

**CITY COUNCIL PROCEEDINGS**

**August 12, 2025**

**MINUTES OF THE MEETING OF THE CITY COUNCIL**

Wichita, Kansas, August 12, 2025

Tuesday, 09:00 AM

The City Council met in regular session with Lily Wu, JV Johnston, Brandon Johnson, Becky Tuttle, Mike Hoheisel, Dalton Glasscock, and Maggie Ballard.

Staff Members Present: Robert Layton, City Manager, Jennifer Magana, Law Department, and Shinita Rice, Deputy City Clerk.

Meeting called to order at 9:01 am by Mayor Wu.

[Women in Sports Broadcasting Day](#)

I) [PUBLIC AGENDA](#)

1.) [Crystal Dozier - Presentation on the City Archaeologist Office for Wichita, Kansas](#)

Crystal Dozier stated morning. I'm Crystal Dozier at 215 N, Parkwood Lane. Got handouts if the Council. Once I'm skated, my name is Doctor Crystal Dozier. I wear many hats. I am a assistant professor, associate professor, and chair in the Department of Anthropology at Wichita State. There I direct the archaeology of food lab and the reason why I'm here today is I serve as city archaeologist from Wichita, KS. You all may not know, but this city archaeologist office was originated in 1977 as a collaboration between Wichita State and the City of Wichita to promote the protection of the archaeological and cultural of our area. The cultural resources of our area would be the many archaeological sites and historical resources that document the over 14,000 year history of Wichita. To date, the city archaeologist office has identified more than 65 archaeological sites in the municipal area and hundreds of archaeological sites in Southern Kansas. It is one of the earliest collaborations of this kind of an archaeological office situated for and in support of

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municipal government, and it has gone through many iterations. Since COVID and when I took over in city archaeologist, I was really interested in ensuring that the modern version of this office would be able to support the needs of our city and our many residents. Back in 2023, one of our graduate students, Brogan Gilmore, did a preliminary study to understand what were the current needs of our area as well as what we can be doing better. In this preliminary study, he talked to members of Municipal, City and county government as well as indigenous tribal leaders who identified that the use of this office is best to promote the legal requirements of cultural Resource Management Section 106 and the National Historic Preservation Act. Which requires that all federal funds that are used in development do consider their development impacts on archaeological resources and as a centralized place to support the knowledge and of our thousands of year history. This is needs to be done through open and clear communication, which is why I am here today. To let you all know that we exist as a resource both for programmatic development as well as for public outreach. Knowledge. And that is pretty much it. I am here to take questions. If you have any.

Council Member Johnson stated thank you, mayor. I appreciate all the work that you are doing. So one question, how is your office supported? You work at Wichita State? Is that a part of the mill levy that we give Wichita State or?

Crystal Dozier stated so when the office was first created in the in the late 70s it did support a graduate student in the role of city archaeologist. Since then, the needs of review require a qualified, federally qualified something that only a faculty member can support. Currently, our department doesn't receive any part of the mill levy funds, so this is something I do out of the goodness of my heart in support of the really important needs to make sure our history is known.

Council Member Johnson stated awesome. So if we I guess had questions about different parts of the city, we would come to you and look at any archaeological significance?

Crystal Dozier stated right. So there's two different things that I think might be of interest to this committee. The first thing is if you need advice in regards to compliance needs, particularly for cultural resource management, my office can provide archaeological review

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to satisfy those reviews. We employ students, which provides hands on applied learning opportunities, at a highly reduced cost. So to date, the office has provided under my tenure, 5 or 6 archaeological reviews, saving local, municipal and county governments thousands of dollars from going to a third party outside. And the same time we're supporting our local students by providing them the opportunity to learn how to work in the industry. The second thing that might come up is say you find archaeological materials on your property and you want to learn more. My office is a great place to learn more. We offer a open to the public meeting once a month Thursday, 6:00 PM The Archaeological Association South Central Kansas. We welcome all to attend and learn more.

Council Member Johnson stated awesome. One more question and this may be a dumb one. So we have to do environmental studies sometimes Is that a part of what your office does?

Crystal Dozier stated it's a very similar process, right? So environmental impact review follows a very similar permitting process as archaeological review. So we don't, we can't do the environmental impacts components, but we can do cultural impact components. Very often the permitting process is aligned.

Council Member Glasscock stated Doctor, I will keep my remarks very quick or very short. I didn't know that we had city archaeologists. Thank you for educating us from the bench today and educating the public.

Council Member Hoheisel stated thank you, Mayor. I just want to say thank you for your work, on behalf of the City. I know we worked with you on the looking for the Plainview project. Some interesting finds out there. I never knew how particular we can get with some of the findings that we have. So I just want to express my gratitude for the work you've done and the work that you will continue to do.

2.) [Jim Underwood - Multi Model the inherent liability](#)

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Jim Underwood stated Mayor members of Council, I thank you for allowing me to address you today. I did make a slight error when I applied on the petition. It should be multimodal as used in Wichita. Kansas totally lacks a geographical feature for one form of transportation. With a lack of concentration of people, we also eliminate another one and greatly restrict the third. So it's not quite multimodal, it's variety of wheel transportation is used in Wichita. As the 4th tier of government, we're all subject to federal, state, local and city. You all know that for 250 years it's been standard that a lower tier of government cannot override an upper tier of government. Therefore, when we look at things that are past. We look at their jurisdictional boundaries when it comes to sidewalks. They actually end at the curb, the roadway and highway are totally separate. They have a crossing on them as outlined by the state. It is required that under the law of the land in the last 40 years, ADA, we now put ramps in at the sidewalk interconnections with streets and highways. Unfortunately, a lot of people are using those wheeled vehicles to go up and down those ramps. The liability incurs if you encourage them to do this. On the sidewalks you can encourage them to do whatever you want, but at the highways and streets, you can't make a non licensable vehicle legal. It's that simple. That's the first liability. The second liability would come if somebody rolled down one of those under power or gravity and had an accident. The driver that hit them could have litigation against the city and you. The person who got hit could have litigation against the city and you and it just gets deeper and deeper because I assure you there are plenty attorneys out there. And they won't pass the opportunity. Sorry. The. I do apologize. Hard time. I apologize for this. Mayor members of Council, I'm going to have to sit down. I do apologize for taking your time.

Mayor Wu stated can you assist? Mr. Underwood, if you would like to come back in a bit, you may. I know security is helping you at this time. We can also bring a mic closer to you if that would.

3.) [Barb Myers - Updates on Highland Cemetery](#)

Barb Myers stated good morning. My name is Barb Myers. I live at 1322 Stackman and I am the founder of the Friends of the Wichita Pioneers. First, I want to thank Mayor Wu, Council Members Ballard and Glasscock for coming to Highland Cemetery for tours and for your support. It's very much appreciated. And I did think long and hard about how I wanted to address this. On June 17th, Over 100 mile an hour, winds ripped through Wichita, tearing

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down trees and power and causing an as yet unknown amount of financial damage to the city, the parks most specifically. The city's public work offices, the parks, forestry and facilities have all put in countless extra hours to clean up the city, and for that I say thank you. However, one area of the Parks Department, Highland Cemetery, was not completely rid of all the tree damage until less than two weeks ago. When I visited the cemetery this weekend, as I do almost every week, I was shocked when I saw tire tracks in the middle of section one which led to a big pile of Dirt and a couple of tossed gravestones. On further investigation, I found at least three gravestones. These were for Glenn Whitmore, who died in 1908 at age 3.

Ruth Whitmore, who died in 1909 at age 3 months, and their father Lowell, who died in 1910 at the age of 43. His stone is currently turned upside down.

I also found a knocked over marker for an Ida Romig right next to 1892 at age 24. And while the wind might have knocked over a tree that then knocked over her stone the wind, nor the tree caused the tire tracks or the dirt pile. And while it is possible that it was a new burial, an upturned stone would not have been left. Also, unrelated to the storm, the mausoleum now has a broken window, a broken door and in section 5 there's a broken fence due to a tree that I can confirm fell months ago. That tree has been removed, but the underbrush is still covering several stones. There are roads all over the cemetery that are bottomed out, including right in front of Governor Stanley's. The only ones without current damage were paid for by a private donor so that she could get to her own family. The list of damages out there goes on and on. We know that the city has confirmed that there is a trust fund that has adequate liquidity to repair the roads, install a timed gate and possibly put in cameras so we thank you for that, sincerely. We're also in agreement that the state and federal laws prohibit anyone who is not family to touch what is private property without their approval, which of course, is what we do. We get a hold of families. We work with families and with their written consent, we take care of their gravestones. So what I'm asking for today, is that the city consider funding a cemetery department. Not only to monitor the cemeteries because there are four, but also to communicate those needs to the city's various departments in a timely manner, and then to verify that the work, such as the removal and grinding of trees, road repairs and mausoleum work has been done correctly and to the family's satisfaction. We know there's no money, there's no people, there's no time. But please don't rely solely on a volunteer entity such as ours with limited funding to be the only ones finding major damages needing necessary repairs at Highland. Please, for once in this 156 year old cemetery, let's show the city exactly how much respect Highland Cemetery deserves, by hiring dedicated staff for that purpose. I look forward to working

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with you in the future as I intend to do with the MOU that is pending currently, and I thank you for that opportunity.

Council Member Hoheisel stated thank you, mayor, and thank you, Barbara, for bringing this up to our attention. Reggie, I don't know if you're the person to ask, or maybe Bob. What all are eligible expenses for our cemetery fund?

City Manager Robert Layton stated I'm going to ask Reggie to come up. We've had some discussions since Barb last spoke to the Council and done some additional work and looking at our trust fund as well as the eligible expenses.

Reggie Davidson, Park & Recreation Department, stated So we did look into what some of those options are with the trust fund to be able to cover expenses for improvements at the park, and anything that's related to the actual infrastructure of the roadway, the looking at cameras access to the park are things that will be eligible expenses. It wouldn't be anything that's related to the actual grave sites or anything of that nature because they are private property.

Council Member Hoheisel stated okay, so there's, so if you have a fund, when you guys are working on some of the issues you're working on, do you work to do to work with the private property there the gravestones, Barb?

Reggie Davidson, Park & Recreation Department, stated Typically when we work through the MOU that we have with Barb and her group, we normally coordinate with any repairs that they need to make to the actual private property itself. They actually reach out to them to see, to get permission before they can actually be done. Then we support them on those efforts. One of the things that we've done now is working real closely with Public Works that we're looking at how we can look at the facility itself and see where we can make improvements and then scheduling workdays each year that we're going out to make some of those things that are identified by Barb or any other family members that are there at that location.

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Council Member Hoheisel stated okay. Do we have any staff? I don't think we would have any staff totally dedicated to this.

Reggie Davidson, Park & Recreation Department, stated no we have Lee Ann Sack, who is our person, that's our supervisor, that supervises to clean up for the crew. We have contractors that go in that does the mowing and then Barb is working real closely with Lee Ann with reporting things that come that needs to be addressed or either directly with me.

Council Member Hoheisel stated I appreciate it. Thanks for giving a little bit of background there and what steps are we taking now? Is it just more communication, getting these things ready? The work order's ready?

Reggie Davidson, Park & Recreation Department, stated yes, just more communication. Working with Bob, we put something in place where we are meeting quarterly to go through and look at things that she needs to get addressed. We're also looking at options now for security as well as potential gates on site and one of the things that we're doing as we move out putting new security on in place, we reach out to PD to have a septat done with to make sure that we're putting cameras and things in the correct place to make sure that we get the best usage for when we make investments.

Council Member Hoheisel stated okay and how many cemeteries are we, do we oversee with the Trust fund?

Reggie Davidson, Park & Recreation Department, stated this particular one is just for Highland. There are three other ones that are in the City preview that we are responsible for maintaining.

Council Member Ballard stated thank you Mayor. Barb, I just wanted to say thank you for all of your hard work. I did go meet Barb out at the cemetery on Sunday morning and it was a little overwhelming to see some of the damage that had been done. So I also wanted to say

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thank you for coming a couple months ago to bring all this to our attention. Since my time on Council, I had never had anybody come talk to me about it. So it's been something that we have all been able to kind of look into and learn more about and see where their gaps that we can work together to fill. I just appreciate all of your advocacy, and I know that the families do as well. And we'll continue to keep working on it. So thank you so much.

Council Member Glasscock stated thank you, Mayor. I don't want to repeat a lot of what Council member Ballard said. But just thank you for preserving Wichita's caring about our history. I learned a lot from the trip and I would encourage residents to maybe take you up on an offer to go out there and learn a little bit about Wichita's history. I think it was incredibly impactful. So thank you for that.

Mayor Wu stated thank you again, Barb. And I know that Doctor Dozier just spoke as the very first individual if you guys can connect, or have already connected. Continue that collaboration as a lot of the things that we want in our community require more than just one individual or one organization. So thank you again for your hard work and your volunteers.

