I) [PUBLIC AGENDA](#)1.) [Barb Myers - Upkeep and preservation at Highland Cemetery](#)

Barb Myers and addressed the City Council and stated Good evening. My name is Barb Myers. I live at 1621 N. Melrose and here in Wichita. I'm here tonight because one of Wichita's oldest historical locations, Highland Cemetery, is also one of its most neglected. In case you haven't heard of it, Highland Cemetery is on the northwest corner of 9th and Hillside. It was founded in 1870 by Henry Smith when he received his land grant. There were about 15 burials already there. Many of Wichita's founders and early business leaders. Are now buried among the over 17,000 that are there now, including one Governor, 12 mayors, 3 sheriffs and six marshals in 1982. Highland Cemetery was abandoned by the Lot Owners Association in the city of Wichita, was required to take ownership. Today, the city of Wichita is responsible for four cemetery entities which are located in three districts, Highland and Jamesburg Park cemeteries, and the old mission in Highland mausoleums. I'm here tonight on behalf of the Friends of the Wichita Pioneers. Several volunteer groups over the decades have assisted the city of Wichita with maintenance at Highland. In 2016, the Friends proudly joined that list. While working on my master's thesis in history at W Excuse me at WSU, I founded the nonprofit Friends of the Wichita Pioneers, and since 2016, we have repaired hundreds of markers for thousands of people. We have led countless historic tours for all ages, providing education about our city's history, preservation methods and cemetery etiquette. And we are now working on a National Register of Historic Places nomination. So tonight we ask three things. One, we ask that the city periodically make necessary equipment and labor available to the friends, so that when we need to work on large monuments, we can do so in repair. Them as families have requested. Two, we ask that the city's historic Preservation Board form a municipal cemetery Preservation Advisory committee, which would advise the board and the city's public works and parks departments on the status of all four cities. Cemetery entities and their upkeep. And three. We would like the city to explain what the purpose is for the cemetery trust fund, the city's website says that it is quote for maintaining and caring for the graves. And beautifying and improving the city cemeteries in May opposed on our Facebook page show numerous gravestones at Highland, which had recently been vandalized. Many of those were markers that we had already repaired. While we know that the city is not responsible for the actual vandalism, we do believe the city of Wichita could do more to protect Highland. In fact, two different news outlets contacted the City Park Department and were told that there was no money available to take care of the damage at the cemetery, that it was the family's responsibility. If that is the case, then what is the trust in place for? Is that not beautification? And what if

**CITY COUNCIL PROCEEDINGS****June 3, 2025**

these were for people that had already died centuries ago? Or a century ago. And there had there is no family left there who takes care of theirs then. We realized that there is only a small percentage of park funds allocated for city cemeteries, something along the lines of 124,000 annually, and most of that is for grounds upkeep. In other words, grass and trees. So could some of the trust money be used for cameras, for instance, to catch future vandals if not being used for repairs? In closing, we are honored to serve the descendants of the founders of Wichita by maintaining their family's final resting places. We will do everything that we can to honor their trust in us. We hope that the city agrees that maintaining Highland as well as all of the other historic sites in Wichita is beneficial not only to honoring our history but preserving our future. And if you've never been there, Mayor Wu, I would extend an invitation to you and to the City Council for a guided historic tour of Highland.

Council Member Tuttle stated Thank you, miss Myers. Thank you for being here today. We appreciate it. I've been in council for seven years now and this is the first time we've had somebody come talk to us about us. One of our cemeteries. So I do appreciate it and I will also take you up on that tour. I see we have director Davis with Park & Recreation, with us here. And then also Mr. Manager, could you just address the cemetery trust fund and and maybe help to try and answer some of the Miss Myers questions.

City Manager Robert Layton stated what I'd like to do is prepare a report for the Council and we'll also get back with Miss Myers about the legal obligations and the restrictions that we have on spending funds out of trust fund.

Council Member Glasscock stated Thank you, mayor, Miss Myers. I think there's a reasonable request to get answers that you've requested, so we'll get back to you on that. In addition, I would also take you up on that offer. I noticed that your contact information wasn't on the document that we had to, so if you could just e-mail the Council, that would be helpful. Thank you.

**2.) Sam Barber - Promoting the inaugural season of the Athletes Unlimited Softball League (AUSL)**

Sam Barber was not present at the City Council meeting.

**3.) Dani Gains - Kansas State Finals of the National Civics Bee hosted by the Kansas Leadership Center**

**CITY COUNCIL PROCEEDINGS****June 3, 2025**

Dani Gains addressed the City Council and stated good evening. My name is Dani Gaines. I am the journal manager at the Kansas Leadership Center and I'm here to promote and invite you personally to the Kansas State Finals of the National Civics B. What is the civics B? The Civics B is a civics competition for middle school students from 6th to 8th grade and the Kansas State Finals is a culmination of civic civics BS around Kansas. So we will have 15 finalists from Wichita Overland Park. Mark Salina, Hutchinson and Pittsburgh, competing for a first place spot. The first place winner will then proceed to Washington, DC, where they will compete for first place again in the first place. Winner will receive a \$100,000 education savings fund. So in the civics B, the middle school students work through two rounds of civics questions. They spend almost an entire year studying civics, studying the history of our country. Tree learning about civic virtues and our founding principles and following those two rounds, they have a third round where they engage with three judges from our city in AQ and A and they present an essay that they've written about a civic issue in their community. So they come. Up with something that needs attention in their community, they speak on that issue. Who needs to be engaged to make progress on the issue? How they would receive funding? And how ultimately they could fix this community. Problem from there, a winner is announced, but our Kansas State finals is more than just a student competition. We are aiming to build a civic movement in Wichita. So in addition to our competition, we have 4 hours of civic programming. So we have a fantastic, nationally known keynote speaker, Manu from Bridge USA. We have a corporate social responsibility panel hosted by Fidelity Bank that features 4 individuals from Wichita. That are focused on corporate social. Responsibility here in our city. This event takes place this Thursday, June 5th, from 1:00 to 7:00 PM. We would love attendance for the full day, but most particularly the student competition from 4:00 to 6:00 PM. In addition to this, just kind of a cool note. We requested a proclamation from the state of Kansas for Youth Civics Day, and that was granted. So Thursday, June 5th, the day of the civics fee is youth civics day. So we're really proud of that. We would love your attendance if you were able to join. If you're not able to join, we would love for you to promote the event if you so wish or able to do so. We have lots of different material online about this event, but. Like I like I mentioned, this is a student competition. A really great way. To encourage, inspire and promote civic engagement in our youth, but also help us to create this civic movement in our city.

Council Member Ballard stated thank you, Mayor. Dani, I would just like to say thank you for coming to share. I had the pleasure of sitting on the panel last year to judge and it was very impressive, a very big topics that are local. State and national issues that we're all dealing with and the kids were very well spoken and very interesting to listen to and participate in. So thank you for coming to share that and we'll make sure that we promote it on our end.

Mayor Wu stated thank you, Dani. And again, it's Thursday, June 5th, from 4:00 to 6:00 PM as the student portion of the competition at the Kansas Leadership Center in downtown Wichita.

## CITY COUNCIL PROCEEDINGS

June 3, 2025

4.) Charles Nersesian - Zoning Case 2025-00010

Charles Nersesian was not present at the City Council meeting.

5.) Alisa DePontier- Zoning Case 2025-00010

Alisa DePontier was not present at the City Council meeting.

II) CONSENT AGENDA ITEMS 1 THROUGH 12

***Motion:***

***Mayor Wu moved to*** approve Consent Agenda Items 1 through 12  
Motion carried 7 to 0

COUNCIL BUSINESS

III) BOARD OF BIDS AND CONTRACTS

1.) Board of Bids and Contracts dated June 2, 2025.

Attachment: 06-02-2025 Board of Bids.pdf

Attachment: 06-02-2025 WAA Board of Bids.pdf

Josh Lauber, Department of Finance, presented the Item.

## CITY COUNCIL PROCEEDINGS

June 3, 2025

***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 - NONE

V) UNFINISHED COUNCIL BUSINESS

VI) NEW COUNCIL BUSINESS

1.) Property Maintenance Codes

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

Troy Anderson, Assistant City Manager, presented the Item.

Council Member Johnson stated thanks, mayor. Thank you, Troy. Also appreciate everyone's hard work on this long time coming. My question really is about option two and three. So I like option two. Given everything that we've been hearing over the years. But on three, if I understand this correctly, it just provides more flexibility. So first time offenders are those who like really are trying get a get the opportunity to go down the easier path while the repeat. Offenders or those who have some of the more grotesque offenses, then could go down the like option two route. And that that will be codified where they have the discretion to do so.

Troy Anderson, Assistant City Manager, stated That's correct. Yep, yeah. And I should kind of point out right that coming back to the internal process, right because. The the codes and ordinances, even the international Property Maintenance code doesn't address. This right? This is really a policy, an internal policy and procedure approach, right? One of the things that we're going to talk about internally, right as we overhaul our policies and procedures about how we sort of conduct inspections and reinspections, one of the things that we're going to try to. Do is kind of get rid of that extension scenario, right? That almost kind of like a three strikes approach, right? That. If there's an initial inspection that there's a violation found sort of strike one. On here's an opportunity to abate if I come back and sort of reinspect, then the violation is still not abated. Sort of strike two. I'm going to give you one more chance. Probably a reduced cure period, right? And if I come back that second time and you still haven't abated the violation sort of

**CITY COUNCIL PROCEEDINGS****June 3, 2025**

issue that UCC and then as a code enforcement officer, I can sort of move on to the next. Case and the next site and I can put sort of that case in the hands of the prosecuting attorney. Office as well as the court system to help kind of achieve some of the more desired outcomes and that way we don't get caught in these wash cycles. So even though there's not conversation around it because there's nothing in the property maintenance code, that really spills that out. That'll come back in the form of internal policies and procedures. To the point that you just yes, the idea is to get out of sort of the wash cycle again in the court system, right. That in the hybrid model. At all, a prosecuting attorney for a first time offender might be able to use the administrative hearing process and again for known repeat offenders can immediately send them to environmental court.

Council Member Johnson stated I am supportive of the hybrid model if we can, and I I can't remember which ordinance we did it on if we can kind of put in writing what our wishes are as a full Council, but. I would. I wouldn't want to start everyone at 0 when we know we have repeat offenders already. And I would just hope that we could put some form of language that indicates we we would like to see the folks who have been repeat offenders over the last several years. Years pushed more to that option two rather than given the administrative piece because I think they have been finding every loophole they possibly could with what we have over the last several years. So we could go hybrid and push the repeat offenders towards the more assertive model. I'd be supportive of option 3.

Troy Anderson, Assistant City Manager, stated

Council Member Glasscock stated thank you, mayor. I have a couple questions. I'm glad we're back on this slide. What is the cost? Of both option one, option two. I know one of the budget recommendations from the manager was eliminating one of our courtrooms and so seeing the environmental court aspect, the administrative hearing, what is the most cost effective solution is there? Is it pretty similar across the board as well

Troy Anderson, Assistant City Manager, stated ? So we haven't done sort of a deep dive into cost analysis without getting some sort of feedback from you, all right. Generally speaking, I mean I I can just tell you anecdotally not having sort of environmental court, there's probably some cost savings there, right. But at the same time, you're going to have to have somebody to help sort of adjudicate in an administrative penalty. There's there may not be any jail time. And there may not be any probation. There may not be any convictions, right, but you still have folks who are managing caseloads. So. So in that context, there's probably not going to be a lot of cost savings. This really probably is more procedural and process driven. We'll be more than happy to kind of really dive in to better understand what the cost implications of of these three models are. This is really more of just a question of how assertive right do you want. Us to to. Approach property maintenance and property maintenance violations.

