

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

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

OPENING OF REGULAR MEETING

Call to Order

Invocation and Pledge of Allegiance

Approve the minutes of regular meeting July 8, 2025

AWARDS AND PROCLAMATIONS

Proclamations:

1. Park and Recreation Month
2. ASEZ WAO Wichita Month of Service
3. The Anniversary of the Americans with Disabilities Act

I. PUBLIC AGENDA

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

1. Lisa Vayda - On behalf of the Wichita Sedgwick County Access Advisory Board with regards to a letter we sent to Wichita and Sedgwick County leadership
2. Page Ragatz - Propose repeal of 5.70.10 Restroom Ordinance

3. Jim Underwood - West Maple Street Replacement
4. Emily Coello - City Council duties

II. CONSENT AGENDA ITEMS 1 THROUGH 17

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

COUNCIL BUSINESS

III. BOARD OF BIDS AND CONTRACTS

1. Board of Bids and Contracts dated July 7, 2025.

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

[07-14-2025 Board of Bids.pdf](#)

IV. PETITIONS FOR PUBLIC IMPROVEMENTS - NONE

V. UNFINISHED COUNCIL BUSINESS

VI. NEW COUNCIL BUSINESS

1. Resolution Authorizing the City Manager Authority to Take Administrative Action to Ensure Compliance with Federal Grants Requirements

RECOMMENDED ACTION: Adopt the proposed resolution.

[Resolution No. 25-322 Compliance with Federal Grant Requirements.doc](#)

[Resolution - 2025 V5 Agenda Report Manager 2025 V5 7-10-25 4.docx](#)

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

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

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

[Resolution No. 25-315 Determining the Advisability of Issuing Taxable Industrial Revenue Bonds.docx](#)

[Letter of Intent Taxable IRBs.docx](#)

3. [Request to Set Public Hearings to Create a Community Improvement District \(CID\) and Adopt a Redevelopment Project Plan for a Full-Service Hotel Located at 229 East William \(District I\)](#)

RECOMMENDED ACTION: Accept the CID petition and adopt the resolutions setting public hearings.

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

[Resolution No. 25-320 Consideration of Redevelopment Project-- Center City South Redevelopment District.docx](#)

[Resolution No. 25-321 Hotel Indigo CID.docx](#)

[MAPC RESOLUTION.docx](#)

[PROJECT PLAN.pdf](#)

[CID Petition Signed.pdf](#)

4. 2026 Annual Operating Budget and 2026-2035 Capital Improvement Program

RECOMMENDED ACTION: Set the public hearing on the Revenue Neutral Rate and the Proposed 2026 Budget (including the Tax Increment Financing Districts and the Self-Supporting Municipal Improvement District), and the Recertification for the Ice Rink, Century II, Sewer, and Affordable Housing funds August 26, 2025; authorize publication of the formal public hearing notices; approve first reading of the ordinances for the general tax levy for the City of Wichita, TIF districts, and SSMID; authorize staff to make any technical adjustments required to comply with state statute; set a maximum amount of taxes levied for the City of Wichita at \$175,601,326, based on an anticipated mill levy of 32.316 mills and an estimated assessed valuation of \$5,433,881,828; set the maximum amount of taxes levied for the Self-Supporting Municipal Improvement District at \$1,396,024, based on an estimated levy of 10.000 mills and an estimated assessed valuation of \$139,602,418; authorize staff to notify the Sedgwick County Clerk of the intent to exceed the revenue neutral rate for the City of Wichita taxing funds and the SSMID taxing fund; and receive and file the 2026-2035 Proposed Capital Improvement Program.

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

[Notice of Budget Hearing to Exceed Revenue Neutral Rate City of Wichita](#)

[Notice of Budget Hearing to Exceed Revenue Neutral Rate Downtown Wichita Self-Supporting Municipal Improvement District](#)

[Notice of Budget Hearing Proposed Budget 2026 Expenditures](#)

[Notice of Budget Hearing Recertification of 2025 Budget Expenditures](#)

[Notice of Budget Hearing Proposed Budget 2026 Tax Increment Financing Funds \(TIF\)](#)

[Notice of Budget Hearing Proposed Budget 2026 Expenditures Downtown Wichita Self-Supporting Municipal Improvement District](#)

[Indication of Revenue Neutral Rate City of Wichita](#)

[Indication of Revenue Neutral Rate Downtown Wichita Self-Supporting Municipal Improvement District](#)

[Ordinance No. 52-767 Fixing General Tax Levy.doc](#)

[Ordinance No. 52-768 Fixing General Tax Levy Downtown Wichita SSMID.doc](#)

[Ordinance No. 52-769 East Bank Redevelopment TIF.doc](#)