4.) [Jan Knabe - ZON2025-00030](#)

Jan Knabe stated My name is Jan Knabe. I live on 8303 S. Cypress Street. Good morning and thank you for allowing me to address my concerns with you about zone change 2025-30. If I share information with you that you already know, please bear with me. I want to give you a full picture of the concerns of my neighborhood and the development of a residential area to the West of our homes. In the Minutes of the MAPC from July 10t, there is a statement that the subject site will have access to East 39th Street South, a paved 2 lane arterial. This is the crux of our neighborhood's concern. Although that is identified as a paved road, the reality is it was a dirt road with asphalt lifts placed on top of it a few years ago. There are no shoulders and in the 8 years I have lived in the neighborhood, it was resurfaced once about three years ago in its already deteriorating on the edges, where the current traffic use. I believe this is a code composition asphalt that is not designed for permanent roads. There is no information about whether there would be an upgrade to this street, and if so, who



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would be responsible for that upgrade, and the maintenance that the use of heavy construction equipment and trucks required to build a subdivision would cause. I have been in touch with my Sedgwick County Commissioner, Jim Howell, with these questions because 39th St. S was paved, it became the responsibility to maintain Commissioner Howell agreed that at this time it could be a County issue. However, he also said, and I quote, the details of the access points will be on the development drawings that are part of the plat that will be solely approved by Wichita, End Quote. In addition, in the Minutes of the District 2 Advisory Board with Rocky Ford LLC on July 14, Councilperson Johnson with asked if 39th St. was in the city limits and the answer given was this property is in the city limits, it does not speak to the street itself, and in the annexation map, it looks as if the street was not annexed by Wichita. Currently 39th St. S is the Access Rd. for those of us that live north of it in the Prairie Breeze Estate subdivision and South of it in five acre lots. Every day I see people walking and riding their bikes on this road with the amount of traffic the subdivision will produce that will become a hazardous thing to do. In fact, there was a fatality on the North East corner of Rock and 39th St. A few years ago, that is currently marked by a cross. Many of the people who would be most impacted by this change were not able to have a voice in protesting it because of the 1000 limit of their residents to the proposed subdivision, and if that restriction applies to the zoning change notification, they would not have been aware of the application. And because we do not live in the city of Wichita and have no Council person for our area, we have little say in what decisions Wichita's government will make yet this has strong potential to become a hardship we will have to bear daily. Additional possibilities of harm for pedestrians and quite possibly increase taxes for us to maintain this. My strongest request is that the subdivision does not have access to 39th Street South, but instead would be routed through the newly zoned commercial property, also owned by Rocky Ford LLC that faces Rock Rd. In the event this is not the decision made then I would instead request that the zone change for zone 2025-30 of single family homes to two family residential homes be denied by this Council to help reduce traffic on our road. Further, I would ask that some stipulation would be made that Rocky Ford LLC would be responsible to upgrade 39th St. S as they are the ones who would be profiting financially from it and will be causing the damage due to their construction equipment and the number of residents who live there, I am seeking the answers for two questions. Will the decision be made? When will the decision be made about whether 39th St. the access point for that subdivision? And who will be in control of maintenance and traffic control adjacent to the property of 39 seat Strout, 30. Excuse me, 39th St. South. Is this a responsibility of Wichita? Thank you.

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Council Member Hoheisel stated thank you, Mayor. And we'll get with you on the other two questions you have. I did just want one point of clarification. I guess 39th street would be a main arterial. Is that paid for by specials or is that something that would be written into our CIP?

Paul Gunzelman, Public Works & Utilities, stated Councilmember Hoheisel 39th street between Rock and Webb, as she stated, is paved already. And we have not annexed that roadway yet within the City of Wichita. As she mentioned, there are five acre lots on the South side of 39th street so I don't know. Typically, we wouldn't annex roadway until we the City has both sides, annex both. You know the north property. And the South properties. So I'm not saying that forthcoming anytime soon. So we would not program that in the CIP at this time.

Council Member Hoheisel stated okay, and if in the future we do annex it in the CIP and not specials?

Paul Gunzelman, Public Works & Utilities, stated correct, yes. Since it's already paved, yes.

Council Member Hoheisel stated and that would, and we'd look at maybe doing a concrete road there potentially or curb and gutter anyways.

Paul Gunzelman, Public Works & Utilities, stated it most likely curb and gutter, whether it's asphalt or concrete we wouldn't know.

Council Member Hoheisel stated okay and right now is it ditches?

Paul Gunzelman, Public Works & Utilities, stated it is open ditches, yes.

Mayor Wu stated Paul, since you're at the microphone, she had two specific questions, and I think she actually referenced Councilmember Tuttle, not Councilmember Johnson. Could you address the two questions she asked.

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Paul Gunzelman, Public Works & Utilities, stated regarding access points on 39th Street I think was one of the questions.

Jan Knabe stated one of them was. I thought it was council person Johnson from the notes about that meeting. That he asked if that was City of Wichita. But he answered that right.

Paul Gunzelman, Public Works & Utilities, stated it is not. It seems like I had seen a sketch plat of that proposed subdivision, but I do not recall where the access points were on 39th street and or if they had access points on Rock Road. I have talked to the developer of Rocky Ford LLC because when Rocky Ford went in, Rock Road was not improved for a southbound left turn lane. But he has inquired about that too. You know, if this development moved forward whether we would ask for and or the Sedgwick County would ask for a southbound left turn to serve this residential development so. I think he is open to that when I have had discussions with him. And what was the second question that?

Jan Knabe stated when will the decision be made about that?

Paul Gunzelman, Public Works & Utilities, stated that I don't know, that might be a question for Mr. Wadle with the planning director as to when that Plat's moving forward, sorry.

Scott Wadle, Planning Department, stated yeah in terms of the application to plat the property, we do not, looking at GIS on our records, we do not have an application at this time to plat the property so that will be as part of the planning process and that process will go through the Planning Commission and then ultimately any reserves will be dedicated and be asked that the City Council dedicate those. But planning is different than zoning. The final action is taken by the MAPC, except for the dedications, which is done by the governing body.

5.) [Janette Peterson - Wichita Animal Shelter](#)

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Janette Peterson stated Jeanette Peterson, 3522 N. Lake Ridge court. And I'm just a regular citizen that wanted to come today. Six months ago, I began looking into the animal crisis in Wichita. The more I learned about what was going on at WAS, the more my concerns grew. When I met with Emily Hurst, one of the first questions I asked was if she believed in and wanted to see changes made at the shelter. She said one of the reasons she was hired was to make some of the positive changes needed. Emily and I have met a couple of times and communicated through email and text many times. She has been very willing to respond to my questions and has listened to and openly discussed my concerns. However, on June 24th, in a public meeting, Chief Sullivan stated that he thought we should get rid of the shelter and animal control altogether. To everyday citizens and voters like me, this brings in question whether there is really an interest by our leadership in making changes at all, and leaves us with little confidence that changes to a broken system will even be considered, much less enacted. The second big concern is the euthanization rate and treatment of the animals. In June, 26% of the animals entering WAS were euthanized. That would be an equivalent of 2 Council members. Those that are left will sit in a concrete floor caged with no walks, no toys or enrichment, nowhere but their cage to use as a bathroom and no understanding of why they are treated this way. Then they will be judged for being scared, nervous and not reacting perfectly to this foreign world they have just been thrown into and then put on the euthanization list because of their reaction. I see several posts a day where people are keeping stray animals in their homes while they look for the owners themselves or advise others to just let the animals go if they can't help. Because it is, it will not survive more than three days at the shelter before they are euthanized. More times than I can count I have heard our shelter referred to as the desk chamber. As a tax funded entity this is an organization that we should be to be able to be proud of and to be able to participate in. We have no volunteer program to help with no foster program available, no programs to promote and advertise available animal for adoption. In the and it appears Euthanization is the preferred method rather than taking advantage of these other options that seem to work very well for other municipalities and surrounding cities and states. I'm aware of the agreement we have with KHS for years, and I'm aware of the financial ties we have with them and we pay a lot of every month for services. However, times have changed. And they appear to no longer be able to or willing or able to provide the level of service required. We need to consider a new system that better suits our needs and has been communities around us. We want to have programs like the City of Tulsa, where faced with a hoarding case the community work together to save animals rather than our current method of simply euthanizing enough animals to make room for the new incoming ones. My third concern is the budget for the shelter. On Thursday, I repeatedly heard about the 461 people

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that answered their survey used as the basis for our budget simulator. That is 1/10 of 1% of the people in Wichita. I have yet to talk to anyone that even knows about this survey. Two weeks ago I started a petition to gauge people's interest in reform. It's titled implement humane reform at Wichita Animal Shelter. While there's no time to share details of this. You can find it at [Change.org/WichitaAnimalShelter](https://change.org/WichitaAnimalShelter) after only posting it a couple of places so far and without any promotional efforts yet there have already been over 340 signatures. It is expected to receive many more once the promotional efforts are enacted. In closing, we need to do more to make the shelter one that our citizens can be proud of and be given the opportunity to participate in, to work harder, to improve the conditions and treatment of the animals. To make every effort to save every life we can rather than using euthanization as a quick and convenient means of dealing with the problem and to give Emily the resources and support needed to enact the changes she was hired for. If we do our community, our citizens and our moral values will be strengthened. Thanks.

Council Member Ballard stated thank you, Mayor. Emily I see you back there. Can I ask you a couple questions? Thank you for being here. Can you address some of her concerns? I know you guys seem to have had good conversation. I know you have a very tough job, but yeah, if you could just address any of her concerns that she mentioned or how can we help you? I mean, I personally in District 6, I'm sure my colleagues do too hear a lot about the animal shelter and you know I want it to be successful and I think you're doing a great job. How can we help it be better I guess?

Emily Hurst, Animal Services, stated sure, absolutely. So I think that it can be our shelter dynamics are a bit unique in the way our City is operating. So the Kansas Humane Society was a rescue first in a shelter and they lobbied the City of Wichita, oh, 15 or 20 years ago for this shared campus, in order for us to be able to save more lives. And I really appreciate Janette's advocacy for pets, all of those that help us care for animals in our community. And so not to discount any of the things that you're saying, but it's sometimes the confusion, types of shelters and the operations between them leads people to believe that they should support one versus the other. When really when we support them together it that is what that the purpose of how that agreement should work. And so for example we were created as a stray facility, so animals should only be in our facility for a short period of time. That is the way the building was designed. We have and then the Kansas Humane Society's building for example was designed very differently than ours. While they both

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have runs, they just have different resources. So animals shouldn't be with us for an extended period of time, without significant modifications to both the facilities or the staffing not to say that we can't make improve what we have, but there are limitations within that. It is not a long term facility. Whereas the Kansas Humane Society has different amenities where animals can stay there for a month or more and have basically what is considered humane treatment. Regular exercise access to different things. They have different laundry facilities for blankets and toys and things like that. And so effectively, when somebody supports the Kansas Humane Society or one of our local rescue group, they are really supporting the animals that are within our shelter. So one of the reasons we don't have a foster program, is because of one of our partnership with the Kansas Humane Society and our rescue groups, so Wichita Animal Action League, there's a lot of things like Pug rescues and Pyrenees rescues and powls and all of these different places that have wonderful foster programs and they are all in need of animal fosters right now. And so every time at Foster family opens up at one of our partners, that effectively takes an take an animal from Wichita Animal Services. And it's not doesn't work quite the same with volunteers, but the support those nonprofits have, the more we can get the animals in our shelter networked and out. And so that's really where that, that public private partnership comes. We are still exploring a foster program at Wichita Animal Services again our building wasn't designed for that. And we have a little bit of like issues around like monitoring the public and keeping it safe. And things like that. But it's not off at the table. We also have a lot of other projects that we're working on that we want to get shored up before bringing that one out just because that could cause the volunteers could issue could cause problems if we don't make sure that we are get cleaned up in some other areas. I'm trying to think what are some?

Janette Peterson stated enrichment of the animals.

Emily Hurst, Animal Services, stated Oh, enrichment of the animals. That is one of the things that we we're in need of but it you guys as our City Council have a huge task in front of you to make sure that all of our City's needs and amenities are taken care of so. I it's just something that is a budgetary staffing issue and supplies. Having issue and supply having those kinds of things to be able to access. And again we'll do the best that we can with what we have.

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Council Member Hoheisel stated thank you, Mayor, thank you Emily. First, Janette, the Change.org that comes with the recommendations as well. Or is it just a survey?

Janette Peterson stated no, it. Well it's. It's mainly just saying what is, it's just a petition saying this is the things that like that would like to be seen changed. Yeah. So I guess it does. Yeah, that's what you're saying. It, it was like saying that, you know what goes on at the animal shelter and what people would like to see changed. The biggest thing is you get on social media and anybody in the public like we all everybody's saying don't take it to the shelter. It's just a kill place. Keep it in your home. Let it go. This is the way the community sees it and we, I just wanted to see how many other people out there were interested, so I wrote this petition just to say you know, a lot of deaths at the shelter, some things that I had seen online that people had what their concerns were, and a lot of people online, like I've maybe read 5 good things on line about the shelter. Maybe. There is and I granted people usually tend to , people tend to say the negative before they say the positive. So it was just written mainly to see are there more people interested out there and a lot of people will not come talk like this scares me to death. I don't like talking in public. This scares. Normal citizens will not usually come talk, but it was a way for citizens, I heard a lot of people saying is there a petition we can sign? Is there something we can sign? So it was a way just to kind of gauge like how interested the community is in a change and it is and I understand what Emily's saying, that it wasn't designed for that. But since COVID and since things have happened, we have a lot more animals now, and so what has worked for 10/15/20 years isn't going to work now, and we have very strict rules on what rescues we use. Fine. I'm not going to get into that. Don't care about that. But if we're not going to work with certain rescues, then we better be contacting every rescue in this nation, trying to get our animals out but I don't believe that's happening. So it's just wanting the community wanting more for to be done to save these animals.

Council Member Hoheisel stated I appreciate that I'm in. You're doing fine. So thank you for coming and exercising your First Amendment rights to tell us off and the negative before the positive. Yeah, it's government. So that's what we hear. Emily how long has the contract with KHS? When does that come up?

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Emily Hurst, Animal Services, stated the we it's not, we don't, okay. So there's a couple layers to that. When we built the two facilities next to each other for the campus. That was a memorandum of understanding of operations. It is not a contract. Nobody is really bound or required by it. It's more of, this is the original concept and design of what we wanted to do, and these are our goals of what to do with it. Obviously some things have changed as the animal needs of our community have changed as the veterinary community has changed and so forth. That isn't really. It's not, it's just indefinite. It's not up for renewal. We also do have contracts with them specifically for veterinary care and so that can be with anybody. The idea was is because we do have. Our animals are essentially their animals in most cases, and so it behooves them to be our veterinary of purchase. Essentially because when we used to have a different clinic do it, the clinic would have to come and drive to our facility do exams that day, provide whatever things that they provided and then leave, whereas we do have better access to veterinary care and they understand shelter medicine. Which is a specialized area of medicine in veterinary care. So that I believe is up for renewal next year. I think that they did renew the they have the forgive my under.

Council Member Hoheisel stated option.

Emily Hurst, Animal Services, stated yeah the option to renew. We did that this year and it is up again next year.

Council Member Hoheisel stated could we get a list of possible improvements that you might have your eye on down at the shelter?

Emily Hurst, Animal Services, stated yeah, absolutely.