**CITY COUNCIL PROCEEDINGS****June 3, 2025**

Council Member Glasscock stated I mean, especially the egregious offenders. I want us to be very assertive. There are people that take advantage of the system, but I also if one of these options is 10 times more expensive than one option that will matter when it comes forward. So I'd be interested in Performance on what each one of these would cost. In addition, would these be for all cases? I know we talked a lot about tenant landlord relationships. Would this be for all cases so that it's a owner occupied home or a owner or a tenant occupied home with both also be under the the prosecution of violation or the same category?

Troy Anderson, Assistant City Manager, stated so while this is chapter one of the of the international Property Maintenance code, you'll see as we kind of get down into right, yes, any violation would be handled sort of the same way, right? There's an inspection. There's a determination as to whether or not there's a violation. And then we we go through the process, right? And so whether it's a commercial property, whether it's a residential property, whether it's an interior structure, if it's an exterior property, whether it's an owner occupied, whether it's a landlord tenant, right, we approach it all from the same lands of a property maintenance violation as a property main violation

Council Member Glasscock stated I too would probably be more interested in the hybrid model. How we balance, you know, an individual 90 year old woman living in the district that's trying to get in compliance and have the funds to get in compliance is very different to me than someone that has 10 violations and is just working the system and so I want to make sure that there's room for both of those in whatever we propose moving forward as well. And then a question about a previous slide that you had. You don't have to go to it, but how often do we send out these inspectors? Like, how often is that loop happen? And how often? What is the average?

Troy Anderson, Assistant City Manager, stated They might go out to one particular property. So we did a little bit of an analysis. There are some cases. There are some case types, for example high weeds and grass, right where that follows one process, right? We we we go out, we inspect high weeds and grass. Perhaps provide the notice come back. Nope, it wasn't. And we immediately go to abatement, right? That's just been sort of the the culture that's created right. There are other violations. That continue to become harder and harder. A hole in a roof, right? Mold and mildew in a an apartment unit right there. There's some processes that have just continued to try to run through the cycle. Some are addressed more easily, right? We're trying to kind of more generalized data violations of violations that a violation. And really trying to streamline regardless of type.

Council Member Glasscock stated , that makes any sense. Yeah, I wanna see more data on all three options, but if I had to lean towards any today would be option two or option three.

**CITY COUNCIL PROCEEDINGS****June 3, 2025**

Mayor Wu stated before I move on, I just have a follow up question. When we're looking at that pro forma, it would be beneficial to know what's the actual cost of a call that is sent out. So a code enforcer going out to a property, what is that that actual cost? So when you're looking for the average number of times per property, I'd also like to see what's the actual cost of sending an individual out the gas that it takes to take that person there. Just again, the forecast.

Council Member Hoheisel stated thank you, Mayor. Thanks Troy for your work on this and everybody who's been doing work on this, including legal and housing and MABCD. I support option three as well. I agree with Council Member Johnson if the policy can be skewed more towards you know, leniency, and trying to work to get people in compliance with people who first time or varying, you know. Uncommon that they get any violations, but especially cracking down on the slumlords. So I do have one or two questions. Are we able to also separate this dependent on the number of doors that people have because one of the things we see is people who have 10 doors or less. Usually they take better care of their property. I mean, a violation is a violation, but it does seem like we don't want to be too overbearing on some. But then the ones who have more units. Just bigger units, multi family units. It seems like they do get. More than their fair share of violations. So is that possible or is that a discriminatory practice there?

Troy Anderson, Assistant City Manager, stated So this approach right focuses on sort of a blind approach, right? But in the context of identifying the violation and getting that particular violation abated right that regardless of the property owner. That the that the code enforcement officer is focused on the complaint that was received right that wanna continue to make sure that. Or or communicating well that we are still basing this entire process on complaints, right? That this is a complaint driven process. Code enforcement officers do not initiate inspections, right? They don't take it upon themselves to go out. This isn't entirely a complaint driven model, right? So when a complaint comes in that code enforcement officer specifically focused on that property that moment. That violation and abating that violation. Where I think what you're describing comes into the conversation, right? Is kind of where the prosecutor's office and the courts begin to sort of, if I'm seeing the same individual over and over and over again, right, I'm going to probably become a little more assertive in fines and penalties and the tools that I have in that toolbox. For sort of known repeat violators. So from a code enforcement officer's perspective. They're simply going out to the property and they're looking at now. I'd be remiss if I said there's, as they do, property on a research right, code enforcement officers are going to probably become familiar with repeat violators just as well as sort of the prosecutors in the courts, right? But the the emphasis on the training is to focus on the property, focus on the violation, getting that particular violation abated, and that there's not a discriminatory practice of the code enforcement officer. And trying to get the violations abated. I have a slide later on in the presentation that'll talk about some of the other things that have come up in conversation, right. And what we've tried to do is separate those from actually sort of what is the property maintenance code and what is the property maintenance process. There's some ancillary conversations around sort of. Repeat violators and those things that we can address. Outside of the context of this right, we really tried to keep this focused on property maintenance,

**CITY COUNCIL PROCEEDINGS****June 3, 2025**

property maintenance codes in the process associated with that with the owners of the property be

Council Member Hoheisel stated would that be taken into consideration - the owners of the property or how about some of? The property managers as well, because there's a lot of property owners that we know live out of state and it's extremely difficult to get a hold of them so. How does that figure into our process, whether or not we would go through? Administrative. Of hearing or environmental court, and also does that does the complaints follow the property management groups as well?

Troy Anderson, Assistant City Manager, stated so the way the property maintenance code is structured, and probably more so for our just as much so for our municipal, we're gonna focus on the property owner, right. That's who owns the property. That's who's responsible for the property and the upkeep of the property, right? If a property management group is not representing the property owner well at the end of the day the rights and responsibilities lie on the property owner. That's who we're gonna focus on when we when we issue notices, by when we issue. UCC is right. It's going to be against the property owner that we can work with property management groups, right? Who might have the the authorities that are given to them to provide access? To try and remediate. Or abate the violation, right. But at the end of the day, the way the property property manage codes are structured, it's it's focused on the property owner.

Council Member Hoheisel stated last question real quick. The there's a lot of properties out there to where one of the loopholes that they get by off this is once they start getting violations and then they put into somebody else's name and sort of a rent to own process. What these complaints also stick with the property. If it does go through sale, are we still able to follow up on that if they exploit that particular loophole?

Troy Anderson, Assistant City Manager, stated I'm going to say that again. I'm not an attorney, but once a violation is issued and the UCC is issued and we're going through the the process right, if all of a sudden the property changes hands. The court may very well dismiss the case right that that property owner's no longer responsible for that violation. If that's the case, fine. So be it, right? We might have to kind of start over, but given a complaint driven process, we can go out the very next day and if there's a complaint and we can kind of start the process all over again against a new property owner, right, if we. Also. Right. Reduce the number of times that we're re inspecting and revisiting a property and we can get it into the court system, into the prosecutor's office, into the court system, faster, the more likely we are going to be able to eventually sort of connect with those property owners. Just in the context of just trying to change hands, we can probably go through a process of getting a UCC and a violation issued before a new LLC can be created and a conveyance can be created. So the idea is to try to cut down the time that we're reinspecting as much as possible, where we have known violations that are not being cured

**CITY COUNCIL PROCEEDINGS****June 3, 2025**

Council Member Hoheisel stated yeah, that would be something. I'd be interested in seeing. In the code and as far as the administrator process goes, is making sure that that's noted that if we pick up on that, I know that is an issue with MABCD there's a number of properties in my district where that keeps keeps happening. So if that's able to be included in the process as well, just making note and seeing where the violation goes from person to person.

Council Member Tuttle stated thank you. Thank you, Troy. Appreciate the presentation. I see my friend Denise Peters in the back from the Center for Project management. So thank you for your work on this. I appreciate it if I think we're trying to all find the balance between making sure that renters have a safe place to live, right and but then also making sure that property owners, you know, are also respected. If you mentioned this, I'm sorry and I didn't see it. Anywhere in the green sheet do we know about how many cases a year this would be? Guesstimate.

Troy Anderson, Assistant City Manager, stated so that's a little bit nuanced, right? Because it could be unique encounters or not, right? Right. There's a slide I have here later on, right when we get to performance measures, there's sort of three tranches of measures that we really want to to retool and and revisit, right. One is the the complaint process, right? How many complaints are we receiving? How many of those complaints are valid complaints, right. I mean, that's a that's a performance measure sort of metric in and of itself. The second is if there is a violation found, there's a case that's created. How long is that case? Being being inspected before. It's sent to the and then there's the third part of that. Just how long are cases being? How long are they existing in? Sort of the court process, right? So we're gonna go through that. I don't have the exact numbers of historical measures right, but it's a little bit nuanced in we don't know how many complaints have because when we were looking at the process, there were so many different ways that complaints could have been lodged that we just didn't have a really good measure. We're going to try to find a better sort of funnel to know how many complaints are received, how many were valid, how many were not. And I think that's also going to be a better indicator too, of actual case creation and case management. And Denise might have some numbers off the top of her head.

Council Member Tuttle stated we'll we'll be having more discussions about thank you. I was just curious, but you know I the one thing is if and I know you're kind of looking for a little bit of guidance. I also am leaning towards the hybrid model too and and I would hope the goal would be and it's been mentioned by the. Mayor and by Council member Glascock that you know it costs money for MABCD to go out and do these inspections. And if renters know that we are serious. And that we're changing our process. Then perhaps that will make them be a little bit more diligent. And if they're more diligent, it means they're taking better care of their property. And if they're taking better care of their property, we don't have to spend the funds sending out somebody from MABCD to do the inspection. So the the other thing I like about this is this is kind of an opportunity maybe for I'm using this word and it may not be the right word, but a reset and then we can also get baseline data to know if the changes that we're making. Are actually making a difference because the goal should be less visits from ABCD, right? And

**CITY COUNCIL PROCEEDINGS****June 3, 2025**

less complaints from tenants.

Troy Anderson, Assistant City Manager, stated and if I were to even kind of put myself in the ballpark of your original question, we're we're talking thousands, right? Thousands of sort of complaints and inspections and cases that are kind of being managed on an annual basis.

Council Member Tuttle stated and for the MABCD inspector, it's not just, you know, it's the time that they take that they have to go out and visit. It's the gas that they take. But then they have to come back and do the reporting and they have to do the follow up. And so anything that we can do to get renters to be better renters saves the City money in the end.

Council Member Ballard stated thank you, Mayor. Thank you, Troy for the presentation. Like some of my colleagues have mentioned, I'm leaning more towards 3 just because it gives us more choices. But I would say compliance is always a good goal for the most part, but we've seen in all of our districts there's just some people they just can't get to the compliance and they have found every loophole or move their car over here, you know to reset the clock or all of that. So I'm really interested to fine tune some of those details for the repeat habitual offenders that that we're continually having to deal with that are burning up resources that just aren't complying. So I'm leaning more towards option 3, but my other question is, have we created a manual for the inspectors to all be playing like a handbook to make sure the inspectors are all playing by the same book of rules, if that makes sense.