[Ordinance No. 52-770 Ken Mar Redevelopment TIF.doc](#)

[Ordinance No. 52-771 Douglas and Hillside Redevelopment TIF.doc](#)

[Ordinance No. 52-772 Union Station Redevelopment TIF.doc](#)

[Ordinance No. 52-773 South Fork Redevelopment TIF.doc](#)

[Ordinance No. 52-774 West Bank Redevelopment TIF.doc](#)

[Ordinance No. 52-775 Riverside TIF.doc](#)

[Ordinance No. 52-776 ICT21 TIF.docx](#)

[Ordinance No. 52-777 Center City South TIF.doc](#)

5. [DER2025-00008 Proposed Amendment of the City of Wichita 2035 Urban Growth Areas Map and 2035 Future Growth Concept Map as an Element of the Community Investments Plan 2015-2035](#)

RECOMMENDED ACTION: Adopt an ordinance approving a proposed amendment of the City of Wichita 2035 Urban Growth Areas Map and 2035 Future Growth Concept Map as an element of the Community Investments Plan 2015-2035, sign the ordinance, and authorize the ordinance to be published (requires 4 of 7 votes). Alternatives: 1) Make modifications to the language or other findings; 2) Override the MAPC recommendation (requires a two-thirds majority, or 5 of 7 votes); or 3) Return the proposed amendments to the MAPC for reconsideration and indicate the reason for the MAPC to consider the item (requires 4 of 7 votes).

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

[Ordinance No. 52-764 Amending the City of Wichita 2035 Urban Growth Area Map and 2035 Urban Growth Concept Map.doc](#)

[Urban Growth Areas_Proposed Project Area_Tabloid_County.jpg](#)

[Urban Growth Areas_Proposed Project Area_Tabloid_Zoom.jpg](#)

[Wichita_2035FutureLandUse_Proposed Project Area_Tabloid_CountyWide.jpg](#)

[Wichita_2035FutureLandUse_Proposed Project Area_Tabloid_Zoom.jpg](#)

[xx DER2025-00008_Wichita UGA Map Amendment_Adv. Plans Minutes Excerpt.docx
2025-06-26 MAPC DRAFT Minutes.docx](#)

6. [DER2025-00011 College Hill Neighborhood Plan](#)

RECOMMENDED ACTION: Approve an ordinance adopting the College Hill Neighborhood Plan as an element of the Wichita-Sedgwick County Comprehensive Plan (requires 4 of 7 votes), authorize the necessary signatures, and authorize the ordinance to be published. Alternatives: 1) Override the MAPC and make modifications to the plan text (requires a two-thirds majority, or 5 of 7 votes); 2) Override the MAPC recommendation and do not adopt the plan (requires a two-thirds majority, or 5 of 7 votes); or 3) Return the Recommendations to the MAPC for reconsideration and indicate the reason for the MAPC to reconsider the item (requires 4 of 7 votes).

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

[Ordinance No. 52-765 Adopting the College Hill Neighborhood Plan as an Amendment to the Wichita-Sedgwick County Comprehensive Plan.doc](#)

[04a College Hill Neighborhood Plan_DRAFT 06-05-2025.pdf](#)

[04b College Hill Community Kick Off_Roundtable Discussion Guide and Comments.pdf](#)

[04c College Hill Community Kick Off_Board Engagement Comments.pdf](#)

[04d College Hill Neighborhood Plan Survey Results \(PDF\).pdf](#)

[04e College Hill Neighborhood Plan Survey Results_05.01.25.pdf](#)

[04f Comment Card responses.pdf](#)

7. HPC2025-00045 Nomination for the Crown Uptown Theatre to the Wichita Register of Historic Places

RECOMMENDED ACTION: Take action as determined necessary. Below are options: 1) Enact by ordinance the property to the Wichita Register of Historic Places, sign the ordinance, and authorize the ordinance to be published. 2) Do not list the property on the Wichita Register of Historic Places.

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

[Ordinance No. 52-766 Listing The Crown Uptown Theatre to the Wichita Register of Historic Places.doc](#)

[HPC2025-00045 WHRP Nomination Crown Uptown_MAPC Application Packet.pdf](#)
[Nomination_Crown Uptown_Wichita KS_Photos s.pdf](#)

[HPB Minutes Excerpt - 2025-06-09.docx](#)

[2025-06-26 MAPC DRAFT Minutes.docx](#)

8. Approval of Insurance Brokerage Service Contract

RECOMMENDED ACTION: Approve the selection of and contract with IMA Financial Group

[Agenda Report VI-8.docx](#)

[Contract.pdf](#)

9. Design Concept, Supplemental Agreement No. 4 and Funding for 29th Street North and Broadway Intersection (District VI)

RECOMMENDED ACTION: Approve the design concept, revised budget, Supplemental Design Agreement No. 4, adopt the amending resolution, and authorize the necessary signatures.