Council Member Hoheisel stated okay. And then you guys had a big hoarding case here recently, did you not?

Emily Hurst, Animal Services, stated um no, we didn't. That was kind of rumor I guess I'm not sure. There we really pretty regularly deal with hoarding cases. I would say under maybe 30 animals. And that can be cats or dogs, or a mixture of the two. That can be anything from police confiscations that's unrelated to the animals but there happen to be



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animals at the property or something around neglect or hoarding of the animals. Like I said, we have, we actually do have a really great network of people and rescues who come to that. For example, I think that WAAL just handled a pretty large hoarding case for cats, and they were able, they contacted us, we reached out to some of our other partners and instead of bringing, I think it was 30 some cats to the shelter, they were able to find foster's, network and triage and they ended up bringing two. And that one was a couple weeks ago. I don't know what this what this other one was. I did see that in social media also. And so we have a strong network it that doesn't mean that it can't have improvement and that we can't invite more people to participate because we are facing a really intense overpopulation across the country and the more people we can get to be a part of it, the better.

Council Member Hoheisel stated okay and what's the employment status down there? You guys having an easier time filling some of these positions?

Emily Hurst, Animal Services, stated yes, I should have all of my full staff. All my. Excuse me, all of I should be fully staffed by next week, as with the last hire.

Council Member Hoheisel stated just the last point I just like to make is you know we're up here to make long term decisions, decisions that can help further down the road. And one thing I do like to encourage is spay and neuter spay and neuter with the community, especially a lot of these neighborhoods. I think we have something coming up where from my district with Hyatt funds, we're going to put it be putting some money out there in the community for spaying and neutering as well. That's a long term solution. So that's something I do think that we need to focus on here because it will pay dividends further down the road if we had more of this seven or eight years ago, we would not be in this situation that we're in though that is something that we need to keep in mind. So thank you guys.

Emily Hurst, Animal Services, stated absolutely. And I would just add that we do have a lot of affordable and low cost and income, qualifying spay neuter resources for the Community just so people know that they can access that. I'm working on building a Resource Center at the shelter as well that will have it online, but a lot of those places have open appointments they are not over full or have a lot of no shows. So again, the more we can help spay neutering the pet, the sooner we can deal with our overpopulation.

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City Manager Robert Layton stated thank you, Mayor. I just want to say we're very fortunate that Emily is with us and she has made some exceptional changes at the animal shelter since she's arrived. She's running a complex business. Subject to a lot of regulation, and if it would be okay with the Council, we could schedule a workshop presentation about animal control. So I know that many of you receive concerns from residents and maybe you hear one perspective. But don't understand all the restrictions and limitations that Emily and her staff are operating under. I'd like her also talk about what she's done to enhance qualifications or the work of the staff. It's I think it's a great success story to date and I know there are still critics out there, but I'd like to be able to give you a status report where we stand and what Emily sees as a future. If that would be all right with you.

Mayor Wu stated I would like to see that that I have visited the animal shelter. I'm actually looking at the budget right now and it appears that the budget does continue to increase for the animal shelter piece and so it would be important for the community to understand where those resources are going, which include animal techs. That has been instrumental in helping with the care of these animals. So again, I would like to see the workshop. Any other council members? If you could put that for an upcoming workshop, that would be great. Thank you, City Manager. Thank you. Thanks, Emily. Thanks Jeanette.

II) [CONSENT AGENDA ITEMS 1 THROUGH 31](#)

Council Member Johnson pulled item number 16.

***Motion:***

***Mayor Wu moved to*** approve Consent Agenda items 1 through 31 without item number 16.

Motion carried 7 to 0

Item # 16

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

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Mayor Wu stated may I ask, would this be Sally regarding this item? I'm gonna start asking department heads if an item is pulled to just explain this item so that folks who are watching understand why the item was pulled or what that item entailed. Can you explain this item for the audience?

Sally Stang, Housing and Community Services Department, reviewed the item.

Mayor Wu stated Sally can you also address? I did have a concern with this item. It was not because of a personal problem but it says vandalism and theft is the reason why this item has now increased in cost. Can you address this problem, which is a challenge not just to this property? We have seen that in other properties as well.

Sally Stang, Housing and Community Services Department, stated sure, vandalism and theft is 1 component. Cost. There are many great increased increases in costs related to labor and supplies, but vandalism happens a lot in our community, especially when properties either new construction or under renovation. Oftentimes we have squatters that will get in or the owner will see, you know, air conditioning condenser stolen for the copper, things like that can happen. And that's why it's really important that these projects turn very quickly when we can, so that they're not left vacant for very long.

Mayor Wu stated thank you very much, Sally. Any further questions for staff? I see none.

Mayor Wu opened up public comment. Nobody came forward.

Mayor Wu stated I'll bring it back to the bench and before the motion, I just want to quickly mention that the Wichita Police Department just received a property Crimes Reduction Task Force Award. For the amount of stolen property that was recovered as well as investigations that they've been able to close. And that's regarding property crime, which includes these types of problems that we just addressed. So I just wanted to say that again, when it comes to property, whether it's your property or public property that the City has the opportunity to share with the rest of the community, vandalism and theft just continues

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to be a an increased cost, not just to those who own that property, but also for the public to not be able to utilize those items, so I am grateful that the Wichita Police Department does focus on that type of task force. Because those are crimes that we do not want to see in the City of Wichita.

***Motion:***

***Mayor Wu moved to*** approve consent agenda item 16

Motion carried 6 to 0

COUNCIL BUSINESSIII) BOARD OF BIDS AND CONTRACTS1.) [Board of Bids and Contracts dated August 11, 2025.](#)

Josh Lauber, Finance Department, reviewed the item.

Council Member Ballard stated thank you, Mayor. Josh, could you go back to Page 8 please? Or slide. Can you just explain the no other bids received?

Josh Lauber, Finance Department, stated sure. So in part, this is a policy issue in that if you're hitting the cap of 50,000, you're starting to hit new procurement requirements. So historically before COVID, if you had an informal procurement, that meant three quotes, we would very typically see department requests for pickup trucks, or vehicle purchases where we would get three quotes and we move forward. This is an item where it hit that trigger that threshold of 50,000, so we're doing a formal publication we're publishing it in the paper. We're contracting it. In effect it can be a cooling effect if you have businesses that are responding to items of a certain threshold that historically they don't need to in the private sector.

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***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

a.) [Petitions for Public Improvements](#)

Attachment: [PFPI.docx](#)

Attachment: [DWKC 5th Addn.pdf](#)

Attachment: [Walnut Grove Addn.pdf](#)

Attachment: [Prairie Glen.pdf](#)

Attachment: [Resolution No. 25-353 Water Improvements Dugan West Kellogg Commercial 5th Addition WDS 020614.docx](#)

Attachment: [Resolution No. 25-354 Sanitary Sewer Improvements Dugan West Kellogg Commercial 5th Addition SS 020617.docx](#)

Attachment: [Resolution No. 25-356 Phase 1 Sanitary Sewer Improvements Prairie Glen Addition SS 003991.docx](#)

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Attachment: [Resolution No. 25-357 Phase 2 Sanitary Sewer Improvements Prairie Glen Addition SS 003993.docx](#)

Attachment: [Resolution No. 25-358 Phase 3 Sanitary Sewer Improvements Prairie Glen Addition SS 003995.docx](#)

Attachment: [Resolution No. 25-355 Sanitary Sewer Improvements A Portion Of Walnut Grove Addition SS 020397.docx](#)

Paul Gunzelman, Public Works & Utilities Department, reviewed the item.

***Motion:***

***Mayor Wu moved to*** approve the new and revised petitions and budgets, adopt the new and amending resolutions and authorize the necessary signatures

Motion carried 7 to 0

V) UNFINISHED COUNCIL BUSINESS

VI) NEW COUNCIL BUSINESS

1. [Public Hearing Considering approval of a Development Agreement with Union Development Holdings, LLC, and issuance of Multifamily Residential Revenue Bonds](#)

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

Attachment: [Development Agreement](#)

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Troy Anderson, Assistant City Manager, reviewed the item.

Council Member Ballard stepped away briefly.

Jim Korroch, President of Consolidated Development, reviewed the item.

Mayor Wu stated thanks Jim. I actually have lots of questions and I assistant City Manager Troy Anderson also has some slides that go along with what you've just said. Which you alluded to airing grievances is not this time, but I believe it is this time. We have never aired these grievances and these grievances is the reason why this community has said they don't want to see sweetheart deals. This is the ultimate sweetheart deal. And I do want the community to know exactly what happened so that we can then move forward. But we cannot move forward without addressing what has been promised and not fulfilled. So I would like to ask Assistant City Manager Troy Anderson to provide the next set of slides because I believe we need to address this portion before we can address future housing or development that continues to happen in that area. So I'm going to ask Assistant City Manager Troy Anderson to provide the next set of slides.

Troy Anderson, Assistant City Manager, reviewed the item.

Council Member Hoheisel stepped away briefly.

Council Member Johnson stepped away briefly.

Council Member Hoheisel stated okay. Can we go back to 84, Mayor? Is that okay? So does this mean that the City no longer owns this plot of land?

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

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Council Member Hoheisel stated so is a plot of land we leased out for a dollar, and then now they outright own it.

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

Council Member Hoheisel stated did they purchase it or did we just give it to them?

Troy Anderson, Assistant City Manager, stated it was transfer, it was transferred. Based on the first right of refusal to repurchase, if the use is ever changed, then the City has the the right to repurchase it for \$1. So long as it continues to function as it was constructed. Then the transfer was approved.

Council Member Hoheisel stated okay, is now. I have some plans pertaining to that in this and this current contract. I will save it for when we get to that part.

Mayor Wu stated I have one follow up question to this very specific topic I did not understand that 99 year lease did not apply to this the Water Walk condominiums. However, there's public parking on there right now so how does that work?

Troy Anderson, Assistant City Manager, stated let me answer the first part of that just to kind of frame the conversation. In 2002, right, that original development agreement set forth a 99 year development structure, right? It wasn't until the land was leased as part of a ground lease did the actual tenant gain the rights to occupy that specific ground. So you've heard me talk about the various ground leases. Right now we have included ground lease one two and three. Any of the land that isn't under a ground lease is still owned, operated and controlled by the City, even to today. OK, what that original development agreement gave the developers were the development rights so once the developers wanted to exercise their rights and develop on that City owned and that's why all of these sort of amended plans and amendments to the development agreements to then now include those ground leases or what should have been at the time, the remaining term of that 99 year lease. Does that makes sense? So that's the first part of your question. The second part of your question is so the garage was built. The garage is a private parking garage as



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part of some of the original agreements. Perhaps amendments thereto, there's a requirement that a percentage of those spaces within that parking garage be made available to the public. That's how they were able to use sort of public dollars to finance construction of the project by making sure that a certain percentage of that parking was sort of continually made available to the public. But it is a private garage. Sort of owned, operated controlled by private entity, right? It's only a percentage of that parking that has to be made available to the public.

Mayor Wu stated and we do not maintain that parking garage then.

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

Mayor Wu stated and one more question, because I know we have , we've been talking about parking downtown. Will this be considered at all as part of there are spaces that are public spaces that are available, and what's the percentage from the I don't even remember how many stalls there are, but what's the actual percentage of public stalls?

Troy Anderson, Assistant City Manager, stated I want to say the number that stands out in my mind is they have to make 250 spaces of what I believe is about a 450 to 500 space garage. They have to make 250 spaces available to the public, so about half. But I can get you that exact information. I don't have that information available with me today, but we have closely monitored.

Mayor Wu stated will that be accounted for when we talk about public parking as we're talking downtown parking? Separate conversation, but this is one of those lots that has public stalls?

Troy Anderson, Assistant City Manager, stated yes, yeah. So it has been included in some of our illustrations on the park Wichita website. We have a couple of illustrations. It is identified as one of those, and there's a couple of others that there are private parking garages where there are agreements that those private property owners must provide a

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certain number, or certain percentage of public parking. This is one of those and it is included in the illustration on the park Wichita website.

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

Mayor Wu stated I wanna stay on that slide. Yes, I think we have a couple questions. So how much was this hotel and the City paid 2.5 million for this development, this specific hotel? Can you explain that?

Troy Anderson, Assistant City Manager, stated the staff report at the time suggests it's about a \$12 million project and yes the agreement would have, and did contribute \$2.5 million. The City sold general obligation bonds to help finance the project, and then they have since been using transient guest tax revenues to sort of burst that bond debt.

Mayor Wu stated maybe I'll ask that question to the City Manager, can you explain that? How did the City get into giving a cash contribution to a private development project specifically that already had at this point, I think slide #92 had hundreds of or 10s of millions of dollars that had already been invested by the public. I'd like to know because this was January of 2010. You were City Manager at that time. Is that correct?

City Manager Robert Layton stated I was yes. At that time, Mr. Korroch came forward and said that he had proposed the hotel and the Council wanted to see some development because there hadn't been much development other than the condos and Gander Mountain at the time. And so the problem was that we were at the depth of the recession and there was a significant project gap, so. He, I believe Mr. Korroch proposed, that there be a repayment of debt for the project through transient guest tax. Which is allowed under state code, subject to a reverse referendum. So if a petition is filed by residents, then there that would go up for election before it could be ratified. So the Council agreed, recognized that we are in unique circumstances and they wanted a project and so they agreed to the \$2.5 contribution.

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Council Member Glasscock stated you use specific language when you're talking that you said that it was intended to be repaid. Is the full amount, has it been repaid or is just the intent still 15 years later?

Troy Anderson, Assistant City Manager, stated I don't know and that's why I didn't have a chance and sort of just gathering all of this information. I haven't had a chance to really sit down with our finance department and figure out exactly where we're at. If you go back to kind of this slide, right, all of those general Obligation bonds where we add on the tax increment financing where we add on the star bonds etcetera. I haven't had a chance to sit down with our finance director and figure out exactly where we're at on all of these. This is really just kind of painting the history of the Council action items as they relate to Water Walk. That would be kind of a next.

Council Member Glasscock stated for only being here three years, you've done a great job of going back 20 plus years with all this research. Thank you.

Council Member Ballard stated I have a quick question. Sorry, do we have any other 99 year leases anywhere in the city?