Troy Anderson, Assistant City Manager, stated yeah. No, I appreciate that kind of a leading question into some of our late right. I wanna make sure I don't misrepresent this as well. Simply adopting the International Property Maintenance code isn't gonna make all of this go away, right. What it does is it changes the culture, right? It gives us an opportunity. To look at property maintenance and property maintenance code from a from a different lens right from that, from that industry standard, sort of best practice lands. It's all in one easy use, easy reference manual. There's all all the reasons we've already described, right? But this is just the first step. The next couple of steps right are exactly what you're describing. Once we know and understand what direction we're going with, the codes and ordinances over the next 6-9 months, right? Our our goal is to overhaul and create one, easy to use, standard operating procedure that gives code enforcement officers step by step instructions on how to address every single violation. So yes.

Vice Mayor Johnston stated thank you, Troy. Appreciate that information. Tell me a little bit more about modifying the Environmental Court, what that entails or repeal the courts compliance goals. What's what's all that means? Does it make it more, tougher?

Troy Anderson, Assistant City Manager, stated wo there's a a section of the municipal code that addressed

**CITY COUNCIL PROCEEDINGS****June 3, 2025**

environmental court and, and property maintenance violations, right? And it's specifically spelled out in that section that provides guidance and direction to the judges, right. That it's the City's intent and desire that we want judges to work with property owners to continue to try and achieve compliance, without sort of conviction, right? So one of the things that we would do as part of this is we would go to that municipal code section and we would amend that municipal code section to give the judges and the courts better guidance and direction as to what sort of the new desires of the governing body and the City are that well, yes, we all agree that the end goal, we want compliance, right? So the way that the codes and ordinances are written, we're doing exactly what the codes and ordinances were designed to do, right? I think what has been made apparent over the last several years, is we're still not as a result of that, we're not achieving some of the desired outcomes that I think that the community is wanting and expecting. And so that's why we've got to go back. This is sort of a structural reconstruction of the court system. Again, I've got some folks here that I keep looking over my shoulder. If Jennifer, I know Donte's heavily involved. If anybody else wants to chime in, but that's my 100,000 foot perspective of the environmental courts were specifically designed to continue to try to create compliance opportunities without any sort of convictions.

Vice Mayor Johnston stated no, I'm hearing you say it would then?

Troy Anderson, Assistant City Manager, stated yes.

Vice Mayor Johnston stated do that, so that that would be good. I'd be very much for that and I would also embrace the hybrid model because the repeat offenders, we need to get tougher on them. And the people who just happen to be out of the compliance once they can easily fix it, I guess good. So thank you.

Council Member Johnson stated Troy, just one follow up from what Council Member Hoheisel asked about the owners. And if this is a later slide, I'm sorry, okay. Is there a way we can ensure that there is a clause that might recognize some of the same principles on the business or same entities behind LLC's that own multiple properties in violation just to make sure we are catching repeat offenders. So if someone gets written up and then they start a LLC that still manages property. Just making sure we can find a way to keep track of that.

Troy Anderson, Assistant City Manager, stated So not generally addressed in property maintenance, property maintenance codes. You're right. That kind of building off Council Member Hoheisel's comments, right that that once we establish sort of a foundation of how we conduct day-to-day business, right, there are other codes and ordinances that we can kind of bolt on to what we're doing at whether it be the prosecutor's office, or whether it's the courts, right? To kind of gain the goals and objectives of the governing body in the City, but generally speaking, those kind of things are not inclusive of property

**CITY COUNCIL PROCEEDINGS****June 3, 2025**

maintenance, property maintenance code. It is specifically geared towards that's a violation and it needs to be abated.

Council Member Johnson stated okay. Thank you. I'll keep my notes on that.

Mayor Wu stated Troy, I do have a couple questions. This is less on tenant/landlord type of questions, but it also has to do with the process. I've been getting emails from individuals south of Broadway that have seen multiple violations on the illegal camping ordinance, and so one of the things that was pointed out, this individual said I cannot express strongly enough how vitally important swift enforcement of the anti-camping ordinance on private property is. The ordinance specifically states " It is unlawful for a person to camp or temporary camp on private property without authorization of the owner or occupant. Such person may be removed along with their personal property immediately without prior notice. " And this person asked that we respectfully enforce that law because as they have, they went through the MABCD process, I guess multiple multiple times and they were able to clean up this property and then within five days another one popped up in that neighborhood and I know that, especially in the SoCe neighborhood, they're trying to really revitalize that area. So my question is, does this apply to this specific situation? I know that this individual has been emailing me about how this process can be expedited and how multiple violations can stop, especially in properties where our neighborhoods that have been reporting this for many, many times.

Troy Anderson, Assistant City Manager, stated right, so. Property maintenance codes are about the quality of the site, the property and the structures, right. The use of a property, whether it be sort of a zoning use or whether it be camping right. The use of a property is not addressed in property maintenance codes, but property maintenance codes have a direct impact on how properties are used, right. So properties that are well managed, well maintained, well groomed, well kept, right are often not associated with sort of adverse uses, but just to make sure that we're separating the two, no, property maintenance codes are not necessarily associated with uses. Those are zoning codes. Those are zoning violations. Or specific ordinances that the City adopts, like camping ordinances, right. This is more about the quality of the site, and the structure, and how well the property is being maintained.

Mayor Wu stated but if it's a nuisance case, isn't that an MABCD situation?

Troy Anderson, Assistant City Manager, stated so a nuisance. Yes, there there's a little bit of overlap here and I want to make sure that right. Some of the violations that are identified in a property maintenance code are generally construed to be a nuisance, right? For example, high weeds and grass is often times referred to as a nuisance, right? Under state statute, nuisances, identifying violations as nuisances allow governing bodies jurisdictions to abate right. There might be in other cases violations which may not necessarily be construed to be a nuisance per se, right. Broadly, property maintenance codes are loosely referred to as nuisances, yes, right. But again, it's really more about how well a property is being

**CITY COUNCIL PROCEEDINGS****June 3, 2025**

maintained. How well the buildings and structures are being maintained and not necessarily how those properties are being used, either lawfully or unlawfully by occupants.

City Manager Robert Layton stated Mayor, if I can, based on your ordinance, I've got a process here in front of me I'm going to ask the City attorney to either clarify or confirm what I have here. So, when we receive notification of an encampment on private property, we then have to give proper notice to the party and then an administrative search warrant may be issued and then if it's not as a result of that warrant, then we move forward with bid solicitation and award for the abatement of the encampment. So in other words, the removal of the encampment and that is done, I believe privately, not by our crews, not by our City crews. That's my recollection. And then it will be placed in the queue for our nuisance abatements. And sometimes we'll have a little bit of a delay because this one day that I asked that they had 31 properties that were in the abatement queue. So it takes a little while to work through that abatements. Jennifer, you may want to talk also about why we use private contractors and the special assessment process.

Jennifer Magana, City Attorney, stated well, I think you know the key thing is that it's bypassing a prosecution is going right to abatement to have a quicker fix, and I think we can be more nimble with private contractors and that's what the process entails as far as the differences, again, we're going right to abatement in those situations.

Council Member Hoheisel stated Thank you, Mayor. I was just kind of curious. Was that question kind of directed at the property owners that if there's camping going on at the property that it be put through the hybrid model or I'm just kind of curious where that, or are you considering the people living in the encampment as not following health codes?

Mayor Wu stated it's really the property owner. I was curious because this resident is in your district, and I know she's asking about these specific situations where again, she's trying to revitalize her neighborhood, and I didn't know if this process would also apply to her situation.

Council Member Hoheisel stated yeah, she has a number of vacant lots, actually. Where the encampments pop up and MABCD tries to get out there and rectify that on a relatively quick basis as quick as they can. So I am in contact with the resident and we understand the process and we're working hand in hand and trying to address it.

Mayor Wu stated Yeah, She wants to expedite that process, so I'm just curious. That's why since we're having this discussion, how we can help that resident, residents in that area, because it is not necessarily vacant lots that she's specifically talking about. She's talking about properties that are owned by someone, but there's been repeat situations.

**CITY COUNCIL PROCEEDINGS****June 3, 2025**

Council Member Hoheisel stated yeah, there, and I'm not, again, I'm not sure that that ties in here, but yeah, I, she and I are on good terms and we we do communicate regularly and again we're working through that process.

Troy Anderson, Assistant City Manager, continued reviewing the item.

Council Member Johnson stated thanks, Mayor. I actually appreciate Council approval for that just because of some of the situations that allows us to weigh current taxes, ability to come forward, make something happen. It also gives us a chance sometimes to just give one extension and then have staff do the rest of the process, but I think it's good if we hear that or I'm speaking for myself in district one and the core, some of the homes that I've seen. We've only had a few success opportunities, but given those families a chance, I thought it was good that it came to the Council and allowed us to debate and then do that, so I would rather see it come to the Council personally.

Council Member Glasscock stated thanks, Mayor. We're duly elected by the citizens and I think the final authority of any demolition should reside at the Council. I think we should make that determination.

Council Member Hoheisel stated , thank you, Mayor. I agree with my colleagues. I it's, you know, people's property rights and sometimes it's their home that that we're talking about there and the buck stops up here. So we have that responsibility and we need to take it seriously.

Vice Mayor Johnston stated thank you, Troy. Would it? Would it be more enforcement with the second option there, if if the official could just do it and maybe take it to a board of codes or appeals process, would they be better enforcement or not? Quicker?

Troy Anderson, Assistant City Manager, stated there's probably the arguments kind of for and against drive just a little. All of this is predicated on budget, right? If if the City is abating structure, if the City is demolishing a structure, right? There's, there's got to be funds to do that, right? Paying a contractor to do that. So we're somewhat limited in in the number of buildings that can be abated just purely out of numbers, right. In the context of perhaps why it might reside with a code official or with a building board, is purely a liability conversation, right? Where the longer a unsafe building and structure remains, right? The more exposure the City and others come to to liability right. If if all of a sudden somebody's in a building that was intended for demolition and it collapses, right? I mean, God forbid something like that happened, right? By by sort of stretching out that timeline, that there's a liability conversation. That kind of comes into the and that's why it's some communities have the code official is the code official because of their skills, knowledge, education, experience, certification, qualification, all of those kind of things, right? Same with the building Board of Appeals, right. The folks who sit on building a board of appeals

**CITY COUNCIL PROCEEDINGS****June 3, 2025**

are folks who are trained and experienced, and often times in the fields of construction and mechanical, electrical and plumbing and those kind of things, right? They deal in those spaces all day, every day. There are some communities that have chosen to put those decisions and the discretion of whether or not a building should be, that it's unsafe and that needs to be demoed in the hands of sort of those professionals. But at the other side, we've seen some cases where, right, a building was deemed to be unsafe and through a process of coming before a governing body, right, a structure was salvaged right? And so I can see both sides of this story, and I can see both sides of the argument, and that's why we're simply asking that of the governing body here today. Of kind of some policy, because I can see this going either way.

Vice Mayor Johnston stated so what I'm here is saying is that the top option coming everything to City Council, generally takes longer.