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

[Resolution No. 25-319 Supplementing Resolution No. 24-050 to make Certain Public Improvements--29th Street North and Broadway Intersection.docx](#)

[SA#4_29thBroadway_Signed.pdf](#)

COUNCIL BUSINESS SUBMITTED BY CITY AUTHORITIES

PLANNING AGENDA

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

VII. NON-CONSENT PLANNING AGENDA - NONE

VIII. HOUSING AGENDA

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

IX. NON-CONSENT HOUSING AGENDA

1. Public Housing Recovery Agreement Status Report

RECOMMENDED ACTION: Receive and file the HUD Recovery Agreement status update and Public Housing Disposition Update Report.

[Agenda Report VIII-1.doc](#)

[list for monthly report - July 2025.pdf](#)

AIRPORT AGENDA

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

X. NON-CONSENT AIRPORT AGENDA - NONE

COUNCIL AGENDA

XI. COUNCIL MEMBER AGENDA

XII. COUNCIL MEMBER APPOINTMENTS AND COMMENTS

Adjournment

ATTACHMENT 1 - CONSENT AGENDA ITEMS 1 THROUGH 17

II. CITY COUNCIL CONSENT AGENDA ITEMS

1. Applications for Licenses for Cereal Malt Beverages:

a. Applications for Licenses to Retail Cereal Malt Beverages

RECOMMENDED ACTION: Approve licenses subject to staff review and approval.

[CMBs for July 15, 2025.docx](#)

2. Preliminary Estimates:

a. Preliminary Estimates

RECOMMENDED ACTION: Receive and file.

[PEsforCC_07-15-25.pdf](#)

3. Agreements/Contracts:

a. Contracts for Demolition and Site Clearing Services: Vendors Bradburn Wrecking Corporation and HD Mills and Sons, Inc

RECOMMENDED ACTION: Approve the contracts with the vendors and authorize the necessary signatures.

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

[25200062 Vendor Contract HD Mills.pdf](#)

[25200063 Vendor Contract Bradburn.pdf](#)

b. Contract for Nuisance Mowing - High Visibility Areas: Vendor - JB Landscaping, LLC

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

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

[25200067 - High Visibility Mowing JB Landscaping Vendor Signed Contract.pdf](#)

c. Custodial Service Contract Amendments for Various City Facilities

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

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

[24200051 amendment 4_vendor signed.pdf](#)

[24200052 amendment 4_vendor signed.pdf](#)

[24200053 amendment 3_vendor signed.pdf](#)

[24200054 amendment 1_vendor signed.pdf](#)

[24200061_amendment 2_vendor signed.pdf](#)

d. Pracht Wetlands Park Playground Vendor Selection (District V)

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

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

[Prach Final Agreement - CCC signed.pdf](#)

Uncategorized Items:

4. Proclamation Votes

RECOMMENDED ACTION: Receive and file the report.

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

5. Weapons Destruction

RECOMMENDED ACTION: Receive and file the list of weapons.

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

[Exhibit A - Destruction.pdf](#)

6. Community Event with Alcohol Consumption â€“ Edge of Old Town (Districts I & VI)

RECOMMENDED ACTION: Approve the request for temporary street closures and adopt the resolution.

[Agenda Report II-6](#)

[Resolution No. 25-316 Alcohol Consumption on Public Streets During the Edge of Old Town Community Event.docx](#)

[Edge of Old Town TED Map - Green Area.pdf](#)

7. Payment for Settlement of Claim

RECOMMENDED ACTION: Authorize payment of \$95,000 as full settlement of all possible claims arising out of the event, which is the subject of this claim, adopt the bonding resolution, and authorize the necessary signatures.

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

[Resolution No. 25-317 Bonding Resolution for Civil Litigation Settlement-- Williams.docx](#)

8. Petition and Resolution for Storm Water Drain Improvements to serve Oak Tree Addition (District IV)

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

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

[Resolution No. 25-318 SWD #548 085610 Storm Water Drain No. 548 -- Oak Tree Addition.docx](#)

[Oak Tree.pdf](#)

9. Overestimate Bid for 17th Street North Sidewalk at Railroad Crossing between St. Francis and Santa Fe (District VI)

RECOMMENDED ACTION: Approve the overestimate bid.