Troy Anderson, Assistant City Manager, stated I don't know for certain. I'm gonna guess we probably do. It's not uncommon. It's not uncommon, right? Cities do these 99 year leases for a host of reasons. So whether we actually do or not, I'd have to go do some due diligence. But if we had one, it wouldn't surprise me. It's somewhat not incredibly common, but it is done within.

Council Member Ballard stated Bob, do you know if we have any?

City Manager Robert Layton stated I can't think of any and I can't think of any since I've been here other than what was approved here.

Council Member Hoheisel stated I have one quick question here as well. At the very beginning. Like 40 slides ago, don't have to go there, but it talks about the 24,000,000

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guaranteed and private spending in on this whole project as well. Was that 24,000,000 realized in the way that we had anticipated at the beginning?

Troy Anderson, Assistant City Manager, stated I have a slide kind of one of the last slides I have shows that kind of where we're at and we showed it a little bit earlier in my previous slide deck that showed the public and private investment up to date kind of subtotals that and then. So maybe that answers your question about the original 24 million, because it I'd have to kind of go back and kind of say we know exactly what was realized, but just being able to compare that to the original uses. I'd have to kind of go back and just make sure. I know some of the things like the condominiums were realized, the apartments were realized. Trying to think there's not really any retail out there. There is some office that was part of some of the original, some of it, I don't know if that makes sense.

Council Member Hoheisel stated so mixed bag. OK, thank you.

Council Member Glasscock stated I'm going to try and save all my other questions to the end, but just going back to the intended to be repaid, I know that you don't have that answer. Mr. Korroch do you have that answer? I imagine that you may be aware of it if our finance department hasn't pulled that information yet. Has that been repaid back and has the City been made whole?

Jim Korroch, President of Consolidated Development, stated I don't have the specific answer on that Council member. There's a lot more to this story. I would say just was doing it the simple math. So this is a hotel that again, but for the development of the hotel was 0%, zero property tax being paid since it opened in 2010, 2011, it's paid over \$3,000,000 in property tax again would have been a goose egg zero. If you do the basic math, and by the way, it's, it's the transient guest tax not the transient gas tax, as has been represented so far. If you do the basic math, which I think is at 6% is the transient guest tax I think it is. Who would know? Roughly OK. So do the basic math on that 15 years of operation. Roughly 3 to \$4 million a year revenue. That would again back in napkin roughly \$45 million is generated in that time. Take 6% I the way I do that is I take 10% 'cause I'm not real smart. That's \$4.5 million. Over that \$45,000,000, so half of that is about that, you know, since that amount of time. Again that is very rudimentary, very back napkin, there's a lot more to the

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story than you know what you've heard so far, certainly. But that's how I would generally answer your question.

Troy Anderson, Assistant City Manager, stated yes and thanks for bringing that up. Yes, the slide says transient. It is transient guest tax, so I appreciate that.

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

Mayor Wu stated I have a question regarding that specific slide. So does that mean? Well, I guess we're talking about King of Freight. Do they have? Are they under the 99 year lease agreement?

Troy Anderson, Assistant City Manager, stated they basically assumed the previous terms and condition of the ground lease, so the amendment, there's some area adjacent to the building that was part of the original ground lease #1. So this kind of separated that out in the ground lease 1A and 1B. But for all intents and purposes, King of Freight assumed the balance or all of the remaining terms and conditions of the initial ground lease #1.

Mayor Wu stated do we have an amount of what was paid for by King of Freight to purchase this?

Troy Anderson, Assistant City Manager, stated I do not have that information, no.

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

Mayor Wu stated thank you, Troy. And I do want to just make mention you just got into your role, how long ago?

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Troy Anderson, Assistant City Manager, stated I got here in 22 so I've been here for about 3 years now.

Mayor Wu stated as Council member Glascock said, thank you for digging up a lot of this information that again has spanned over 20 years and I appreciate that we now have it on the record and I wanted it on the record. I believe that's what the public deserves, and so I appreciate that it was detailed and I know that there are multiple items that you still have more information to provide. I know some people have mentioned that there were some clerical errors, including whether it was transient versus gas or 2003 versus 2023. Just wanted to make mention that you tried to pull this all together in the last week and I asked for this specific information. I've been asking actually this very information since I got into office last year because I believe that the public deserves to know what has happened and why they believe that there are things that don't currently happen on this Council. We scrutinize. We question because we are trying to do our best in speaking on the behalf of the public and so I'm not going to speak on the behalf of individuals prior to me. I can only speak for myself and I just want to say thank you for being transparent on the information. It is very sad seeing the very last slide before this questions in showing how much public dollars have has been invested into this property. And how much in private dollars have been invested into this. And still there are many promises that were made that were not fulfilled. And so to me, it was important to have the community see all this information and it is on record. It's in the minutes. It's also in this video through YouTube, so I appreciate all this information from the past.

Council Member Hoheisel stated Thank you, Mayor. Plenty of questions. I'm gonna jump all around here. Was this property ever part of the CID? We indicate that there were a number of them kind of around there and there's not.

Troy Anderson, Assistant City Manager, stated the only property that's included in a CID is the hotel. The rest of the land was not included in a CID.

Vice Mayor Johnston stepped away briefly.

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Council Member Hoheisel stated the hotel. Okay. So, and just as general over overall question, you indicated that this LIHTC application fails and then all of this goes away.

Troy Anderson, Assistant City Manager, stated correct.

Council Member Hoheisel stated Okay. What happens if the pilot isn't paid? Pilot funding.

Troy Anderson, Assistant City Manager, stated Yeah, arguably they'd be in default of the ground lease at that point in time that really sort of won't get addressed until we get into the ground lease, which there's been some questions about the ground lease. And we've had these conversations with the applicant right that there are a number of revisions that are going to need to be made to that ground lease. So that ground lease is going to have to come back in front of City Council at some point if Council approves it today. If they obtain the tax credits, if they obtain the development rights because we don't know who the lender is going to be or lien holders going to be. Don't know who the investors in order to fill in those blanks. Ultimately, that ground lease will most likely have to come back to City Council anyway. And at that point in time, we can sort of talk about some of the other terms and conditions associated with that ground lease.

Council Member Hoheisel stated would you anticipate any major revisions to the ground lease?

Troy Anderson, Assistant City Manager, stated so in some of our conversations. Some of the back and forth with some of the attorneys representing the developer there are there was some language that they wanted added to that ground lease based on some assumptions or some presumptions of what the lien holder would want as far as kind of mitigating their risk and sort of their liability and so. In conversation with them, we've said we're gonna sort of reject your revisions to the ground lease at this point in time. Because the suggestion was even, they didn't necessarily know what terms and conditions the lien holder, the lender, the investors might want to see in that ground lease. And so we said until such time as sort of you get to that point, you get where you know who an investor might be. You know who a lien holder might be and they wanna make revisions to that ground lease. Does it really make sense for us to kind of? So we rejected all of their revisions in order to protect the interest and risk and liability of the City.

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Council Member Hoheisel stated so what would happen if there's a ground lease that comes before Council and we reject it?

Troy Anderson, Assistant City Manager, stated then the project would die.

Council Member Hoheisel stated the project will die. Okay. If we can go to the contract, I don't know if you have a copy with you. Under Exhibit D, section 2B. Form of IRB letter of intent. Yep, a provision regarding the tenants option to purchase the project that states a firm option price and the obligation of the tenant to provide for payment of all other expenses related to the exercise of such option to purchase. So what all would be eligible for the tenant to purchase for the project? Is it simply the infrastructure or is that include the building?

Troy Anderson, Assistant City Manager, stated the building.

Council Member Hoheisel stated That's it. So does that so that does not include the ground as well? Troy Anderson, Assistant City Manager, stated I'm sorry I lied, it. In the parking lot there. Yes, there would be some private improvements that they would be able to buy, the parking lot, but generally the building and the parking lot, those improvements that they made to the ground would be eligible for the tenant to purchase.

Council Member Hoheisel stated but not the actual ground itself.

Troy Anderson, Assistant City Manager, stated correct the underlying ground lease is that 99. Well, at this point in time, 76 year ground lease on the remaining ground.

Council Member Hoheisel stated is there anything in here that gives them an option to purchase the ground?

Troy Anderson, Assistant City Manager, stated no.



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Council Member Hoheisel stated no? Okay. All right, now go to Exhibit D15 E. And this talks about the event the tenant moves, business operations, or ceases operation within Wichita within five years that the City will be made whole for the property taxes abated. Is that all that that pertains to is just that they cease operation?

Troy Anderson, Assistant City Manager, stated right. So yes, because in. This, there's no jobs that are required. They're not using job creation, right? If we did do a five year review. Right, for all intents, they would have made the initial capital investment. We'll know that when the bonds are issued, we'll know that they satisfied their sort of capital investment. We would only really do the five year. We'll do the five year, but the five year review is really only if are they there, are they continuing to exist there and operate. Did they satisfy the jobs? But in this case, there's no job requirement, so it's pretty standard language that we put into all of our letter of intents, just depending on whether or not the commitments that were made, whether they include job creation, whether they're still in operation etcetera.

Council Member Hoheisel stated and if they so if they decide sell to somebody else, that will transfer. The contract transfers over?

Troy Anderson, Assistant City Manager, stated yeah, there's a whole host of rules and regulations because it's a low income housing tax credit project, right? There's a whole host of requirements that there's sort of 15 year obligations on the property and on the use of the property. They might change operators, right? But for all intents and purposes if they obtain the LIHTC credits and if they obtain the project there's a pretty long standing runway that they'll continue to operate for at least the 15 years.

Council Member Hoheisel stated I have another question about foreclosure. Okay what happens if there is a foreclosure on here? That I look at Section 203? It's a little. Yeah, it's a little further out. So if there is a foreclosure, it goes to the bank essentially?

Troy Anderson, Assistant City Manager, stated correct.

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Council Member Hoheisel stated and they would be held to the same standards that we're laying out here.

Troy Anderson, Assistant City Manager, stated correct.

Council Member Hoheisel stated so all it would be was simply the bank owns the property now, but they are still obligated to stick to the same contract.

Troy Anderson, Assistant City Manager, stated absolutely. And again, because it would be a low income housing tax credit project, right? The continued performance of that, now I have tenants and I'm dealing with sort of state and federal government. There's going to be a whole host of oversight on this project. That yes, the lien holder would ultimately be responsible to make sure that that continues because there's a whole lot more riding on it probably just even the incentives that are being offered by the City at this point.

Council Member Hoheisel stated okay. Are there any personal guarantees on this project?

Troy Anderson, Assistant City Manager, stated there are no personal guarantees. Again, we're kind of coming at this from the perspective of it's entirely performance based, right? The property tax base was short of the pilot, but we'll address that pilot payment as part of the ground lease, right? And then as part of the ground lease, then there will be default provisions that will be addressed as part of the ground lease for if that payment in lieu of taxes is not paid.

Council Member Hoheisel stated did he talk about some of those claw backs? I guess you would call them.

Troy Anderson, Assistant City Manager, stated really it's a default of sort of the ground lease, right? And so the default provisions generally start talking about things like termination on the ground lease, so on and so forth, which lien holders at that point in time get involved pretty quickly.

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Council Member Hoheisel stated we send them a letter and then they got 30 days to cure.

Troy Anderson, Assistant City Manager, stated yep.

Council Member Hoheisel stated parking. I know there's some consternation around parking. How many spots are they planning on having out there?

Troy Anderson, Assistant City Manager, stated so they are providing about 70 spaces on site. And then ultimately at that point in time, tenants would then if tenants are unable to secure parking within the 70 spaces that are planned for construction by the developer tenant. Then they would need to seek parking elsewhere, whether that be in a public parking garage, lot, on street , or a private sort of condominium owners association parking structure at that point in time. Anybody else beyond those 70 would need to find some other parking solution.

Council Member Hoheisel stated okay. Two questions for the developer real quick. Thanks Ryan. Have any other projects been brought to you for this plot of land here recently?

Ryan Clark, Senior Vice President of Development Annex Group, stated other projects. No, you mean somebody else trying to develop on this site? No.

City Manager Robert Layton stated That's actually a question for Mr. Korroch.

Ryan Clark, Senior Vice President of Development Annex Group, stated I guess I'm not the owner.

Jim Korroch stated Council member no, nothing specific of again the three what I would call significant lots remaining at Water Walk. This is, of course we've already negotiated our deal, but the most the least desirable of the three we have had interest in the other two lots in particular, but wanted to hold off on any further discussion with that until we had the opportunity to fully present this project, and vet this project.

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Mayor Wu stated I'll have a follow up question since the two of you are already up here. I apologize Council members, but I know that you still have some slides to provide regarding the project itself. I know that this was very lengthy. We talked about Water Walk and I think a lot of Council members have some questions regarding Water Walk in general, and I know that we're currently speaking about the project, the new Affordable housing project. However, since you're already up here, I do want to ask one specific question. According to the documents we received. Jim, you could stay up here too. The total is \$49 million, is that correct? The project.

Ryan Clark, Senior Vice President of Development Annex Group, stated that's correct, yes.

Mayor Wu stated the hard cost is 32 million. Is that correct?

Ryan Clark, Senior Vice President of Development Annex Group, stated yeah, that should be correct.

Mayor Wu stated so there's a \$17 million gap. So I would assume soft costs are about 3 to \$5 million or so. What's the gap of 12 to 14 million? Where does that money go?

Ryan Clark, Senior Vice President of Development Annex Group, stated yeah, I mean that's it's all included in soft costs, financing fees, all the other different items that are pertain to development. It's typical for a project like this to have about 30% in soft cost.

Mayor Wu stated the reason why I asked is I want to know what is Water Walk getting out of this then? Do they got get a development fee? If so, what is that number?

Jim Korroch stated Mayor again. Back to the basics of how this development agreement was initially ratified in 2002. The way that this land works is that the Deboer estate has a development rights has been, has been explained to all of this land. They also have the right to sell the development rights to the land as well too, so that is what happened here.

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That's what's happened in other developments as well, too. As the development rights of this, the leasehold rights specifically, are being sold to the Annex Group.

Mayor Wu stated what is the dollar amount?