City Manager Robert Layton stated Mayor, Mayor, if I could just some history over the last 16 years, I can say that coming to the Council has delayed demolitions on a pretty consistent basis, not probably as much in the last 18 months. as the years before that. I do think there's parallels between this and the discussion you just previously had because staff takes it very seriously when you're talking about demolition, and so you can imagine how much work our staff is doing with a property owner to get to the point to try to get compliance. So by the time it reaches the Council, they've been through, I don't know it could be a year or more of attempts to try to get the problems abated, property stabilized so by the time it gets to the Council, it's been through a lot. It's in pretty bad condition. It was not uncommon for the Council for a number of years to give a significant number of extensions to property owners that are just trying to make some kind of minimal effort, and many of them had financial concerns, things that the staff took into account to bring it to the Council. But the Council, I there it was not uncommon to see extensions that went beyond a year, which had then and then didn't result in any kind of favorable rehabilitation of the property and so ultimately was demolished. But that property then stood in bad condition for over a year and probably 2 years if you take in the staff time that we worked it before. So I think that's the reason we're bringing this to you is if I understand the Council's concern about when you get to the point of demolition. You know that that's an important decision that has to be made, but it can extend the process for a long period of time, causing some negative impact on the neighborhood

Vice Mayor Johnston stated thank you. So I hear what I hear is a delaying tactic and it keeps the neighborhood looking bad. Maybe for another year. We delegate a lot of decisions to staff. And I think this is one that we could delegate and there is an appeals process. By a group of peers that know what the rules are and things. So I would. Personally, I would be for the second one. So it's just expedient the process and make a little faster and get these neighborhoods cleaned up quicker.

City Manager Robert Layton stated if I could ask a question of City attorney and also Troy, is it possible

## CITY COUNCIL PROCEEDINGS

June 3, 2025

that we could modify it to that board to the Council, being the appeal instead of a board of code standards and appeals?

Troy Anderson, Assistant City Manager, stated that's the way it exists today, yes. That's the first option.

Jennifer Magana, City Attorney, stated no, instead of the board. Just have to go to the City Council.

City Manager Robert Layton stated so in other words, the code official would cause the structure, and if someone wants to appeal it to the Council, they could appeal.

Jennifer Magana, City Attorney, stated I don't know that there's any restriction in state law, but I need to check. I think it could be made the way you suggest. I need to confirm that.

Troy Anderson, Assistant City Manager stated yeah, we can look at an approach.

City Manager Robert Layton stated offer that as another alternative, and that would still have the Council have ultimate authority if someone feels they were treated unfairly in the process by staff.

Vice Mayor Johnston stated even if we put a committee together, maybe could act quicker. Committee of three, maybe.

Mayor Wu stated how many are on the current board of Code standards and appeals?

Troy Anderson, Assistant City Manager, stated I wanna say 7. But I don't, I don't know for certain, but I wanna say there's seven members on that board.

Mayor Wu stated and these are all professionals, correct? They are experts in their field.

Troy Anderson, Assistant City Manager, stated there are requirements that in order to serve on the building Board of Appeals, you have to do you have to meet certain criteria. You have to fill such a certain slot, yes.

Mayor Wu stated I'd like to see more numbers so more data first and foremost, before even making a decision on that. Finding out more information, I feel like we don't have concrete numbers of cases that and true, true length of time for this abatement or the final determination being demolition. Because I know I've heard from some neighbors that obviously it was in a fire. It is a structurally unsafe building. And so in situations like that, we've had individuals have come up to us and said this is that not only is it an eyesore, it's a safety concern. So how do we balance when it truly is a safety concern, not

**CITY COUNCIL PROCEEDINGS****June 3, 2025**

just an eyesore.

Troy Anderson, Assistant City Manager, stated there, there are some authorities that are given the code official right in those cases right. And and in the City, for all intents purposes right to secure a property right. We secure properties all the time. There's a boarding up process right where if a building has become damaged by fire, right we, we can take emergency measures to secure the property to avoid folks kind of getting into the to the building right. But the demolition process does have to go through a little bit of a process simply because it is an abatement of a violation and there's certain implications associated with it. But we can get you kind of some side by side comparisons of of maybe what these two look like.

Council Member Johnson stated thanks, Mayor. Before I actually give my comments, I think it might be better to look at when we reformed our policy versus before, because once we started putting more in condemnation, things changed and speed up. And that's not a real comparison to what we were doing. One before I think that was 2021 when we started that. So just some context to what she just said, I just, I wondered. To Bob, I think we actually talked about that. Do you feel it would be the same amount of time if we just changed what you said and changed the Board of Code standards and appeals to the City Council for Appeals? Because if the staff made a determination that something should be demolished and then that person appeals that it would still come to Council, would it take longer than has an appeal to come to Council than just coming to us originally.

Troy Anderson, Assistant City Manager, stated again, that's kind of where we'll have to let us get you some some numbers on perhaps what that process has looked like over the last several years and then that way we can maybe get a little bit of more refined guidance and direction on you know, maybe there are certain types right that that need to come to you versus you know a property that is not able to be occupied, right, it was in a fire. It doesn't have a roof, doesn't have four walls or something like that, right? Let us try to kind of fine tune better a little bit of kind of the history of where we've been and maybe a couple of options to move forward. I feel as though we've gotten some pretty good feedback here. I don't want to belabor this kind of all evening, right. But I think we've gotten a little bit of feedback on. Kind of some of the feedback from you all on that there might be an appetite to go to a faster process in certain cases, right? And in other cases, providing City Council with some discretion.

Council Member Ballard stated thank you, Mayor Troy, I just want to go on the record saying I think it's important that we still it still comes before us before that final decision is made.

Council Member Hoheisel stated I also like what Council Member Johnson has done recently. Only to where he'll close it out and appeal within 90 days of progress isn't seen. I definitely think that could be a part of the process as well to speed it up. One of the things we do see is whenever we do give people 3-4 times to get into compliance and they don't. So I do think that might be a part of the consideration. Also

**CITY COUNCIL PROCEEDINGS****June 3, 2025**

just for context, sometimes when it comes before us, we can actually help find a solution I remember first couple of months on Council, Council Member Ballard actually helped save the home of a disabled vet who had been trying to find some resources to improve it. So that's that's another thing just to keep in mind for other council members as well. Is sometimes we're able to help move the project along in some circumstances.

Council Member Glasscock stated I also echo the need for more data making the decision. There's no hard information. I know we're not in a workshop setting, so that was probably part of it. And then the last question I have is what type of delay are we talking about? We meet every week and so how long are we talking about delay? When we're regular meeting every single week, like, are we talking about a month delay? I just don't understand the delay of it coming before Council more than. A lot of these boards and committees and commissions don't meet, but once a month. Or once every other month.

Troy Anderson, Assistant City Manager, stated I think the delay that I think you've heard tonight is that there's a case that comes to City Council and there's a plea by the owner, right for more time.

Council Member Glasscock stated so it's only if City Council is voting for more. It's not delay in the process, correct? It's only a vote of this body that is like is pushing the delay forward.

Troy Anderson, Assistant City Manager, stated correct, and that's where we've just we've historically seen, sort of continuances, right provided by City, and that's fine, right?

Council Member Glasscock stated It takes a majority vote, correct?

Troy Anderson, Assistant City Manager, stated correct.

Mayor Wu stated well, we're on that topic. I do want to make mention for anyone who's here in City Council chambers or watching online. There are vacancies on this specific board that we're talking about. The Board of Code Standards and Appeals, but you have to be a specialist in that area, so. In other words. There are currently 3 vacancies. We're looking for an architect. We're looking for a structural engineer. We're looking for a Class C contractor and then someone has an expired term that's a Class A contractor. So if you or anyone you know are in these specific fields we're always looking for individuals to serve as volunteers on these boards and you can always find that information at [wichita.gov](http://wichita.gov) and just click on Government boards and committees.

Troy Anderson, Assistant City Manager, continued reviewing the item.

**CITY COUNCIL PROCEEDINGS****June 3, 2025**

Council Member Johnson stated thanks, Mayor. I was going to let you finish that, but is there any way to add in air conditioning to that?

Troy Anderson, Assistant City Manager, stated so we went back and forth on that right. The way the property maintenance code is written, there's not a requirement for sort of air condition cooling. I'll say cooling rather than sort of air conditioning. Part of the reason why is sort of the light ventilation requirement is to provide for sort of cooling, right? And warmer weather, every code segment has a heating. You must provide heat, but the way the property maintenance code, there's not a section that talks about. We can add one. We can add one if that's the desire of the governing body. Most, most communities, most property maintenance codes don't address whether or not a building must be cooled, right. But we can certainly add one if that's the desire of the governing body.

Council Member Johnson stated I would like my supporters for that. I'd love to have a longer conversation. I've met with people over the years who had shown documentation of letting their property manager know that air conditioning was out, and it took three weeks to fix. On days that we were over 100°, so it was. 98 some odd degrees in their apartment even visited one of those spaces, and then, of course, by law they're required to pay rent, you know, and they can't live in that space. So they have young kids, so even opening a window isn't enough. So I think that I would love to have a discussion and hopefully include something like that as this comes back before the body.

Troy Anderson, Assistant City Manager, stated So just continuing to build on that, right? Equipment the requirements in the mechanical section. Right. Is that if there is equipment? Equipment must be maintained in accordance with the manufacturer specification. Right that if I have equipment, if I have an HVAC unit. Then the property owner is responsible to assure that that unit is operating in good standing, right? There's some older buildings that don't have. Cooling equipment. Right. And that's why the property maintenance code doesn't address cooling, right? Even so, for example. If you think back to early 1900 type of structures right, they might have had a wood burning stove, right? And that wood burning stove could satisfy as sort of the requirement for heating, but there was no sort of cooling equipment in early 1900 structures, right? So there's a long history around that. So if there's equipment, then it must be in good operating order. And so if you look at some of the mechanical and electrical codes, they don't really talk about things like requiring it. But if you do put in cooling equipment, cooling equipment must be maintained in accordance with manufacturer specification. So, but let us look at that and let us see if perhaps some other communities have addressed things like adding language to accommodate cooling.

Council Member Johnson stated well, I appreciate that. So let me revise what I said. I think the equipment, if there should work, because if I'm paying you rent, I'm expecting that what you have on site does work. But I also know that some of our codes have been of significant renovations happen in certain spaces. So maybe they don't have that equipment if certain renovations happen, maybe that then becomes

## CITY COUNCIL PROCEEDINGS

June 3, 2025

a requirement. To add into that to make sure that we continue to provide the best quality living space to Wichitans as possible.

Troy Anderson, Assistant City Manager, continued to review the item.

Council Member Hoheisel stated thank you, Mayor. Can we go back to slide 66? Yeah, I support ongoing conversations on all of these. Now I know that there are some concern that some of these are potentially banned by the state with the Tenant Landlord Act. Can you point to any of these in particular that, do you see any conflicts with the state on this or the IPMC in general?

Troy Anderson, Assistant City Manager, stated so we are, I can answer the question around the IPMC right. We're doing an exhaustive, we're going to assure that there's nothing in the International Property Maintenance Code that we recommend adopting that is going to be in conflict with any state law. And I'd get into some trouble if I started speculating on some of this other stuff, whether or not they're in violation of any of the statutes or the Kansas statute that I'd defer to the Law Department on that one.

Jennifer Magana, City Attorney, stated thanks Troy. I mean, they're not specifically directly in conflict. I think it's fair to say. I will correct the income discrimination we need to look at that one.

Mayor Wu stated say that again.

Jennifer Magana, City Attorney, stated would need to look for the income discrimination bullet point.

Council Member Hoheisel stated a couple other questions. Do you have a list of the staff recommendations for adding to this? Will that be part of the future presentation or is that still being looked at right now currently?

Troy Anderson, Assistant City Manager, stated so this list is by no way exhaustive, right?

Council Member Hoheisel stated I meant more in general. Not particular to those.