[Agenda Report II-9.doc](#)
[revised bid tab.pdf](#)

10. Second Reading Ordinances:

- a. SECOND READING ORDINANCES FOR JULY 15, 2025 (FIRST READ JULY 8, 2025) ORDINANCE NO. 52-760 AN ORDINANCE AMENDING SECTIONS 4.08.010, 4.08.020, 4.08.030, 4.08.040, 4.08.050 AND 4.08.090 OF THE CODE OF THE CITY OF WICHITA, KANSAS RELATING TO COMMON CONSUMPTION AREAS. An ordinance allowing City Council to create a Common Consumption Area.

RECOMMENDED ACTION: Adopt the ordinances.

[List of Second Read Ordinances July 15, 2025.docx](#)

II. CONSENT PLANNING AGENDA ITEMS

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

11. ZON2025-00022 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 on the Southwest Corner of West University Avenue and South All Hallows Avenue (401 South All Hallows Avenue). (District IV)

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

[Agenda Report II-11.docx](#)
[Ordinance No. 52-761 ZON2025-00022.docx](#)
[ZON2025-00022 WCC Supporting Docs.docx](#)
[ZON2025-00022 MAPC Minutes Excerpt.docx](#)
[2025-06-02 DAB 4 Feedback on ZON2025-00022.pdf](#)

- 12.** ZON2025-00023 Zone Change Request in the City from LC Limited Commercial District to GC General Commercial to Allow Vehicle Storage Yard, Generally Located on the Northwest Corner of South Seneca Street and West Carey Lane (3825 South Seneca Street). (District IV)

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

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

[Ordinance No. 52-762 ZON2025-00023.docx](#)

[ZON2025-00023 WCC Supporting Documents.docx](#)

[ZON2025-00023 MAPC Minutes.docx](#)

[2025-06-02 DAB 4 Feedback on ZON2025-00023.pdf](#)

- 13.** VAC2025-00017 Request in the City to Vacate a Portion of a Platted Drainage Easement on Property Zoned SF-5 Single-Family Residential District; Generally Located on the North Side of West Kenny Street and Within One-Quarter Mile East of North 119th Street West (11518 West Kenny Street). (District V)

RECOMMENDED ACTION: Follow the recommendation of the Metropolitan Area Planning Commission and approve the Vacation Order (simple majority of four of seven votes required) and authorize the necessary signatures.

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

[VAC2025-00017 WCC Supporting Documents.docx](#)

[VAC2025-00017 Excerpt Minutes.docx](#)

[VAC2025-00017 VACATION ORDER.docx](#)

- 14.** VAC2025-00018 Request in the City to Vacate a Portion of a Platted Drainage and Utility Easement on Property Zoned SF-5 Single-Family Residential District; Generally Located on the West Side of East Laguna Circle and Within One-Half Mile West of South 143rd Street East. (District II)

RECOMMENDED ACTION: Follow the recommendation of the Metropolitan Area Planning Commission and approve the Vacation Order (simple majority of four of seven votes required) and authorize the necessary signatures.

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

[VAC2025-00018 WCC Supporting.docx](#)

[VAC2025-00018 Excerpt Minutes.docx](#)

[VAC2025-00018 VACATION ORDER.docx](#)

- 15.** A24-13 TCRS, LLC Requests the Annexation of Land; Generally Located on the Northeast Corner of West MacArthur Road and Highway K-42 (District IV).

RECOMMENDED ACTION: Initiate the annexation process, adopt the resolution, and authorize the necessary signatures.

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

[Ordinance No. 52-763 Case No. A24-13.doc](#)

[A24-13 Map Sheet.doc](#)

[ANX2024-00013 utilities map.jpg](#)

[CLERK-Resolutions - 2-20-2025 - 057-2025 - 2-20-2025 - A RESOLUTION](#)

[PURSUANT TO K.S.A. 12-520C TO FIN.pdf](#)

[BOCC Minutes.pdf](#)

- 16.** Certificate of Petition for LSP2025-00005 - Plat of Farmington Square 3rd Addition Located 850 Feet South of West Central Avenue and Within a Half Mile East of North Ridge Road (District V).

RECOMMENDED ACTION: Accept the Certificate.

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

[LSP2025-00005 Certificate of Petition.pdf](#)

- 17.** SUB2025-00019 - Plat of Dugan West Kellogg Commercial 5th Addition Located 600 Feet South of West Kellogg Drive and One Quarter Mile East of South 135th Street West (District IV).

RECOMMENDED ACTION: Approve the documents and plat and authorize the necessary signatures.

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

[Certificate of Petition.pdf](#)

[Encroachment Agreement.pdf](#)

[Notice of CUP.pdf](#)

[Restrictive Covenant -Drainage Policy.pdf](#)

[Restrictive Covenant Tying Lots.pdf](#)

II. CONSENT HOUSING AGENDA ITEMS - NONE

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II. CONSENT AIRPORT AGENDA ITEMS - NONE

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