Jim Korroch stated I am not gonna share that. That's a private transaction and not going to share that.

Mayor Wu stated the reason why I asked even more specifically that number is because looking at the slide right now, that is up on the screen which shows \$43 million in public dollars invested into this property. So I want to know specifically what is Water Walk getting out of this in terms of dollars?

Jim Korroch stated again, Water Walk is receiving as I explained, the leasehold transfer in the leasehold rights and they are being paid a fee to transfer those leasehold rights.

Mayor Wu stated you will not disclose that fee, correct.

Jim Korroch stated I won't today.

Council Member Glasscock stated thank you, Mayor. I have a lot of questions. I walked in with a few and I walked out with a lot more. First, I'm also engaging probably more upset on behalf of taxpayers over the past 20 years, all the failures that this development project has put on taxpayers, we talk a lot about the City. The public investment is taxpayer investment in this. It isn't just City tax dollars is tax dollars from citizens that have been invested in this project. And I think everybody should be mad about it. So going back to some of the specifics of this. Troy question for you. How do we get out of a 99 year lease?

Troy Anderson, Assistant City Manager, stated so I think what you're ultimately asking is the terms conditions associated with the development agreement, right? There's probably a

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couple of different scenarios, right? One scenario man, I don't even know if I want to throw this out there, right? But one scenario might be to buy them out, right? One option would be to buy out the developer and buy out the development rights. I would hate to even suggest that right given the investment that's already been made, but that could be an option. There's not really we've done through our law department has...

City Manager Robert Layton stated Madam Mayor, at the request of the Mayor, I've had some conversations with Mr. Korroch on behalf of the estate, and we have contemplated the possibility of a fee simple title for a defined period of time. So they would there no longer be a lease. They would own the property for a defined period of time, and if they don't develop during that period of time the property with them would revert back to the City, so we would then have full control of the property. That's a concept that we've talked about, we've frankly, waiting for this project to determine where it's going before we decide how we to go forward. I don't know, I don't know if the Mayor wants to talk more about that.

Council Member Glasscock stated so were there no claw backs on the?

Mayor Wu stated yeah. It's so the very question that has been raised is this deal was cut 20 plus years ago. And the question that I think Councilmember Glasscock wanted to ask next is the very question I've asked from the very get go, were there no claw backs in that agreement back 20 plus years ago?

Troy Anderson, Assistant City Manager, stated no we we've spent a lot of time, Law Department scouring through the development agreements in the amendments to the development agreements. Yeah, short of a really lengthy and again, not even sure what the successors might be, right, of a lawsuit to, there might be some we suggest maybe there's some opportunity to kind of daylight some other things about some performance of having to bring back redevelopment plans and those things, periodic studies and those kind of things. Really, really probably low success rate options for all intents purposes it is what it is. I mean, short of renegotiating the terms and conditions of the development agreement, it unfortunately we're kind of bound by the terms and conditions that exist today.

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Mayor Wu stated which is what I have been upset about since the get go. So again, this was 20 plus years ago. None of these individuals on this Council were that there during that time, and when this deal was cut, which is the reason why the community says sweetheart deals in particular is because of this very thing. And so because there are no outs, there were no great ways to negotiate on the behalf of the citizens of Wichita, we just let the developers deal and say this is what we're gonna give you and we said yes back then. That is not how we play here in the City of Wichita now. So my question then to the City Manager has been, what can we do now moving forward? This has already been an agreement. It's been signed. It's had 20 plus years elapsed, but it still has 70 plus years remaining. What can we do to cut that amount of time so that something does get developed there, without further public investment? So that's when I asked the City Manager what are other opportunities to move forward. So can you explain the fee simple title and what could be negotiated to reduce that from 70 plus years to something more reasonable and that we can move forward with actual development?

City Manager Robert Layton stated well, the concept would be that the title would be conveyed to the developer. We'd have to determine the terms for that and then what we had just originally talked about and not been committed to at all by the developer is that it could be possibly a 15 year period and if that's the case, that if nothing is developed or it's not fully developed in 15 years, then it would come back to us. That was an initial concept. Not bringing something to you today to review, but that's the give you just a context or an idea of how we could restructure this.

Mayor Wu stated I would like to know from Jim what is Water Walk willing to give up to make this project happen which is affordable housing?

Jim Korroch stated I'm delighted to have this conversation, Mayor. Thank you. And I would maybe look at it a little differently and give you a little more context as Troy mentioned in his one of his slides several slides ago, even the condo owners, who many of them are here today, back when they were buying their condos, you remember that conversation had trouble getting financing? And so therefore, the building ultimately under fee simple essentially, ownership because what happens in that situation is just like we have our own homes. What if you went to the bank and it's part of your collateral all you had was the improvements above the ground and the ground wasn't part of that, okay. So besides just

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some laws that took significant collateral away from the financial institutions to finance those projects, which was a big reason that went to fee simple on this particular project. That same thing holds true and to be very direct and honest with you, the clock is ticking. So 99 years originally, 76 years left right now. We will without again being very honest, significant public economic help on this project, it will be difficult to continue to move forward in a structured financial structures like the Annex Group is agreeing to do today. And what I mean by that is at some point, whoever's loaning the money to a significant development is going to get left holding the bag on the lease, right? And so at that point, they know that that lease it's not collateral today, and at some point I believe the way that this is all written, is all the improvements. So as an example, the Fairfield, we've talked a lot about that today. At the end of that 99 year lease, all of the improvements above ground on that ground that the City owns reverts back to the City. So it became, it becomes very difficult to get financing and have those financing conversations. And it's very complicated for the banks to go through. We have had developers come to us and when they realize, oh, this is a land lease deal and never mind, we've got other places that we can we can go fee simple. So what this potential proposal allows, frankly, is it allows us as a developer to have a lot more opportunities to be able to seek development on this ground. It opens up the possibility just possibility of single family homes as an example. I mean, imagine going and trying to get a mortgage on a single family town, home row, home, something like that that you own and you don't own the ground underneath it. It's a very difficult conversation with the bank and the bank says I'm happy to learn more. Tell me about this land lease situation and guess what? Troy's got to come up with 50 slides. I mean, it's just it's very complicated and the bank will say there are other people we'd rather be working with or do something else. So, to answer your question partially anyways, we are open to that conversation of moving into a fee simple environment where we believe we can more aggressively market and develop the Water Walk area and significantly bring that time frame down. And at the end of the day, if we don't get it done, then it reverts back to the City, we're open to that conversation. A lot of details involved in that, but we're absolutely open to that conversation.

Mayor Wu stated I have one quick question to the City Manager. If we did this in contingent and be it contingent upon an actual deal that would reduce the 76 year land lease right now. Because I feel like these are two separate conversations. We have a housing development that is asking for approval and then we also have this land lease that the City entered into 20 plus years ago and I'm concerned about this portion. Making sure that this



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gets negotiated prior to saying yes or no to a housing development. So I'd like to know what type of time frame do we have. I know that the developers that are wanting to develop affordable housing deadline and I'd like to know what that deadline is in order to apply for LIHTC credit from the state. So I know that this is all rushed, which I don't like, but I want to know. What are our options? When it comes to what he's saying, well, we're open to it. Well, we also have another opportunity right now, which is affordable housing. So can you explain to us what truly are our options where we're not where we do get the better deal for the citizens of Wichita but not get time blocked because of an application deadline?

City Manager Robert Layton stated I think you're right to say that there's two separate actions that are involved. I'll let the developer talk about the time frame, but I think they have a very tight deadline. I think it's this week they have to file their LIHTC application and so when I've had my preliminary conversations with Jim, we have talked about for the remaining 2/3 of property. They've already built in a 76 year lease into their project and it's how we go forward on the remaining properties and making sure that you're also comfortable with the land lease. If they do get the land, the credits that you're comfortable with the land lease provisions before we finalize those, and they conclude their project.

Ryan Clark, Senior Vice President of Development Annex Group, stated yeah. So the project with KHRC in terms of the deadline, so they have two application rounds every year, so one was in February and another one is in August. So why it's significant is those are the only two times you can apply. But Kansas has the Kansas Housing State Tax Credit, which was just been sunset. So this is the last round that they'll ever have this. So the financial feasibility, totally, you know, relies on getting that additional state credit that KHRC provides and this is the past round. This was the same award that we received for the Purple Heart Trail project on the east side of town. So yeah, without being in on this application, it would, the feasibility would go away.

Mayor Wu stated Ryan, I know you still have some slides to provide what I'd like, I still see some questions from Council members. I believe it's regarding the Water Walk agreement. Do you mind holding on a little bit longer?

Ryan Clark, Senior Vice President of Development Annex Group, stated sure yep.

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Mayor Wu stated Well, because there are two separate conversations happening and Water Walk, I think there's still more questions.

Vice Mayor Johnston stated thank you, Mayor. Troy, thank you very much for doing all this work. I have a history on the front end of this before this happened and it kind of brings up an old wound that I am long over. I would like to say it just for maybe lessons in the future? In the spring of 2001, I went to Council District One's representative. I think it was, Councilmember Feary, I think. Downtown, six. I don't know who it was. It was Lady went with her, went, went to lunch with her and told her of some plans that I had for moving Johnston's. I'd bought Johnston's in 1995, had a 10 year payout to my father trying to make plans for the future. So I went to her and I said, listen, I'd like to move the store into more of a central location because our business came from about a third out West, 2/3 out east and I thought a central location would be good. So went to her, told her our plans. I had Tim Johnson from the Better Book Room, it was a thriving Christian bookstore at that time. Also interested in the area. Wanted to move his store from Main down to more of a central area and she was told by me that they wanted the City Council wanted to create a District, similar to San Antonio's Riverwalk. They want to have a Riverwalk like San Antonio has, and they have a developer that will do that would not tell me the name of the developer I learned later. It was Jack de Boer would not tell me that information, so I said, well, OK, they won't work with me. All's I asked for was street and utility improvements because I looked and there's lots of utilities underneath that ground. A lot. And street improvements. It's all I wanted. Would not do that. So when I heard it was Jack DeBoer, I said, well, that's, you know, understandable had track record. Good guy. Eight months. Nine months later, maybe a year later, I'm talking to John Clevenger, who was President of Commerce Bank. And I told him my frustration of that area. I said I'd like to move there. Had Tim Johnson with Better Book Room wanted to move there too. He said "You know what?" Said I wanted to move there. I wanted Commerce Bank to be the land essentially where the parking lot is now. The City's parking lot. And they want he wanted to walkway to the garage. That is there now. And he said we would. We would use that garage and during the day the hotel would use it at night or Century 2, use it at night. It'd be a perfect marriage and said the City would not talk to me. It would not do it, I said really, I said same conversation I'm having same time. They said they never connected us, he says. Yeah, he said. That's amazing. Why would they not do that? So I just want a little bit of history there. Maybe. Maybe in future, let's try to bring people together. Instead just get put all eggs in one basket. I'm over it.

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Things worked out fine, it's fine, but I will tell you that I do have....I'll save that for later. So that's it.

Council Member Glasscock stated sorry. Thank you, Mayor. I believe both of these conversations are tied. It's the same developer asking for this requirement that's been involved in the project from the start, so I do think the application before us and the conversation about the Water Walk are tied in tandem together. I take some offense to one comment that a project won't happen without significant public help. That is significant public help. \$43 million that have been spent on this property of public funds I believe is already significant public health, help far more than the private investment that's up here. And I also take offense to if you're asking for public funds, private transactions should be made public. I know I'm not going to get an answer to this based on that question too, but how much did Gossen Development get paid? Water walk LLC, Riverfront LLC, 4G LLC because in 50 slides we saw multiple transactions where they had development fees. Do we know how much the City paid each one of its entities during the course of this project that have already been paid out, and a lot of the same faces are still part of the development deal today.

Troy Anderson, Assistant City Manager, stated so based on our just cursory review of all of this, all of those soft costs, right? The design fees. All those were inclusive of these fees that you see in front of you today.

Council Member Glasscock stated so they're included in the \$43 million that we spent. All the money was spent to Gossen, Water Walk, Riverfront and 4G.

Troy Anderson, Assistant City Manager, stated more specifically, when you kind of go back to sort of this slide from back in late 2009, early 2010, right? That the general obligate, the \$41.3 million went towards paying all of those. That again cursory view, that's what we found, right? Again, we still need to, if necessary, go and sit down with finance and work through old sort of archives of who got paid, what, where, when, why and how et cetera. But our understanding at this point was that all of those contract, the broker fees for the art, the design fees for Gossen were all included in this sort of \$41.3 million.

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Council Member Glasscock stated Okay. Two more quick questions. The I think it was on page or slide 83, maybe go back to that. See if I wrote it down. Nope, I did not write the right one. Maybe 93? Let's try 93. Nope, there's not one. OK regarding the public investment was 41 million, or we spent 43 million. The original promised public investment was 41 million based on one of the last slides that I had seen. The original promised development was 80 million for the private investment and up to this day they'd paid 36 million. Correct?

Troy Anderson, Assistant City Manager, stated yeah if you look back at the original development agreement. There was about \$90 million, \$86.86 million of private improvements and about \$30-33 million private improvement. So kind of three to oneish.

Council Member Glasscock stated so two more questions and then I would love to hear comments from the public too. Regarding this is part of the East Bank TIF, correct?

Troy Anderson, Assistant City Manager, stated yes.

Council Member Glasscock stated and so the East Bank TIF currently has about 4.6 million outstanding. Is that correct?

Troy Anderson, Assistant City Manager, stated that sounds about right. We, I know that in our recent conversations, we anticipate that the East Bank Tiff District will be debt retired about '26-'27.

Council Member Glasscock stated '26-'27.

Troy Anderson, Assistant City Manager, stated two or three years from now, yes.

Council Member Glasscock stated so when you and I, I think you and I talked or Bob and I had discussed this during our meeting this week. Regarding why isn't the applicant using maybe TIF eligible expenses? Can you explain that more?

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Troy Anderson, Assistant City Manager, stated yeah, so under the state tax increment financing laws, you have a 20 year window in which you create a project plan. So if the district was created in 1995 in 2015, you can no longer create any new project plans, subsequently the plan for this specific area within the district, that 20 year plan has already run its course.