Troy Anderson, Assistant City Manager, stated yeah. I mean, there's other. Policy conversations that I think we should have over the next several months and years right to continue to improve the quality of housing, the quality of our. Of living in our community. Again, we just. I brought this slide out here just to make sure that you we hear you. We're not being dismissive. It's just not a property maintenance code conversation, and so we're trying to separate that out and just focus on the property maintenance process

**CITY COUNCIL PROCEEDINGS****June 3, 2025**

and try to address that first and foremost cause a lot of this stuff builds on and plays off of property maintenance.

Council Member Hoheisel stated is there anything? Does this help? Make it inspections more available? Or does it make it to where inspections are quicker? Or is that again something that? Kind of. Our hands are tied by the state regulations.

Troy Anderson, Assistant City Manager, stated so I'll answer that maybe in two ways. Just 'cause I could see that question going a couple of different ways #1. Inherently, by spending less time on anyone given property, right, we're going to get to more properties and more violations with sort of the same amount of staff, right? I mean, that's just sort of math, right? But this doesn't overstep the court's administrative search warrant process right? That's a process in and of itself. If we want me to gain access entrance to a, we still have to go through the administrative search warrant process, right? We have to build a case. We have to go demonstrate. We have to go convince a judge to give us an administrative search warrant, right? That's not going to change that process still exists. This doesn't circumvent that process. Right. But inherently the goal is if we're spending sort of less time working on, one will be able to get to more properties and hopefully address more property violations.

Council Member Hoheisel stated I appreciate that. Last question, one of the concerns talking to some landlords, especially in regards to some Section 8 issues, I think because that's where most of them do have inspections, is getting consistency across from Inspector to Inspector, from Judge Judge to Judge. So it is it staff's opinion that the IPMC will offer more consistency on this or is that something that's gonna have to be worked out through the process?

Troy Anderson, Assistant City Manager, stated so I'm going to say that the international Property Maintenance Code, property maintenance code in general will, along with policies and procedures and standard practices, right, will become more consistent across the board. You brought up housing, right? Specifically, properties that might have a tenant who is carrying perhaps a housing choice voucher or something like that. That just builds on the work that we're doing here. There's there's housing requirements for for properties, and units, that's a whole other conversation. But it builds on sort of this foundation that properties need to be maintained in general. In fact, a lot of the housing code stuff is parallels the requirements that you see in the property maintenance code,

Council Member Hoheisel stated OK, and just one more point, not really a question. HUD is moving to a new type of inspection. It's called Nspire Inspection. Starts with an N so haha. I would recommend just taking a look through there and seeing if there's anything that makes sense as far as us, including in the IPMC moving forward.

Troy Anderson, Assistant City Manager, stated will do.

**CITY COUNCIL PROCEEDINGS****June 3, 2025**

Council Member Johnson stated thanks, Mayor. Thank you, Troy. So, like Council Member Hoheisel, I support all of those. I would like to see the source of income ordinance shared at DAB. I think I sent that to you. I sent the Council a link to Lawrence's. Lawrence's did pass that it was upheld in court when it was challenged. I think that would be beneficial for the City of Wichita to also have. I definitely support additional penalties for habitual offenders. But I would like to know if it is possible for us to remove occupancy from properties that just have so much issue like 40% of maybe a multi family unit has black mold or excessive infestations. Is there a way that we could remove occupancy? And force that property owner or manager to fix that problem and provide quality housing for people rather than just try to do 1 unit at a time, because often times you'll try to treat one unit for bed bugs. They go to another unit and then when they move back in the bed, bugs come back, if they don't take care of everything.

Troy Anderson, Assistant City Manager, stated So I can tell you I'm going to tread lightly here, right? But I'm going to tell you that. I can actually testify. I've been involved in a process very similar to that right. In another community right where, in fact, it was a fairly large apartment complex, right? It wasn't even just one building, right? It was several buildings that had several units in it and the City at that point in time came in and, through the course of diligence, right , following court judicial processes of establishing a rapport with the courts administrative search warrant after administrative search warrant demonstrating non compliance demonstrating non compliance. We did eventually and successfully sort of condemned the entire property. There was an incredible community outreach effort that we were able to take those residents several 100 residents, be able to relocate them, provide them some temporary housing, food, those kind of things, ordering that the the property owner make improvements to the property. I can tell you successfully at the end of the day, I don't know where it left off, but the property owner was in the process through court orders, right. Making those improvements and eventually some of those units began to start opening back up after intense inspections through the renovation process, right through the building permit process. And and that community successfully reintroduced quality housing, but it took a really aggressive approach. It was, it was several years in the making, but it is possible. But again, I don't want to misrepresent. We would continue to work with our Law Department. And make sure that we follow every step in the process. There are opportunities for that.

Council Member Johnson stated OK. Well, I would love for us to be able to do that. I also think they should pay for that. So we should be able to assess that back to them since they are the ones that left that in the condition it was in. I could think my last thing is, I know that for a while, Miss Dickgrafe was working on a presentation on rental registries. I'd love to have the Council see that. And or DABs because I think that's a necessary conversation. Not for the reasons that some people fear in the community, but also so that we can provide resources. Sally had been doing a wonderful job of finding resources, and if we don't know who these individuals are and how to contact them, it's hard to connect them with the resources that have been available historically. So I would love to have that conversation as well as a body to see, one what the community thanks, and then two of this body would be willing to adopt that as well.

**CITY COUNCIL PROCEEDINGS****June 3, 2025**

Council Member Glasscock stated thank you, Mayor. Just wanted to provide two cents regarding some of the extra policy considerations. I have no interest with it going to DAB until we get a legal opinion from Jennifer about what the Kansas State law would allow and what it wouldn't allow. When it comes to income discrimination policy, the rental registry and rental license, I have no interest requiring a LLC. For individuals to be able to do this, I think it's overburdensome we're talking about housing. That's affordable and affordable housing. I think that's an undue burden and so I really have no interest. I'd be interested in seeing what that description is, because from that headline I'm not interested. Landlord watch list. I don't like any term that's a watch list, so I'd just be interested what that means as well. The certified preferred landlord list. If somebody wants a certification, I'm necessarily not opposed to that. If they go through a process and want certified, I don't know what a preferred landlord list is as well, so I'd want a description of that beforehand. I have no interest in requiring a local property manager. I think that limits our options to have affordable housing and housing that's affordable in the community and then extra penalties for repeat offenders. If in the Court of Law they are repeat offenders. I imagine the Court will establish restrictions on them and so I would need a lot more in terms of what this actually looks like in practice before I would support any of these.

Mayor Wu stated I want to go back to I think it's slide number 65. Or 64. OK, one more. 63 There we go before it actually goes to DABs. I think we had a lot of questions that this Council asked and I don't want this presentation to simply be something that they could look up on YouTube. So I would want again a lot of data, the Council Member Tuttle and Glascock have asked about. I have two also. I wanna really know the cost of all of this. I think that's important information so community understands when there are violators, whether it's the tenant or the property owner, there's a cost, there's a cost to the City to go out and investigate these complaints. We'd like it not. To rise to that level before it, government has to step in and so I think that there needs to be much more solidified information before we even bring it out to DABs for further discussion.

Mayor Wu invited public comment.

Vince Hancock addressed the City Council and stated Vince Hancock, president of Delano Neighborhood Association, as you can imagine. Having quality properties in our neighborhood is just vital for all of us. We work hard to work together with everybody so that they feel that they live in the best part of Wichita and I don't care if it's in Delano or College Hill. Everybody wants that. Generally we see two types of property maintenance problems willing and unreachable. The willing might be someone who is physically unable to do their own climbing of the ladder and work on the soffits. They may be financially unable to do that. We have phenomenal nonprofit communities of faith in this town. That you mentioned the word Samaritan, and they're going. How can we help that little old lady? So we definitely want to be part of those types of solutions, but we also have the unreachable. Maggie knows of a case that we

**CITY COUNCIL PROCEEDINGS****June 3, 2025**

had. That went on for decades, unable to reach the property owner, and that becomes so hard and so frustrating for us because we want to help. But they're just absent, and it's not abstinent, landlord. These are abandoned properties, so we end up with a process in that particular case, we went from an unoccupied building into squatting into. An overdose that it resulted in a death on the property. Then we get fired. And then we just had one in our neighborhood where a house that burnt down because it had been abandoned. Oh, now they're finally going to rebuild it as an infill. How cool would it have been if 10 or 15 years ago? We could have maintained that turn of the century home before it burnt down. Just my two cents on I think we can do better on that. I do respect entrepreneurs that don't want me knocking on their front door, so they set up an LLC or something. And they respect their personal privacy. I get that. But most of these shell companies are being used to obstruct accountability. They're being set up out of state and there is no way to reach these people if they're maintaining their property, they're not going to be hearing from me, but we need to work on possibly even some state laws to say you can't be hiding behind the LLC's. Anymore. That is not the way we are in this state. It's bogus and it needs to stop. Moving on to my next topic, with the time I have, most of us remember a certain movie where there's a really cool quote that says with great power comes great responsibility. Best line in the movie? And sadly M ABCD is one of two City departments that has quasi law enforcement powers. However, they don't have the responsibility. They have no transparency, no accountability for the nuisance case enforcements. We ask them for details and they say it's none of your business unless you're the landlord or the tenant. Neighborhood inspectors have demonstrated, and I've got cases on this, that they're poorly trained, written to the law, department says. I'll give them new training. Not even heard back from them on that. Their office staff have such contempt for the taxpayers that fund their department. The post pandemic, they now lock their lobby doors and threaten visitors who request meetings with management to be trespassed from the building. We need MABCD report performs and I'll take a meeting with anyone of you who want to help get that started. I will stand for questions.

Council Member Hoheisel stated thank you, Mayor. Not really any questions I did want to provide one or two updates. We had worked with a couple of state legislators on a housing committee, Representative Howerton and Representative Powell, trying to get something passed, and it did run into some issues on the state level. So I agree with you 100% that we do need reforms on the state level as well, and hopefully we can continue those discussions. And then in the upcoming years. The second is I do believe that we are going out for a new program for our portal. It may be the CD reporting portal that will actually give a little more detail to the public to be able to look up cases and see how they're moving along so. I hope to get that moving as well. I've heard just after revitalization takes time and money, we understand that. Yeah. So we are moving along on that one too.

Council Member Johnson stated Thanks, Mayor. Not a question, just broad brush is kinda challenged me a little bit. I've seen a lot of good from our inspectors and they have some pretty high caseloads and sometimes it is a challenge sometimes to follow up when you have 4 or 500 cases. But. And actually more than that. Can't speak to who you're talking about, but I can say in District 1. And our inspectors do

**CITY COUNCIL PROCEEDINGS****June 3, 2025**

really good work. They follow up, I hear about it from community quite a bit. And again, we have a lot of violations that they're looking at. I haven't seen any of them run from anyone or locker door, and oftentimes they'll even call you and talk to you on your cell phone. So I just want to put that out there. It's not the whole department. They do a lot of good work and honestly they need a lot more funding to keep up with the demand.

Vince Hancock stated I just have multiple complaints on one person by name that just out of a sense of fairness.

Council Member Johnson stated you said one person. But when you're initially, you said inspectors in the department. So I just want to make sure we're clear about one person versus the department. Right.

Vince Hancock stated And and when you offer free training to those inspectors and the Law Department doesn't even return an e-mail, that is not a confidence builder.

Faith Martin addressed the City Council and stated

Faith Martin, District 2. I agree with a lot of what Vince said. We have multiple vacant properties in our neighborhood in our Neighborhood Association and I promised my neighborhood that I would look into it and took me down quite a rabbit hole learning about environmental court and all of these things, and then we come to find out that and I I hope you get these metrics when you get data. Very few cases that make it to environmental court actually have enough teeth or penalties in it to dissuade out of state landlords from doing anything. We have properties that have sat vacant for over five years that we can't do anything about because they don't live in Kansas. So I hope when you're taking some of these changes into effect, which, by the way, I really appreciate all the work that you guys are putting into this, because this is something that a lot of us are caring about. It takes a long time to demolish a property. Properties get abatement after abatement after abatement because of dumping of encampments. Because of the board's getting taken off. And then there's fires, and the police have to be called out and fire has to be called out. It's constant over and over and over. Homes fourplexes. They just sit vacant and businesses vacant for years and years, so I'm hoping that we can find a way to have the Council direct the Environmental Court judges to be more. Aggressive about how they're going to take care of some of these cases because as a landowner myself. I wouldn't want it to just be a snap decision and something happens. I know there has to be a process, but years and years is too long and unfortunately it hurts those of us that live in the neighborhood that do own property that are right by these abandoned properties, and Berman and all of these things happen and homeless people. So I I just hope that when you guys are looking at some of this stuff, it does come to the DAB cause a lot of people in neighborhoods have a lot to say about this. Thank you.

**CITY COUNCIL PROCEEDINGS****June 3, 2025**

Council Member Johnson stated thanks, Mayor. Faith. Appreciate that. I don't have all my notes from the meeting that we had some years ago, but I will say some of the challenges, once they get through all of the process, what happens at the end? So you'll have someone who maybe will have tall grass and weeds habitually. Or maybe there's some things I need to fix on their property at the end of that case? Do we throw them in jail for that or not? And that's kind of where like the ordinance was at and it was always tough for court to look at when going to throw you in jail for not cutting your grass. So some of that was some conversation we had, I think some of this work that we're doing may get us to some better outcomes, but that was like some of the challenges there. In the Environmental Court specifically, and we're trying to find ways to. Meet those challenges. So we're not necessarily throwing somebody in jail for not cutting their grass, but what can we do to remediate the situation quicker? So just some context to that.

Council Member Hoheisel stated thank you, Mayor. Just jumped in there last second. I just wanna, I mean, I'd love to see those notes because that is one thing I do hear quite a bit from my district is repeat offenders time after time after time and we don't want to hit somebody over the head with. You know, finds that they are struggling to be able to come into compliance. I think Suzanne Bose, for example is doing a awesome job trying to find resources out there. SB mowing. For example, but I would be interested in seeing some kind of system where we can keep track of people who do come into who have been ticketed for violations time and again, and maybe try and figure some way out to stop that from happening time and time and time again. And I know sometimes it leads to other cases like Faith is talking about here. So that is a discussion. I don't think it pertains to this particular item, but that is a discussion I would be wanting to have here at some point.

Margaret Shabaz addressed the City Council and stated hello, my name is Margaret Shabazz. I live at 1142 N Market St. I was actually coming to ask if land lots is considered part of property maintenance. I particularly there's a lot on the end of my Block 3 houses down from me that's empty. It's been empty for over 10 years. I've been living in the block for seven years. I call and call and call and call and call. The grass gets really, really high. Taller than me. I have dogs and I have children and I walk through. I have to walk through it. You know, it's been sold about three or four times now and still the same thing. So we've called the City all of our neighbors have called the City. We've found the owner. They stay on the West side or what not. They don't come. So now we're cutting the grass because it is a hazard now. Well, this is also doing besides being, you know, itchy and all that. So we have rodents. We have raccoons, we have possums. We have the unhoused building the encampments in here. They're also doing their drugs in here. So you say that. What kind of environment hazards does this produce? Is a dangerous hazard because just imagine walking down the street with your child and there's a needle right there in the grass. Your dog goes and runs in that grass to use the restroom or whatnot, and they get stabbed by the needle or something. You know the glass from the beer bottles. It is a huge hazard and it's dangerous and these are some of the things that we're dealing with all the time. Also, when companies leave a area. So that's property, right? And now they're abandoned for years. Does this also cover that when they have all these

**CITY COUNCIL PROCEEDINGS****June 3, 2025**

encampments? Because I personally have not seen the help that we need to make sure these encampments do not continue to come, we call the police you know. And I just don't, I just want to make sure that it's covered because these are dangerous and there's a lot of kids in my neighborhood. I mean, I'm in my neighborhood. So even if it wasn't a kid for me, I want to be safe.

Council Member Johnson stated thanks, Mayor. I appreciate that just some context. Everyone gets due process. So on that lot, if you call today and our inspectors got out there, let's say by Friday that property owner has 30 days to address whatever that issue is.

Margaret Shabazz stated they haven't been showing up. They have not come out at all. That's why we've taken it in our off hands to cut the grass.

Council Member Johnson stated so back to what I was saying. They have 30 days to. Address it themselves as a property owner. If they have not addressed it, then City staff would come back and look to see if it's been addressed, and then at that point it could be abated, meaning like the grass could get cut. At that point, they've been notified once so they don't have to get notified again. But we have to be proactive. Our department is not, so we're not out driving around all the time looking for that. That means that once the grass gets tall again, you would or someone else would have to let us know again that it's there, and then it could get taken care of. But initially there's always that 30 day. Process it frustrates everybody, but legally you are given due process per the Constitution. So you'll get notified and then you have a chance to address it yourself, much like a lot of the out of state landlords and property owners and things that we've talked about. Sometimes they really don't care. And they'll just let it grow. But they still have 30 days to address it if they want to. It's great that you're taking that on, but I'm just giving you the context that they legally have 30 days to take care of it. And that frustrates a lot of people to include you. But once that 30 days is passed, one of the inspectors whose case it's under will go back and check. And then make sure it gets on the list to get the grass cut or whatever that issue is, and then after that you just keep calling in. We know that's frustrating because we continue to hear about it, but that is legally what happens.

Margaret Shabazz stated so after 30 days, what if no one ever comes out, though no one inspector nobody come. If the grass grows as tall as me, that's longer than 30 days of growing, right?

Council Member Johnson stated So it depends on when you call. So we we won't do anything until it hits 12 inches. So if you call in, it's at 8. It's noted, but you can't be addressed until 12, and that's prior code after 12 inches, that notification would go to them if you let them. Let us know again and they have 30 days and 30 days. If we get rains like we have today, maybe twice your he. But they still have 30 days, no matter what, to address it. After the 30 days and inspector, we get back out there and I mentioned to our last speaker, they do have a lot of caseload. So when they do get back to it and see that it has not been addressed by their property owner, then it would be added to a list of getting the grass cut or mattresses

**CITY COUNCIL PROCEEDINGS****June 3, 2025**

picked up or whatever that might be, and then that'll get addressed at that point. And then after that, then the neighborhood or whoever would have to be proactive and look at that and see when it's at 10 inches or 11 inches, go ahead and call because we probably won't be out there within 10 minutes. So it might be the next day that grass might hit that 12 inches, and then we'll start getting it abated. But they have to legally get one notification per year for sure. So that's why we talk about tall grass and weeds and stuff early, like April and May before it starts getting there. Once they get that one notification, that was it. But again, they have 30 days from when the violation is there. So let's say you think it's 12 inches and it's really 10 and the inspector gets out, gets out there and sees is 10 inches. They're not in violation, even though the 10 inches isn't good and there's rodents and all of that, they have to actually be in violation to get wrote up. So once that happens, they have 30 days.

Margaret Shabazz stated understood. I'm just bringing up a safety issue on something that maybe needs to be reconsidered. Because of, you know, Broadway is terrible as well. That's one block away from me, so thank you,

Council Member Ballard stated Thank you, Mayor. I would just like to say thank you so much for coming and sharing your concerns. We have put a lot of work and resources in the Midtown area. Unfortunately, it's not enough because there's still problems. I'm not sure who specifically are working with MABCD about the empty lot? But I'm happy to try to help facilitate whatever conversations or accountability we need for those properties. And I can speak to at the beginning of the year, we brought the cleaning up of the encampments in-house so that we could address them quicker last year and the previous years when we were using a contractor, they had quite some time to address. I think up to 14 days to clean up the encampment, so it seemed like even longer when you walk by it or drive by it, you know several times a day or live in the area. It seems like 30 days for those encampments to get cleaned up. But that is something that we brought in house and typically they're addressed within 48 to 72 hours ish. But I think also sometimes when we walk by them or drive by them, we assume that someone else has turned them in. So I would just encourage you or your neighbors to make sure that you either let me know or e-mail, or call the HOT team. That way we can make sure that it gets on the list. I think sometimes we assume that somebody else has turned it in and sometimes that's not the case. So it takes a little bit longer and it just creates more frustration with the neighborhood. So happy to give you my contact information and help you to make sure that we get those things addressed. Thank you.

Vice Mayor Johnston stated thank you. I feel for you, I know. I feel for you. As the weather gets nicer, seems like encampments are just exploding. So it's tough. I also want to compliment you for taking your own hands and doing some of the mowing, neighbors doing the mowing. So that shows a lot of initiative and thank you for doing that. You shouldn't have to, but thank you.

**CITY COUNCIL PROCEEDINGS****June 3, 2025**

Alan Zeb addressed the Council and stated hello, my name is Alan Zeb. I'm from Afghanistan and Wichita, is like Afghani family. 130 families here in Wichita. He's my speak English just so. As the place that we live in, which we make, if there's an issue as the houses and stuff like that, we make an order for work order and no one shows up on time and it whenever they show up like after a long time, they charge us for what they do, which we pay like on time, we pay the rent and everything on time. But they still don't show up on time and stuff, and we're like in Section 8 and stuff like that. But they still charge us for the work they do in the house and issues that the apartments and houses we're having are not solved on time. We need a lot of support and help. Uh, because all the houses and everything are same and the place where we live in that is some houses they charge us like 1200 the other day will charge us for 1400 even though they're all the same. We are 38 houses of Afghan community. We are still looking for help we need someone to support us and we don't know anybody that can help us to like, because he's also saying that we're not treated being treated right. You guys can come in and see the houses we have been treating the apartments and the houses, right? We have keep them clean and everything right as the local rules, but they're still telling us that they that we have to move out whenever the time is up for our contract. And then after that, they also told us they won't be accepting our Section 8 no more. After August, they told us we will be kicking you guys out. You guys have to find a place. We need a lot of help and support if you guys can help us with that.

Mayor Wu stated thank you very much for helping translate for your father.

Council Member Hoheisel stated thank you, Mayor. If you'd give us your contact information, we'll get you in touch with our housing department. They do administer the Section 8 vouchers. And we'd be interested in exploring your story a little more and being able to do what we can to help you find housing. I'm not sure that if the landlord decides to stop accepting Section 8. I do believe that's within their right, but we can help try and find other housing and if you feel like they've been unfair to you and charging some things, we do have a landlord retaliatory ordinance and I believe charges undue charges, or perhaps charging you more for reporting violations. As part of that as well. So if you give us your contact information, I'll be sure to reach out to you and try and figure this out and try and help you guys as best as I can.

Council Member Glasscock stated Council Member Hoheisel said all my comments.

Council Member Ballard stated thank you, Mayor. I would just like to say thank you so much for coming. It takes a lot of courage to come share your story, especially when you feel like you're being treated unfairly so as Council Member Hoheisel said if you share your information, we'll see what we can do to help and thank you so much for coming.