Council Member Glasscock stated and when did it run its course?

Troy Anderson, Assistant City Manager, stated 2023. Yeah, '23-'24. It just retired.

Council Member Glasscock stated so a so a project just so a project just happens to be coming up asking more incentives after a previous incentive expired, just a year prior with little development over the last 20 years on the project, but then it's brought up a year after the TIF eligible project expired? Is that correct?

Troy Anderson, Assistant City Manager, stated the project, redevelopment plan would have expired in 2023-2024, yes. Sorry.

Council Member Glasscock stated shortly right after.

Troy Anderson, Assistant City Manager, stated so we couldn't amend that exi... So I can't create any new plans and the existing plan can't be amended. So TIF was not an option.

Mayor Wu stated at this time, may I please have Ryan provide the following the slides regarding this project that is being considered.

Ryan Clark reviewed the item.

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Mayor Wu stated thank you, Ryan. I do maybe just have one question. Really, it's for the City Manager. Is this the highest and best use for that property?

City Manager Robert Layton stated Mayor, that's a great question and it's probably somewhat subjective. If you consider the original master plan it's not consistent with that, so it doesn't have a retail or office component. If you look at today's market, you look at what's happening in downtown, the need for housing, the need for affordable housing. It's I think it is an appropriate use on the site. Is it the highest and best use? That's really going to be hard to indicate. If we were to hold out longer, I can't judge the market in terms of what it would take in order for something closer to the master plan to be developed, but given the conversation, the history of this development, element, we're not going to be in for a significant dollar amount to assist with anything like that. So I do think and I do believe the master plan anticipated and previous discussions anticipated, an apartment use on a portion of the property. So in that regard, I'd say it is consistent with discussions that we've had at least in the 16 years I've been here.

Mayor Wu stated Jim, sorry, Ryan, one question for you. I remember this project, the Union at Purple Heart which is in district number 2, Councilmember Tuttle's district, and I think I may have asked the question we would like to see more workforce housing in the City of Wichita. We've all talked about the need for housing all across the six districts. My question really is, have you considered other plots of land or is this the only one that you considered because you were approached or did you approach Water Walk.

Ryan Clark, Senior Vice President of Development Annex Group, stated yeah, I considered many, many different opportunities. There's a lot of different things at play in locations of which qualified census tracts and difficult develop areas. It has to do with how the funding comes into play. But yeah, searched long and hard for potential opportunities. As I mentioned, we really like doing urban infill type of housing. So I sought this out. So as I did in in a lot of the different cities a lot of times you know it's not even land that's available for sale. I just think hey this is from what I'm seeing, what the City's talking about. For what I'm doing kind of on my own independent research of what I think could be a great play. It's ultimately a lot of where I end up, you know, selecting locations so you know the downtown Topeka one, for example, is not a listed site. That was me. Kind of, you know, proactively

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talking with the owner and finding that opportunity and matching up with the City's goals. So this was all my doing of being like, hey, this area makes a ton of sense. Look at the you know, amenities and some of the things that we've just got done talking about. And knowing there's a competitive scoring aspect, all this and having won several of these, you know competitive applications before and knowing what works and what doesn't was how I ended up at this location.

Mayor Wu stated and you also mentioned that the application process or the application deadline is this week.

Ryan Clark, Senior Vice President of Development Annex Group, stated right.

Mayor Wu stated and this is the last round of this type of tax credits that you could be eligible for. My question to you then is if you don't get these tax credits, will you move forward with this project?

Ryan Clark, Senior Vice President of Development Annex Group, stated no, there would be a fairly significant gap. Yeah, I wouldn't. Wouldn't entertain it.

Mayor Wu stated thank you, Ryan. I see no further questions from the Council. We will now open it up for public comment.

Council Member Glasscock stepped away briefly.

Celeste Racette stated Celeste Racette, Wichita, Kansas. I wasn't meaning to come here today, but I was watching this at home and got so upset at where we're at that here I am again. Again I applaud you all for the thoughtful questions. Thank you so much and for talking about a failed development deal that has cost taxpayers \$40 million with minimal private investment by the investors. It's just it's a prime example of why we worked so hard on that bipartisan committee to try to come to last Thursday and explain. Stop these

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sweetheart deals, stop these no bid contracts, stop these handouts of taxpayer incentives. And this is one of the prime examples of what has cost taxpayers in the City of Wichita. Here's what I want to say about it, and this is off the cuff, so excuse me if it's not a polished speech. Jack Deboer took advantage of the City's naivete. He used a high power law firm and an uninformed Mayor, City Council, City Manager and City Law Department to push through state and City funds into this 22 acre development. It was prime riverfront real estate. He got numerous incentives. And economic development dollars. And there were various revisions as you saw, and I've got all the copies of these deals in my office. They're about this thick. There's supposed to be four office buildings, high end residential properties, a restaurant and Gander Mountain was supposed to have a deck overlooking the river and a restaurant for the public to use. Jim Korroch also took advantage of the City's naivete, and he pushed through a change to one of our City's charter ordinance to get the funding for the Fairfield Inn in Water Walk. And it's more than \$2 million. It was 2 1/2 for the hotel and we're also being paid or we're paying one and a half million in interest. In fact, we've paid so little on that interest and that principle that we could almost save \$700,000 next year if we just got that debt for Jim Korroch. In fact, when it was booked on our books, they called it Storm Water utilities and the entries to pay off these payments was falsely labeled Convention Center project, and I believe there's no Convention Center in the Fairfield Hotel. So all of this was misguided, mislabeled, and misappropriated funds, and that was a charter ordinance. The hotel guest tax was created to take care of our tourism attractions, our public buildings and Century II. So for him to push through a charter ordinance change shows the influence these developers had on City Council at that time. And it's so interesting now to see the names that sign this contract, including. I'm not. I'm gonna call him out. Dave Wells and Dave Burke, who are now suing for the \$2 million in the Kenmar unpaid development loan. They signed this deal so for 20 years we've been dealing with these same. Year after year after year. And they were given a no bid contract to build Water Walk a no bid contract, and that was one of the recommendations our Bipartisan efficiency group made. Stop these no bid contracts, they're called design build construction and that means the contract is handed to who they think the best builder is. So Key Construction got this contract. Even though Dave Wells signed off on this agreement for Water Walk. So this is so many convoluted influences in a contract that ends up costing the taxpayers so much money. I know it's a difficult situation because you're facing a deadline. But I would not do this. I'm sorry. I'll stand up here. I'll take the heat for saying I know we need affordable housing, but you have got to do whatever you can to get out of this bungled development deal. Fee simple great suggestion. Whatever we need to do. And you know what? If I was Jack DeBoer, or if I was Jim Korroch and knew that I was



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getting this kind of publicity about having taken advantage of honest, hard working Wichita taxpayers. I would work with the City to make this happen, so I challenge them. Jack DeBoer's estate. Jim Korroch, the developer, Dave Burke, Dave Wells, any influence they have, let's get out of this deal. Let's do fee simple so that if we want to do development, we actually benefit from it without any developer or any buyer or any residential. condo owner having to negotiate through a stack of contracts involving CIDs, TIF, star bonds. And all of the legal agreements. So please deny the application. Thank you.

Mayor Wu stated thank you, Celeste. I'm gonna ask the City Manager to address two things she mentioned. Getting rid of that debt, specifically the \$700,000 she mentioned. Can you address that? And then also regarding no bid contracts, design builds, what is the current policy from this bench?

City Manager Robert Layton stated Mayor, the first question we have been looking at retiring that debt. Our finance department looked at it earlier this year. It's not quite as simple as just simply retiring the debt and claiming all that money because we do have to also look at what the time value of money is, what we would get for our investment of idle funds during that period of time. So then you take that and offset the debt service that you would avoid and then you come up with an estimate. We think you still may have a savings, could be about \$100,000. But we're looking at that with our financial consultant and bond counsel. That may be rolled in an upcoming bond issue if that's the case. On the second item, Council has a policy that's been adopted regarding design build projects and there's a specific process that we have to follow. Bring it to the Council. It has to be awarded on a competitive basis. Maximum price is adopted. I'm sure there's some other provisions and protections that we've built in there. I can't recall off the top of my head, but those are our projects. It's a again, Troy can correct me. I think the use of a contractor on Water Walk was directed by the developer. Not quite sure what approval process was involved in all that. I don't believe that we were doing the selection, but when we use this tool, I think we have a pretty well defined process that protects the City.

Mayor Wu stated so since 20 years ago, do we no longer do things, especially when it comes to developer agreements where all the rights go to that developer and the City has

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no claw backs. Can you just address what has changed in 20 plus years and what steps are now being taken that won't get us into this same type of situation?

City Manager Robert Layton stated from an economic development standpoint, our policy has evolved significantly over the last 10 years especially. We're to the point now where almost every project that comes to the Council has very little or no risk. We do a lot of pay as you go. When we put TIF in front of the Council, we do CID, the protections are that those are pay as you go and that the developer absorbs that risk, not the City. And I think you all ask from the bench almost every project for us to affirm that, because that is the current policy that we have. If we look at a large project and compare this to another project, the City was involved in, if you look at the K-96 and Greenwich Project. Again, significant development. In that case we have CID and Star Bonds used and the CID the first one that was put in place was with Cabela's and that was to help finance interchange improvements that were needed to open up that development. The star bonds were used to pay for some basic infrastructure. The main roads into the development and I think we may have had some general obligation bonds involved in the construction of the interchange as well. But then all of the support roads and the support network was put in by the developer. So I think that was a good example of another way to do a project and one that's much more you know, ore recent, and one that has been extremely successful to the point where we've retired our Star bond debt early and our CID the CID debt early. And that's a great example of leveraging private investment in order to be able to meet and actually exceed the City's obligation. In fact, I think we paid off the STAR Bond debt eight years early and that will free up about a half million dollars a year in sales tax revenue for the City as a result of that.

Kyle Rickliffs, King of Freight Operations Manager, stated hello, I'm Kyle Rickliffs. I'm here to represent King of Freight. I'm a operations manager for King of Freight. King of Freight is the tenant in the old Gander Mountain building. We've been there since 2019. It's owned by a related entity Always Holdin, LLC. I just wanted to give the City our perspective on things. I don't if this is the right time for that, or if this is something that needs to come later. I don't really know how any of this works. I saw this article yesterday. Relayed the info to my older brother Mike. He's the 90% owner of King of Freight. We just wanted to make sure that the City was aware of our situation. So our headquarters is in the Water Walk. We employ over 650 employees right now. 475 of them are in the Water Walk building. I think next week we'll

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have over 500 with our new training class. We're adding over 100 jobs next week across the US. We've got locations in Dallas, Little Rock And Tampa, FL. But Wichita will always be our home. We currently lease over 400 parking spaces from the city. This costs our employees and king of Freight 70 to 75,000 a year. I'm here because the proposed 186 unit development, at least according to the drawings in the article, shows around 70 parking spaces. So that means hundreds of additional cars competing for the same limited shared parking our employees rely on everyday. We also employ 2 full time security guards to patrol the area. In addition to the City and the Water Walk security. We're not here to oppose growth. We just want to make sure that this is the planned responsibly, because existing businesses don't want to foot the bill or lose access to the resources that we already pay for. So Water Walk parking is already shared with the public. Adding potentially hundreds of additional vehicles will overwhelm the system. King of Freight already leases 405 of these spaces average about 6250 a month, 6250. This is a significant investment. It'll reduce availability. It harms our employees and our operations. We're urging the Council to require adequate on site parking proportional to the units to avoid burdening the existing tenants and businesses. According to the article, the developer is being offered a 76 year lease, a dollar a year, full property tax exemption, sales tax breaks, while the existing Water Walk businesses pay full freight, parking fees, property taxes, HOA dues without comparable incentives. This creates an uneven playing field and sets a precedent for future developments to rely on existing businesses resources without fair contribution. The 186 apartments will increase traffic congestion in and out of the Water Walk area. More residents and visitors with insufficient parking will increase street congestion and illegal parking. Increased density without proportional security measures risks higher crime rates, especially in shared garages and common areas. We have already been dealing with that quite a bit. The water was Water walk owners association, the resources, landscaping, maintenance, lighting, security will inevitably be strained without proportionate contributions from this project, cost will shift to existing owners and tenants. The Water Walk was originally envisioned as a high quality mixed-use destination. I really appreciate all the history you provided that helped open my eyes to a lot of things that I wasn't aware of. But we just think that a poorly planned high density project with inadequate parking risks eroding the district's brand, discouraging future business investment. We would like to urge the Council to require development plan that protects the value, safety and functionality of the entire district. I understand this is under a tight deadline. I didn't even know much about this until a week ago. It would have been better to talk directly with the Water Walk, but here we are now. So we were just hoping that maybe we could get more info, postpone this and figure out what we need to do about the parking situation, the

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safety and hopefully this won't come at the expense of all the businesses that are already investing in downtown Wichita and creating jobs now. thank you.

Mayor Wu stated thank you, Kyle. And I think you spoke up in the middle of the presentation saying you knew how much was paid for that property? I didn't know if you wanted to speak to that. They inherited the lease for \$1.00 is what he's. He will have to confirm through his legal team, he said. Thank you very much. We will continue with public comment.

Deb Voth stated hi. Hi, I'm Deb Voth. I live at Unit 503 at Water Walk. My husband is Kent Voth and I know yesterday and he's been quoted as we were not opposing it. We like Jim. We like working with him, but this is does not mean that we support this project. There's a difference between not objecting and supporting it. We ourselves as residents have had to sue the developer. We did that in 1920. I mean, did that in 2020. And so we know how hard it is to fight for the quality of our area and that we had to do that to protect our own residents in our own parking area. And I would applaud what Celeste said. And I can imagine King of Freight's concern that there is not enough parking. And when we were first told about this, it was 100 parking spaces and now its 70 or 60. And you know that 186 apartments are gonna bring a lot more people than parking available. So we need development and to be honest with you, it's the most convoluted relationship that we have with the developer, the residents and the City. And it's the most complicated system to work towards when there is an issue or a problem, and we've expressed some of those concerns before. So I would urge the Council to look at ways that this can be gotten out of that somehow. We have, the City has more control over what happens in that area. Because the route that we're on, it's not going to lead a good result and as my husband said the devil's in the details, the devil's who you know and the devil who's you don't know. And so a developer could come in and purchase that whole area. And put up a family store or dollar store or something that will not help attract the high quality of people that we want to come downtown and spend their dollars in Wichita. And frankly, we're at the forefront of entry into the City of Wichita. And I would hope that the City would want to invest the dollars in the time, in addition to all that you've done. Not minimizing that. To continue the quality development of the downtown riverfront area. Thank you.