**CITY COUNCIL PROCEEDINGS****June 3, 2025**

Council Member Johnson stated I wouldn't be able to sleep if I didn't say this. I just want to encourage you to keep all of the documentation that you just talked about. Get that now because you came to the Council meeting, you just never know what they might try to do to you. So if you have all your documentation, it can prove that you've been asking for these things and what's been going on and how you've been treated. If they try to do something to you legally, at least you'll have that evidence. But I've just seen it too many times where somebody spoke up for themselves and then they're treated horribly. By whoever it is that their property manager and landlord. So when you leave this place, make sure you get all of that information together and keep it ready just in case they try to do something to you.

Alan Zeb's son stated And also before I translate that whenever we make an order like for work orders. Nobody also shows up 'cause for me personally, I live in the same. Place and water leaks and other stuff have been coming and it's like not the first, second or third time. It's the 5th, 6th time for every house that been damaging or personal property and they are. They say it's not our fault and anything but what we think is. It should be their fault because whenever we make an work order, they should come and fix it the first time, second time or the third time. But every time it damaged our personal property. We have to take care of it by our own pocket.

Council Member Johnson stated I agree with you 100% if you're doing your job and paying the rent and doing the request, they should be fixing it. And if they're not? That's on them.

Alan Zeb stated and whenever they comes in to clean up the water that has been coming into the apartments from the rain, they even charge us for that.

Vice Mayor Johnston stated thank you. I'd like to hear your story sometime. How you how you got here and stuff? So quick question. I'm interested just marketing wise. How did you hear about this meeting? How'd you hear about to come to speak tonight?

Alan Zeb stated DCF, we have a great case worker, sitting behind there, Jenna. She told us about the meeting and told us we can come in and tell our story and see if we can get any help or support. All the 38 families were going to come in, but we have told them that we will go and see if we can get any help or support because they don't feel any treatment, right treatment or anything like that. And we hope to get some support and help.

Vice Mayor Johnston stated I'm sure we can help you.

Council Member Glasscock stated thank you, Mayor. I know you're leading your contact information with the manager as well, but I would take you up on the offer to come and see as well and so please include that as part of it so we can see first hand and see stories first hand. So telling about it is one thing and then also seeing it's another. And again, thank you for coming.

**CITY COUNCIL PROCEEDINGS****June 3, 2025**

Mayor Wu stated I just wanted to add a couple of please get that contact information. I just want to say thank you so very much for translating. As a first generation immigrant. That moved me. So thank you for helping me share. When some of us can't speak for ourselves and you helping, I know that there's so many wonderful Afghan immigrants that are here in our community and just like you said, you're trying to do the right thing, paying on time, making sure that the property is well kept and. Looking for is to be treated fairly and so thank you for speaking up and sharing your story, and I know that the City Manager will make sure that we get all of this, but I also encourage you there are some individuals right in the back they're part of the local media. And you have amazing stories of triumph and challenges to come to this country. And I want you to share more of the good things about your lives here, but we want to make sure that when you're not treated fairly in this community that we don't stand for that. And so thank you for sharing today. Coming to the Council meeting and saying this in front of this Council. That we want to get to solutions. So I appreciate you again. Thank you very much for helping to translate and helping to share the story.

Alan Zeb's son stated there are like many other issues too, but. These were like the many the main issues that we wanted to you guys work on and help us with it.

Pat Daniels addressed the City Council and stated my name is Pat Daniels. I live at 14700 Timberlake Rd. in Wichita. I'm the president of rental owners incorporated, and I'm the government relations officer for the group. I've been a member of the group for 30 years. We worked with the City on several occasions in a very hand in hand, proactive matter of the nuisance police Response Ordinance was one we put our support completely behind that and I think that's been a very beneficial thing and still is to this day. Our Charter, we were formed in 1967, where nonprofit group and our Charter is to help good landlords become better landlords. We do not have any Members in our group that I'm aware of that think differently than that because it's simply not a place that they fit in. The story that they just gave us absolutely heartbreaking that anybody could be treated that way and. Under no circumstance would we ever support any landlord or any group that's doing that. I would encourage the Council to find any possible way that they can to reach out to state landlords and absentee landlords and to be able to bring them bring power to bear upon them hiding in Oklahoma. Coming up here to your apartment complex. And collecting the money, making a few orders and rushing back over the state line again, I know. Specifically, one complex where this happens regularly and. It is such a minority of landlords that do these, the vast majority of us are responsible. People I would never ask a tenant to live in an apartment that I would not live in myself and I have properties that are all bills paid with lower income. They are still clean. They are safe. They're nice properties. They're affordable, but it's a safe environment and we would love to work with the Commission or Council, excuse me, in crafting any of this legislation and give any input we have. I have done this for almost 40 years as my sole source of income. So I know quite a bit about it from the other side. We definitely would support some of the changes that were talked about this evening. In particular, bringing, finding some way to bring absentee landlords into compliance. Because it seems to be this is has been a problem that goes all the way back 20 years ago they were Kurt

**CITY COUNCIL PROCEEDINGS****June 3, 2025**

Schroeder was fighting the same thing. When it was called Central Inspection he could simply not figure a way to get ahold of these people. Anyhow, any resource that we have, my time is yours. Anyway we can help out that process and help in any way. Thank you so much for your time.

Mayor Wu stated can you please give your contact information to the City Manager.

Council Member Hoheisel stated I would just like to say I really appreciate your words there. We are not trying to be vindictive or cracking down. Most landlords are good people who want to care for their property and provide housing for people, so I do appreciate that offer. I think we will be reaching out to you to get your input, I appreciate you coming up here sir.

Harlan Bascombe addressed the City Council and stated my name is Harlan Bascombe and live at 5514 South Santa Fe, District 3. Most of you, if not all of you know my history. One thing I have heard multiple times tonight is dealing with out of state landlords. Until you find some way of doing that, you are not going to be able to resolve those particular issues. They just ignore the notices, certainly we can abate properties that are nuisance issues, but when it comes to a housing issue, there is not a whole lot we can do dealing with those particular issues. Just wanted to be short and sweet and give you the benefit of my experience.

Council Member Hoheisel stated thank you Mayor. Harlan, it's an evening meeting. Short and sweet doesn't exist here. Thank you for that. I appreciate that and I agree with you 100%. I think one of the things we are running into and some of the solutions we have really investigated is the interstate commerce clause, and that prevents us from being discriminatory towards out of state. But I really am curious to see what we can do on the municipal level to actually address out of state landlords as well. I really appreciate you bringing that point up, because I have seen several properties in our district that it is just tough to get ahold of people. It is a shell game.

Richard Harris addressed the City Council and stated Mayor, members of the council, my name is Richard Harris, I am a member of the national panel consumer arbitrators for the Better Business Bureau. I have served on a number of city boards and councils in past years, including being chairman of a couple neighborhood organizations that were predecessors to the DABs. Absentee landlords are a colossal nuisance to the community. I think that is a pretty succinct way to put it. I think we all know that from experience. We all know landlords within our community that do not take care of the property as they should, or keep the commitment that they make to their tenants. Property management, and I have had recent experience to that myself and it was quite surprising. Point and blank I was bait and switched when I moved into the place I recently moved into. None of the agreements that were made were going to be kept until I put up a fight. I literally had to put up a fight. Including a requirement to meet a basic City code safety requirement. It was quite surprising that this wasn't some strange slumlord, this was a pretty

**CITY COUNCIL PROCEEDINGS****June 3, 2025**

basic middle class landlord. To the issue at hand, I would encourage you to be interested in a hybrid method. I do think you need to be realistic there is a difference between chronic repeat offenders and incidental occasional offenders. Also, I think its important you differentiate between owner occupied and renter occupied properties. I think setting a lower standard of compliance or a more generous intolerant nature with owner occupied residences is probably somewhat realistic because those people have chosen their living circumstance, whereas renter occupied that is not the case. The renter is very often the victim of the landlord and at the mercy of the landlord as a result of contractual obligations. The state's just notoriously one-sided on landlord tenant laws. As to demolition I would encourage you to continue to make the City Council a final say on this, because there are issues that only the City Council can address, that simply can't be addressed by an administrative board. Furthermore, the board of code standards and appeals is made up of professionals in the industry of construction and demolition. They have an inherent economic bias towards demolition, and your role here is more of an accountability to the community than your pocketbook. Finally on section 8 issues, I have served on the housing committee for the homeless taskforce. One of the things that comes up over and over is how people are being forced out of section 8 by landlords that won't take care of the property and find all kinds of excuses so they don't have to comply. There's a simpler way around this that you probably don't find a whole lot of enthusiasm for right at the moment, but you need to think about this. Some years ago, it was proposed to the City Council that every time a place is put up for rent, it has to be inspected by the City and approved. That would put an end to some of the abuses that landlords moving people into unfit housing. Moreover, if we required them to abide by section 8 standards, that would give landlords a lot more incentive to go with section 8 housing and provide the housing we need. This is all part of how you think about housing, but above all, an important part about thinking about housing is realizing we are talking about where people must live their daily lives. We already require an inspection for restaurants, groceries, bars, even businesses have routine or random fire inspections. It is not unreasonable to say that where a person has to live their life day in and day out should be required to be inspected before it is put to them as rental property. Overall, I just encourage you to keep in mind the needs of the community first, and the needs of the commercial sector second.

Council Member Glasscock stated thank you, Mayor, to the speaker. I believe you brought up a really good point about the difference between owner occupied and tenant occupied properties and that would be something that in a report I'd be interested in seeing a difference in terms of either language ordinance or MABCD enforcement. When it comes to owner occupied verse and tenant occupied.

Council Member Johnson stated thanks, Mayor. Some of the speakers have brought up just a point that out of state landlords, property owners are the bane of all of our existing sometimes. And I wonder, although one of my colleagues is not interested, I am interested in knowing what we can legally do about out of state property owners and landlords. I have many suggestions. But I would like to know legally, what could we do, if anything to address that and outside of state statute, does Home Rule authority for Wichita allow us to do anything more to address those issues? The lack of response, the lack of action,

## CITY COUNCIL PROCEEDINGS

June 3, 2025

just something rather than just kind of sitting here complaining about that and not I don't mean it like that. We're all frustrated by it. But just what can we actually do about it? If anything.

Jennifer Magana, City Attorney, stated Law Department will look into that and get you a full response.

Council Member Glasscock stated thank you, mayor, to correct one thing that Councilman Johnson said. It's not that I'm opposed to. It's not that I want a restriction on any or trying to figure out how to phrase this. I don't want to completely restrict out of state landlords and so if there's a way that we can make sure to get them under compliance, I'm very interested in that. I just don't want a blanket description or a prohibition as the slide had presented, that would require a property manager in the city and so I think I'd be interested looking at options, just not a full prohibition on out of state landlords.

Council Member Johnson stated I stand corrected.

***Motion:***

***Mayor Wu moved to receive and file.***

Motion carried 7 to 0

### COUNCIL BUSINESS SUBMITTED BY CITY AUTHORITIES

#### PLANNING AGENDA

VII) NON-CONSENT PLANNING AGENDA - NONE

#### HOUSING AGENDA

VIII) NON-CONSENT HOUSING AGENDA - NONE

#### AIRPORT AGENDA

**CITY COUNCIL PROCEEDINGS****June 3, 2025****IV) NON-CONSENT AIPORT AGENDA - NONE****COUNCIL AGENDA****X) COUNCIL MEMBER AGENDA****1.) Appointments to City Manager Selection Advisory Committee**

Council Member Hoheisel stated thank you, Mayor. I'm OK with the the names provided I do. I would like to say and I don't know if this is something we could do later on that I would like to see. Maybe a spot filled by somebody who's a labor representative. And then also and I know we've had some conversation about neighborhood people potentially maybe out for in a spot to win as well. So those are maybe just the two things I'd like to throw out there. And again, this is maybe something that we can add to further on the process 'cause I believe right now they are just going to be looking at the contract to come in to actually do the search. So I'm just my two cents.