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Arlen Hill stated forgot to bring my reading glasses. I'm Arlen Hill 302 at Water Walk place. I mail you all an e-mail last night. If you've had time to look at it or read it to, I'll highlight part of that. I'm in 302 Water Walk place. My wife and I moved down here like 2011 or 12, and we had a three bedroom brick house out in northeast Wichita and the first time I'd ever even thought about moving into an apartment or a condo. But my wife's health. We had to move. Anyway, somebody said. Well, finally we looked all over town trying that place downtown they got a big building and you can park right in front of your door, I said what? So anyway, we looked at it and moved in. I just wanted to I read. I quoted this out of visitwichita.com. On your City websites that I emailed you says Water Walk, is a premier unit multi use development located in the heart of downtown Wichita. Luxury condos offices in the Marriott Hotel development visitors and tenants can enjoy the tranquility. Offered in our beautiful courtyard, complete with walking paths, ponds and a gazebo, all located within steps of Century II and concerts and shows over Intrust Bank as a short walk away. And I agree with that thing. So about our place. But I also said do not let this low income building happen. Century II is only a block and a half away. The Hyatt Regency is just across the parking lot. Fairfield is only about 100 yards away. The King of Freight, is less than that, and they pay big money to park right across the street as he just gave the details. Building will only have a well, I have worked down 100 like you said and then just got through saying it's only gonna be 60 or 70. And I told you they'd have to if they're gonna only have that many parking spots. The people that live there, they're gonna have to get out and drive a block and a half up to on water street to Waterman, hang it right and get into the Main street another block and then down another half a block to use what City spaces are in our Water Walk place which is not going to be very convenient. So if you build 186 units and you're only going to put 60 spots, that is insane. That's obviously not going to work. Even if it was not with King of Freight being short on space those already. And so anywhere else is. I look out the window. We only the only view we have in Water Walk place, if you haven't been in it is West to the east of us is the garage. And I'm if you're on the north or South and you got subside views but. So the only thing I can see is that we're for the Sunshine Sunrise, and now I'm going to be looking at a six foot six story tall end of a building there hanging right in front of my deal. So I'm oh, that's a lot made me see. Be able to see the sky. We invested big money and now we can see if that happens then my property value I would assume it started going once I buy it after this thing is built. I may be down. \$100,000-\$200,000. Which means you're going to be down the property tax that's going to have to go down to match the value. If our property goes down, the City's going to be losing money. So anyway, as I said in my memo, please vote no thank you.

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April Brooks stated hello, my name is April Brooks. I work at King Freight. Been with the been with them since 2017 and then move into the Water Walk building. I kind of want to touch on some things that Kyle has already said, but I also want to bring to the forefront really how much the we're paying the City for this parking. And also highlight the fact that whenever this developer was up here talking, he was asked about parking questions. They said that they're going to have, what, 75 parking for the 186 units. He kind of brush it off and it was like, oh, they're going to find parking around the area. That parking around the area is the parking that our employees are utilizing currently and paying for. To date, we have paid \$238,000 for the parking in and around the area. And as Kyle had mentioned, I believe our monthly invoice is about 6500 as you can see. Imagine we also get complaints from our employees. They're not happy about their \$15 which has also increased two times in the last year. And I think actually it's like \$16.38. I would like the City to take that into consideration. Well, we're not opposed to the growth of the area. I think that it should be properly planned and the residents that are currently there and utilizing the area to bring in 186 houses and to expect only 75 people to park there. That math is not mating as I would say. And really that that's all I want to bring to light how much we're paying and understand King of Freight wasn't really mentioned in any of these presentations. If we were briefly mentioned and it was the old Gander mountain building, we're not the old Gander Mountain. They are King of Freight. I think we've paid over \$1,000,000 in property taxes on that building and we pay substantial amount to the City each month for parking. So really just want that that noticed. Thank you.

Heather Schroeder, Downtown Wichita Executive Director, stated good afternoon. Heather Schroeder, executive director of downtown Wichita. And I'm not here to speak on the merits of any projects today. I just wanted to share our latest market research with you in regard to demand for housing downtown. As part of our ongoing effort to update the downtown master plan, we call it Downtown Wichita action plan. It's the 10 year vision for we want to see downtown grow as a community over the next decade. We commissioned an independent market research firm to give us updated data for our market in fall 2024. What they provided was that our market potential is to build up to 750 new housing units each year over the next five years for a total of up to 3750 new units over that five year period. They looked at the population of people most likely to move downtown on demographics, and they found that 43.4% of those potential downtown market movers

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earn 60% or less of the area median income annually. So our AMI is our area median incomes at those levels would be \$19,250 a year for a one person household at 50% AMI, it's \$32,050 for a one person household and at 60% AMI it's \$38,450. If you were to work at our minimum wage of 7.25 an hour, you would only earn \$15,080 annually, so you cannot afford those units at 30% AMI, which I believe was the low threshold of this particular LIHTC project. I'm uncertain on what their percentage affordability rate is. So I just wanted to provide you with that information. We strong demand at all income levels for housing downtown, where that housing is cited and how it integrates into our urban fabric is a question to be determined by the Community with our ongoing work on the downtown Wichita action plan and with your input. Thank you.

Mayor Wu stated Heather, I'll have one question for you. I asked this of the City Manager. What's the highest and best use of this property according to the action plan so far?

Heather Schroeder stated that's a great question. The this site abuts the river and with all of our or, I guess the larger Water Walk site abuts the river. With every kind of topic area where we've surveyed the public at our community meetings. Whether it's housing, working, entertainment, how people get around, daily amenities, everybody wants to see the river more active, more densely developed, kind of incorporating all the all of those various uses. So there is, you know, there is demand for housing along the river. There's demand for dining, making sure that people can, you know, enjoy the river view. The river is unanimously stated to be our best asset you know and very unique for a City of our size to have that amenity in our core.

Mayor Wu stated thank you, Heather. We'll continue with public comment. I see no one else from the public. Before we move on from public comment. Thank you to the six speakers. City Manager. Actually, Jim, can you answer a specific question a resident had, which was condos and the views of their condos in your in the Water Walk agreement, does it say anything about what can or cannot be built in front of their condos?

Jim Korroch stated Mayor, which agreement are you referring to?

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Mayor Wu stated with the Water Walk condos, so are there any restrictions of what can be built in front of them in their agreement that I guess Water Walk had with the condos?

Jim Korroch stated thank you for the clarification. To my knowledge, there are no written agreements that that talk about obstruction of view.

Council Member Glasscock stated thank you, Mayor. I have a question for Troy before I have any comments. So we have the proposal, a lot of what we talked about is history of it, but we have the green sheet which talks about the specific proposal. When we look at what's before us today, what is the minimum that we have to include in the development agreement so they can attempt to get tax credits from the state.

Troy Anderson, Assistant City Manager, stated so the way that the development agreement is constructed again today, right? Because they need to know sort of what some of their, what some of the City commitments are particularly in regards to the things like the property tax abatements, the sales tax exemptions, that letter of intent. That's why that's an exhibit. They need to know and understand that stuff, but what they need to be able to do is submit to the state the development agreement. So the reason why we drafted it the way we did was because we continue to sort of hold the ground lease until such time as all of those preconditions are satisfied. That allows them to do all their due diligence, put their financing together so on and so forth. If we don't have that contingency in place, we sort of just approve the development agreement and the ground lease if for whatever reason the they don't obtain the LIHTC Tax credit award or they don't obtain the development rights or whatever that then there's really no way to unwind it, so to speak. So we've put that contingency out there that all the preconditions have to be met and then we'll execute the ground lease. To make sure that if whatever reason they don't satisfy those preconditions that this can get sort of unwound.

Council Member Glasscock stated probably not the exact answer I was looking for. So do we have to offer the sales tax exemption, the property tax exemption? Right now they request that they wanted to do a pilot to be able to pay for a portion of the property tax and they want to not pay the property tax. They want to fully pay the school district property tax.



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So what do we have to offer in a agreement to the state as part of a development agreement, the state would consider to award them LIHTC credits?

Troy Anderson, Assistant City Manager, stated I'm going to answer that in a way of deferring to the developer, because, they'll explain more than the point structure.

Ryan Clark, Senior Vice President of Development Annex Group, stated yeah. So it has to do with project feasibility, right? So we are talking about the TIF prior that kind of expiring. That you know we're approved, wanted to go that route, right? That'd been more simple. So this is a way to say, hey, we're still paying a certain amount of those taxes. This hits a certain debt coverage ratio and so that's what our investors need to see that that is maintained throughout the life cycle of the project, and so there'll be underwriting standards that KHRC goes through, so. This development agreement and what we're talking about, you know, with the sales tax exemption with a pilot. That is for the underwriting of the project 'cause our rents are fixed, right? We're straight across the board. You have tax credits coming in and then so limiting, knowing what exactly our taxes are is what allows you to hit that debt covered ratio. And that's the point of doing that as well as having showing the land control is another requirement.

Council Member Glasscock stated so let's say this body chose to do sales tax exemption versus property tax exemption instead of doing both. Would you not be submitting the application if we chose to go one path over the other? Do you require both to move forward with your submission?

Ryan Clark, Senior Vice President of Development Annex Group, stated right. Yeah, for project feasibility, correct, it would be both, right?

Council Member Glasscock stated and then question for Troy. Because they're requesting 4%. How many have been awarded LIHTC credits in Wichita at the 4% rate?

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Troy Anderson, Assistant City Manager, stated and again, I don't have that information available to me.

Council Member Glasscock stated does Sally have that?

Ryan Clark, Senior Vice President of Development Annex Group, stated I can add one item on that. Just knowing. So you know we do what's called 4% projects. So these are the large ones. I believe she can speak to the 9%, but outside of our Purple Heart deal, I'm I think there's been one other 4% project, but.

Sally Stang, Housing and Community Services, stated in the first round of 4% applications, there were no awards here in Wichita. There's been about 8 4% awards here in the past seven years one of them is a stall project that isn't moving forward. The rest have actually moved forward, but as said previously, this will be the last round that includes the state tax credit on top of it.

Council Member Glasscock stated so eight out of how many?

Sally Stang, Housing and Community Services, stated you know, because they do urban and rural set asides that amount can vary. The first round, there were only four urban projects awarded, all in northeastern Kansas. And obviously none of those were ours.

Council Glasscock stated so chances of even being awarded the 4% tax credits pretty slim.

Sally Stang, Housing and Community Services Department, stated it is very, very, very competitive and that's why hitting the maximum amount of points that you can on a project is pivotal. And so one of the scoring criteria in the QA is your either below market loans and investments from your local government into the project.

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Council Member Tuttle stated thank you. I just wanted to make a few comments. I had lots of questions but people got on the board before me and that's okay. I just want to say thanks Troy for all of your work on this. I wanted to say thank you all the speakers who are here today. I have had ex parte communication with the applicant. I've had ex parte communication with the residents and also the businesses surrounding. So just want to make sure that's for the public record. I this is a challenging one for me. It truly is. We need workforce housing and we know we need it downtown. These are the people who work in our restaurants. They help with all of the new flourishing of hotels that we have, you know, they work in all of the new amenities that we're super excited about and we know that we need all housing and we need all housing, not just the downtown core but for but all through the City. But I just keep asking myself, if this is the right project at this time. There's lots of questions that need to be answered obviously about the whole development, but specifically even this project. I it's as mentioned, it's not consistent with any of the, I think 5 master plans for this area. And I think this really highlights that we need to look at this area and you know, not just focus on the past, you need to keep, you know, one eye in the rearview mirror, but most your attention on the windshield and I hope that, you know, we've had a highlight today of what's happened past, but really be thinking as a community about our City's core and how we can continue to make it vibrant and address the growth. And new additions that are coming in a really intentional and consistent way. Some of my concerns I mentioned are about parking. This is one of the lower return on investments that I've seen. I know it's one to 1.1 and meets the criteria, but it's razor thin and with as many questions as we have, that's just something that worries me a little bit. I do wanna thank all of the residents for sharing your thoughts. I received multiple emails, as I'm sure my colleagues did. It always is encouraging to me, I had my district Advisory Board last night and we had a contentious zoning case and 18 people came and spoke and I said I'm glad that people here and I'd be more worried if they weren't. In this case as well. Thank you to the residents who took the time let us know how they feel. I just think there's too many unattended and unidentified consequences at this time. This is going to be a really challenging book for me, but thank you for Troy and for all your hard work on this. Appreciate you earring the other comments from my colleagues.

Vice Mayor Johnston stepped away briefly.

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Council Member Hoheisel stated thank you, Mayor. I agree with Councilmember Tuttle that there's definitely a need for affordable housing in this community, including downtown. It's got to be all over the place. The unfortunate part of this is that this was so rushed to try and get this in under the deadline. I wish we would have had a little more time to kind of work this and understand the ins and outs of not only the history here but also of the project. The parking issues, because that is a concern as well. We gotta make sure that we have adequate parking downtown, College Hill, all over the place. I just. I wish he did have a little more time to kind of go back and forth. And understand the scope of this project. And yeah, this is a difficult one. Thank you.

Vice Mayor Johnston stated thank you, Mayor. When the City Manager presented this to me, I don't know 10 days ago or whatever my initial reaction was is this the right place for affordable housing? And I still struggle with that. Question that. I'm all for affordable housing, working on it in many different facets. Not sure this is the right place for it. I do appreciate the presentation Troy gave. I appreciate the history. Interesting. Good to good to know. So it's a. It's a it's a tough vote. There's no doubt so. Thank you.