Council Member Johnson stated thanks Mayor. I agree with Council Member Hoheisel. I also would like to advocate to add Aaron Bastion to the list given his experience not only at Fidelity in the generational family connection in Wichita, but also his experience in Oklahoma City and what he can bring to the table, not only in seeking a search firm, but also seeking a candidate for city manager that can be a visionary and and bring things together like our current manager. I think that Aaron would be a great addition to this and he has offered his support and help for this and when I think about the contributions that he's made and and Fidelity Bank to Project Wichita and trying to move our city forward, I just think that this committee could benefit from his involvement.

City Manager Robert Layton stated Normally you would list the individuals when you make appointments.

Mayor Wu stated I shall do that. Do you want to comment first, Council Member Johnson?

Council Member Johnson stated I would move to add Aaron Bastion to this list.

Mayor Wu stated that would make the list the 12, which would be an even number.

Council Member Johnson stated we could also take up Council Member Hoheisel's and add labor to it.

**CITY COUNCIL PROCEEDINGS****June 3, 2025**

Mayor Wu stated so, I feel like there would three individuals in banking that would then be represented and I feel that would be an overrepresentation in banking.

Council Member Glasscock stated I think if we continue to expand this list, it's going to get unyielding at some point. I think 11 is a good number. I think 12, I think 13 you're starting in a lot .There's plenty of opportunities for people in our community to engage in this process as well. We're going to be hosting town halls. We're going to be hosting engagement opportunities. Everybody will have the like the chance to be involved in this process and so I don't want to just continue to grow and grow and grow this list.

Mayor Wu stated I'll read the list of committee members and a little background for each. The first one is I'll actually go by districts. I'll start with District 1, Freda Bryd, president of Matlock Heights Neighborhood Association. District 2 Jennifer McDonald, nonprofit professional and former small business owner and HR professional. District 3, Ngoc Vong USD259 School Board member and WSU faculty member. District 4 Josh Shorter, COO of integrated components and chairman of the Kansas Manufacturing Council. District 5 Andrea Scarpelli, retired bank executive and United Way volunteer. District 6, Jordan Walker, CEO of Bonfire strategy. Sheree Utash, president of WSU Tech. Brad Elliott, Chairman and CEO of publicly traded equity banc shares. Dan Peare, attorney at Henkel law firm and former chair of the WSU President's search committee, Patty Koehler, retired CEO of JR Custom Metal Products. District 4, Darryl Kelly, Air Force veteran and director of Business Partnerships at the Kansas Leadership Center. Again, I move to approve this list of individuals for the selection advisory committee.

Council Member Hoheisel stated thank you, Mayor. If the Council does decide to add maybe one or two spots at a later time, that'll be something that Council can decide.

City Manager Robert Layton stated yes, that's correct.

Council Member Tuttle stated I I would like us to consider these 11 individuals who we may or may not approve here in a minute to see what they think. I mean, they may think, yes we could. We're not hearing all the voices we think we should or no. I think we've gotten too big and it's group think and maybe we need a subcommittee for something .But if we really are charging these people with leading this process, I think we should give them the opportunity to at least do it so I wish them luck and and I I thank them for all their service. I think that this is an outstanding group of people who represent different sectors and I'm quite proud of my colleagues who would like to say thank you that I think we all did a lot of research. We all took a lot of time. I heard lots of conversations, lots of questions among us that everybody took this very seriously. I said this may be one of the most serious decisions I make while I'm on Council and I think everybody agreed upon that. So thank you for everyone.

**CITY COUNCIL PROCEEDINGS****June 3, 2025**

Council Member Glasscock stated I'll agree with everything, Councilman Tuttle said, specifically regarding if the board believes that we should add people. I'd be very open to that if they think there are voices that aren't being heard. I think we should give them the opportunity to do that, and if they Come back with that I'd be open to it.

***Motion:***

***Mayor Wu moved to*** the appointments to the City Manager Selection Advisory Committee  
Motion carried 7 to 0

**XI) COUNCIL MEMBER APPOINTMENTS AND COMMENTS**

Council Member Hoheisel stated of course. Who else? Thank you, Mayor. I'd like to First off, thank you. Give a thank you to the first responders who are out today. Plenty of people in the flash flooding got caught up. They were out there moving cars. They were out there rescuing people. We have at least 2 reports of people who were rescued from from essentially drowning because of the currents. I'd also like to say that right now we're addressing the Bleckley flood plain. I think we're about got that project wrapped up, but after that we are going to start using the the same funding source to actually address what we refer to as nuisance flooding. Although it's not really considered a nuisance to the people. Whose cars get taken downstream and whose basements get flooded, and a lot of parts of our town. So we do have that in time or in plan coming down the line. The last thing I'd like to say real quick is tomorrow is the ribbon cutting for the clap park all access playground, making sure that every kid has a chance to actually enjoy being a kid? The ribbon cutting is at 11:00.I'd love to see as many faces out there as possible. This is going to be a great day. I think it's supposed to be dry. The sun's supposed to come out for tomorrow at least, so hopefully that helps. And there will be a lot of people out there. The neighborhood president will be out there handing out ice cream coupons as well. So I think it's going to be a great day and a great day for the kids in our city. So thank you. I'd hope to see as many people out there as we can.

Vice Mayor Johnston stated thank you. Just on the rain, I have a friend in East Wichita that has a rain gauge that holds 8 inches. It was full and another downpour came, so he estimates there's about 10 inches of rain. That fell on his house, so a lot of rain. On a lighter note, the mayor and I did not get last in the egg toss. We got a third in our group. We'll leave it at that. And we did beat the county.

Mayor Wu stated I just want to say thank you to the Community for coming out to Riverfest and it still continues until Saturday. Full disclosure, I was a schooner mate back in 2002 and a schooner mate is the one of the high school ambassadors for the River Festival. And so it is a very near and dear Community building event that I hope more people get to enjoy. I'm really looking forward to Fiesta Del Rio Day on Friday. And on Wednesday, tomorrow is military appreciation, and it's a salute to military, so there will be

**CITY COUNCIL PROCEEDINGS****June 3, 2025**

fireworks tomorrow night and one last thing come back out to City Hall tomorrow at 5:00. We will have a town hall. That will be a little bit different than your traditional town hall. It will be moderated by Kansas Leadership Center and we will have a discussion about sharing services, sharing opportunities between the city, the county and USD259. So I look forward to hosting chairman Ryan Baty of the county as well as President of the school board Diane Albert. Here in these City Hall chambers. And again, thank you to the staff for staying late tonight and accommodating the second of four evening meetings. Again, this Council has tried to make Council meetings more accessible and much more engaging. So that we can get community feedback. And so I'm very appreciative of this Council for last year, having four evening meetings and now having four more this year. So thank you to all of you for coming out tonight. And again be safe. he motto is, turn around, don't drown. So thank you all very much.

**ADJOURNMENT*****Motion:******Mayor Wu moved to adjourn***

Motion carried 7 to 0

Meeting adjourned at 9:17 p.m.

Respectfully submitted,

Paul Leeker, City Clerk

## CITY COUNCIL PROCEEDINGS

June 3, 2025

### ATTACHMENT 1 - CONSENT AGENDA ITEMS 1 THROUGH 12

#### II) CITY COUNCIL CONSENT AGENDA ITEMS

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

###### a.) Applications for Licenses to Retail Cereal Malt Beverages

Attachment: [CMBs for June 3, 2025.docx](#)

##### 2) Design Services Agreements:

###### a.) Supplemental Design Agreement No. 2 for Improvements to 37th Street North, from Hydraulic to Hillside (District I)

Attachment: [Agenda Report II-2a](#)

Attachment: [SA#2\\_37thHydraulicHillside\\_Signed.pdf](#)

##### 3) Minutes of Advisory Boards/Commissions:

###### a.) Wichita Library Board of Directors Minutes April 15, 2025 Wichita Library Monthly Activity Report April 2025

Attachment: [Library Board of Directors Minutes April 15, 2025.pdf](#)

Attachment: [Library Monthly Activity Report April 2025.pdf](#)

**CITY COUNCIL PROCEEDINGS**

**June 3, 2025**

Uncategorized Items:

- 4.) Proclamation Votes

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

- 5) Second Reading Ordinances:

- a.) SECOND READING ORDINANCES FOR JUNE 3, 2025 (FIRST READ MAY 27, 2025)

Attachment: [List of Second Read Ordinances June 3, 2025.docx](#)

II) CONSENT PLANNING AGENDA ITEMS

- 6.) ZON2025-00009 – Zone Change Request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District for a Duplex Development; Generally Located 1000 Feet South of West Maple Street and 2000 Feet East of South West Street. (District IV)

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

Attachment: [ZON2025-00009 WCC Supporting Documents.docx](#)

Attachment: [ZON2025-00009 MAPC Minutes Excerpt.docx](#)

Attachment: [2025-05-05 DAB 4 Feedback on ZON2025-00009 \(1\).pdf](#)

Attachment: [Ordinance No. 52-744 ZON2025-00009.docx](#)

**CITY COUNCIL PROCEEDINGS**

**June 3, 2025**

- 7.) VAC2025-00010 – Request in the City to Vacate a Portion of a Platted Utility Easement; Generally Located Within One-Block West of South George Washington Boulevard and Within One-Block South of East Pawnee Avenue (4104 East Cessna). (District III)

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

Attachment: [VAC2025-00010 WCC Supporting Documents.docx](#)

Attachment: [VAC2025-00010 Excerpt Minutes.docx](#)

Attachment: [VAC2025-00010 VACATION ORDER.docx](#)

- 8.) VAC2025-00011 – Request in the City to Vacate a Portion of a Platted Setback; Generally Located Within One-Block North of West 47th Street South and Within One-Quarter Mile West of South Seneca Street (4716 South Millwood Ave.). (District IV)

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

Attachment: [VAC2025-00011 WCC Supporting Documents.docx](#)

Attachment: [VAC2025-00011 Excerpt Minutes.docx](#)

Attachment: [VAC2025-00011 VACATION ORDER.docx](#)

- 9.) SUB2024-00051 - Plat of Cherese Point Addition located South Along West Macarthur Road and a Half Mile East of South 119th Street West (County – 3 Mile Ring)

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

**CITY COUNCIL PROCEEDINGS**

**June 3, 2025**

Attachment: [SUB2024-00051 CHERESE POINT ADDITION-Green Sheet Attachments.pdf](#)

II) CONSENT HOUSING AGENDA ITEMS - NONE

II) CONSENT AIRPORT AGENDA ITEMS

10.) Smarte Carte, Inc. - License Agreement - Wichita Dwight D. Eisenhower National Airport

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

Attachment: [20250603 2277 EAP Smarte Carte License Agreement FINAL.pdf](#)

11.) Wichita Air Services, Inc. Supplemental No. 1 - Wichita Aerospace, LLC - Use and Lease Agreement - Colonel James Jabara Airport

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

Attachment: [20250603 3324 N Jabara Road Wichita Aerospace Use and Lease Agreement FINAL.pdf](#)

Attachment: [20250603 3324 N Jabara Road Wichita Air Services, Inc SA1.pdf](#)

12.) The United States Postal Service Supplemental Agreement No. 2 - Wichita Dwight D. Eisenhower National Airport

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

Attachment: [20250603 7117 W Harry USPS SA2 FINAL.pdf](#)