Council Member Glasscock stated thank you, Mayor . Jim, I want to thank you. Take your responsibility. Have to trust for a lot of the conversations. There are a lot of people who come before this body that don't take responsibility for previously things. So I want to say thank you genuinely for that. I want to find a path forward to support housing, whether it's affordable housing or housing. Just housing in this area. But I don't know if I can support incentives on this location based on the history of incentives here previously. Not opposed to development of land, please do it. Not opposed to housing. Please do it. Not oppose to affordable housing unit please do it. I know that's tougher economically to make feasible. And I want to see development. I don't see comfortable or I'm not comfortable with this location. Bob said something that stood out to me a second ago. He said that many of these deals happen because the Council wanted to see development and I don't want to because the clock is ticking or because we want to see development move forward of something that may not be the best use of taxpayer dollars. And so I won't be supportive of that, but I do hope, Jim, that we maybe move forward with an agreement to have a new day on this development project in the future. And I think that that's something that this Council supports. How can I move forward and how can we press the restart button on Water Walk? I think that we need to restart.

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Council Member Ballard stated thank you, Mayor. I just like to echo my colleagues and thank staff and Bob and everyone else that's been involved with this long and lengthy history, but I'll be voting no today because right now it's clear to me we need to have a lot more conversation with the parties that will be impacted. I'm not against the affordable housing project, but we need to look at the Water Walk development overall and see what makes sense to fix this mistake. It's definitely not selling the land, but we can't keep doing the same thing, because it's not working. I'd like to see us find a way to look at our riverfront property on how to make all of these areas work together as an exciting public asset along our river and not a developer's playground.

Mayor Wu stated there's no one else on the board. And with that, I will add my final comments. From the very get go, when I became Mayor last year, I've asked about history being told to this community so we can have that conversation. But it's taken a year and a half for that conversation. And now with a deadline in order for us to have the conversation. So I'm very grateful to Assistant City Manager Troy, who dug up a lot of this history. I know it was not easy. There are a lot of development agreements. There are a lot of contracts amendments and I think one of the speakers, one of the residents actually said it best. I mean, it's so difficult to even just get an answer for a simple question because there are so many layers to it. So I also want to say thank you to Jim for again saying you apologize on the behalf of the estate. However, there are a lot of promises. It was not hopes. It was actually promises that were not kept. They were not fulfilled. And this community has been lied to many times and that's why we cannot move forward until we've actually addressed all the ills. It's difficult for a new development to want to do good for our community to move forward with that idea. So I hope that in good faith the state will come and speak with the City Manager. And the law team on how to move forward with not keeping us hostage on a 99 year deal. And I understand that that agreement was signed by individuals again who are not on this Council and by staff who's mostly not in the City of Wichita right now. So I'm asking in good faith. Can we come back to the table? Because I know that this would require an agreement to be dissolved. And a new one to come forward. So I'm asking in good faith. We need something to move forward and I don't want the City to bear the brunt of what has happened in the last 20 plus years to happen again. And I would like to see development happen responsibly. I do believe that there is an opportunity with \$300 million investment in downtown Wichita for a new Wichita Biomedical campus. There will be a

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need. There will be a need for housing. There will be a need for other amenities, but I ask that since you know there's gonna be a need. Can we come back to the table and do something that is right for this community? It really is difficult because, Ryan, I know Annex Group is making a major investment in district #2 with affordable housing workforce housing, especially for seniors. And I like that type of housing. I think it's important to have all types of housing in the City of Wichita, but I don't believe this is the right location. And so I ask, I know you're under the gun when it comes to time, but there are other plots of land even in downtown Wichita right now that would want to have that type of housing without the cloud. The negative cloud that currently sits on this specific property so. With that, I cannot move this motion forward. I would move to deny this application.

Jennifer Magana, Law Department, stated excuse me, Mayor, if I can recommend that the motion also include close the public hearing.

***Motion:***

***Mayor Wu moved to*** close the Public Hearing Considering and deny the Development Agreement with Union Development Holdings, LLC, and issuance of Multifamily Residential Revenue Bonds.

Motion carried 6 to 1 (Nay: Brandon Johnson).

Council Member Johnson stated thanks, Mayor. I'll take the minority position today. When we look at housing, all of us have talked about the importance of housing, and I understand the cloud that continues to be referenced here over this development. Mr. Korroch was very brave and did the right thing and acknowledging that. Apologizing, which we didn't ask him to do. Appreciate that. But that cloud is now potentially harming an opportunity for workforce housing. We've heard affordable housing, and I think there's even some type of connotation that has been alluded to with that. If we continue to say downtown is everybody's back, why not build housing for everyone? And just because workforce housing happens to be close to the river, I don't think that's a bad thing? That's a space where someone who makes what we make six of us. I know the Mayor makes double, but we make but someone who makes what we make could afford to live there. It's not paying 1800, two thousand, however many dollars per month. This would be something that workforce folks can live in. The people who may work at the BioMed space, the other people who may work downtown. It's not a bad thing to be there, and as the riverfront

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continues to develop, man, what a great space to have some affordable housing where people can't live by these great amenities. And it's not just folks who are on the higher end of the wealth spectrum. So I am supportive of that. I think that everyone deserves to have an opportunity to live downtown and as we continue to look at the numbers of necessary spaces, this puts more folks there, as we've talked to large chain grocery stores. We need more people downtown. We're still not there yet. This takes us one step further to get there. I understand the cloud. It's been apparent to me over my eight years being on this body that we've learned a lot of lessons from deals that may not have been everyone's favorite back in the early 2000s. We do things differently. This is one of those opportunities to also do things differently. I do agree that we need to have a conversation on those other north two parcels to look at what can we do about this extended lease. But this opportunity right now, with this being the last year that the state is offering one of those opportunities to make this workforce housing happen, I think this is the right time to do so. You often want your habitable spaces to come online, as something like BioMed comes online. This would actually come online around that same time frame, and again, if downtown's everyone's backyard and we continue to say that and many of us have, and we continue to have other leaders in the City say it, then we have to act like it. When we have affordable housing opportunities, if the deal's not terrible and I didn't hear that it was, and from what I've read, it's not terrible, then we should be trying to do what we can to make sure that there's affordable spaces for people. We know we're in a housing shortage. So for me, I know that there is a motion on the table if it is seconded, I do have a substitute motion because I do think this deal should happen.

***Motion:***

***Council Member Johnson moved to*** Close to Public Hearing Considering and approve the Development Agreement with Union Development Holdings, LLC, and issuance of Multifamily Residential Revenue Bonds.

Motion failed to

Recess 15 minutes from 1250-105

2.) [2025 Trail, Path, and Sidewalk Repairs](#)

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Attachment: [Agenda Report VI-2.doc](#)

Attachment: [Resolution No. 25-359 Trail, Paths and Sidewalk Improvements for Pawnee Prairie Park.docx](#)

Tim Kellams, Park & Recreation, reviewed the item.

Mayor Wu stated thank you. Tim. Any questions for staff? I just had one question. This is obviously going to focus on District 4 and I'm really glad that that park is getting some improvements. Are the other parks in the other five districts? Are they also kind of programmed the same way when it comes to the trail path and sidewalk repair?

Tim Kellams, Park & Recreation Department, stated yes. Yep. So we work closely between Park and public works to try and identify. My goal and my hope is that the funds for this project will have enough to start tackling it, especially those high problematic areas that we see. SeeClickfix is great because that helps us identify problematic spots where we get repeat issues. So we'll continue to work with them. You know, I think in many of these cases, I think this CIP is really good for specific sections versus, you know, doing like a giant new one. You know, new one, just like Redbud Trail, for example, that would be completely separate CIP item, but this is really great specifically for those repairs. And I think that with the specific CIP item, when we have funds that do remain we strategically target in different areas across the park system or in just in general.

Mayor Wu stated I see no further questions for staff. We'll open it up for public comment. See, no one from the public will bring it back to the bench.

**Motion:**



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**Council Member Glasscock moved to** approve the project, adopt the bonding resolution, and authorize the necessary signatures.

Motion carried 7 to 0

3.) [Centralization of Financial Services Initiative: Contract Approvals](#)

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

Attachment: [TimeClock Plus Contract.pdf](#)

Attachment: [McConnell & Jones LLP Contract.pdf](#)

Mark Manning, Finance Department, reviewed the item.

Council Member Hoheisel stated thank you, Mayor. Thank you, Mark. It sounds like you've been working on this for quite a while and quite an undertaking, so I appreciate you and all of staff's work on this. In regards to the time clock, it's a decent size that we're putting down here. How long until we start seeing the return on investment there?

Mark Manning, Finance Department, stated that's a great question. We would anticipate implementation could mean be anywhere from 6 to 12 months. Yeah, we'll probably implement in phases too. You know, we'll probably start with smaller departments. So some smaller departments could be a little earlier. To your point, yeah, probably this time next year, hopefully we'll be fully implemented, hopefully sooner.

Council Member Hoheisel stated and this is coming from the IT Innovation Fund or part of the funding.

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Mark Manning, Finance Department, stated yes, Sir, we said a part of that. I think we said it actually aside in 2024 knowing this was coming and then last year the Council approved additional funding for the project as well.

Council Member Hoheisel stated okay. Okay, do we know how much is left in that Innovation Fund? How much do we put in a year?

Mark Manning, Finance Department, stated

I'd have to get back to you, Council member. I'm gonna say it's 3 or 400,000 is remaining. But I don't know for sure so I have to check.

City Manager Robert Layton stated also, it's not an annual allocation. We do it when we have some funds available and we move that over, but we have been, the balance has been coming down over the last year.

Council Member Hoheisel stated is that the same fund that we paid for the drone pilot project?

City Manager Robert Layton stated yes.

Council Member Tuttle stated thank you. Thank you for the presentation Mark. Great job as always. Thank you Nikki I'm a raving fan. You know that so I appreciate all your extra effort because your plate is already full, and we are adding more to it. If this was infused in your presentation, I'm sorry. I'm still trying to recover from this morning, but in slide 113 and 115 and you don't need to go back, but it's like you mentioned some of the evaluation part of it. So is my assumption is that like this is an opportunity to maybe gather baseline data right now and then after the system is implemented, we'll be able to look back and say cost recovery for the 200 and some thousand or whatever? Is that correct?

Mark Manning, Finance Department, stated I think we'll have a lot of data that will allow us to evaluate the success of the implementation. Yes, ma'am.

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Council Member Tuttle stated yeah, I love that. Because you know, there's an old expression, if you can't evaluate it why are you doing it? And so this I think is a great opportunity for, you know, 160 people are somehow touching finance out of 17-18 different departments and they're not, like you said, content experts. And so I think this is fantastic. I really like it, and do hope that we will go back then and say, you know, in 2025, between now and the end, however, this is where we were, but this is what we were able to be more efficient. I think that's a fantastic story to tell the community and we don't always tell the community enough when we are doing great things, so I'm looking forward to maybe a year from now getting the report and saying these are the efficiencies and savings we were able to recover.

Mark Manning, Finance Department, stated I'll even go out on a limb and tell you some stuff I would look for a year from now if I were you. I think what you'll find is the average number of transactions per staff will increase significantly which is efficiency, and I think what you'll probably find is the error rate on transactions entered decreases significantly, which means more effective.

Council Member Tuttle stated okay. And can I just ask a follow up question? So are there safeguards in the contract? If the software system doesn't work as promised.

Mark Manning, Finance Department, stated there are as many safeguards as there are in any software implementation contract.

Council Member Tuttle stated sure. Just always wanted to make sure we have a backup plan, right? All right. Thank you for all you do appreciate it.

Vice Mayor Johnston stated thank you, Mayor. Mark good job. Fully support this. I can also see you'll find some cases of fraud you'll not have. Also, as far as time keeping.

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Mark Manning, Finance Department, stated that'll be a risk that I think we can reduce. Yes, Sir.

Vice Mayor Johnston stated yeah, I think so. So there this really is a payroll service you're buying, right? Not really. You're buying, not buying the whole program. You own it. It's more of a service.

Mark Manning, Finance Department, stated we're buying licenses for the program. Yes, Sir.

Vice Mayor Johnston stated licenses in the service and cloud based cloud based service. OK, I think that's good.

Mark Manning, Finance Department, stated yep it's cloud based. Had to check with my expert, sorry.

Mayor Wu stated the only question I have Mark on your slide, I believe slide #122. The expected savings is \$500,000 annually. That's half \$1,000,000 annually. How will you be able to benchmark? Kind of backtracking with what? Councilmember Tuttle asked. But I know you mentioned a year from now we'll be able to know that there's gonna be an increase in transactions, but also a decrease in error rate. How will you be able to track the savings?

Mark Manning, Finance Department, stated well, I think the way we're going to generate savings for the most part is examine the positions that are currently involved in this process, and I have a feeling we will determine that if we can operate more efficiently we will not need as many positions. Now we have a long history of doing that through attrition in the organization, but that would be the primary way that we think we can create efficiencies is by identifying positions that we can consolidate the work in finance. And I shall also point out there's likely going to be some position transitions. There's probably going to be in department. That will have to transition to the finance department. I don't

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think we're going to be able to absorb all this work without additional staff, but I think on a net basis, you'll find that there's going to be a fairly significant number of positions that we can transition out of the organization.

Mayor Wu opened up public comment. Nobody came forward.

Mayor Wu stated this is a great initiative. I am so happy to see that efficiency and just greater awareness of the City resources knowing that 160 people have a hand in some type of finance within the 16 departments of the City of Wichita, reminds me that again, you're the expert in your team of finance individuals are the experts and you guys should be the ones that really focus on that effort. So Nikki, thank you very much for leading the effort and continuing to lead the effort. Mark and entire team, again, thank you for getting us to this position where we're talking about greater efficiencies in the City of Wichita.

***Motion:***

**Mayor Wu moved to** approve the contracts with TimeClock Plus and McConnell & Jones LLP, authorize the necessary signatures, and authorize staff to make the necessary budget adjustments.

Motion carried 7 to 0

4.) [Quarterly Financial Reports for the Period Ended June 30, 2025](#)

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

Attachment: [Q2 2025 Quarterly Financial Report.pdf](#)

Attachment: [Q2 2025 Wichita ARPA Recovery Plan Report.pdf](#)

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Mark Manning, Finance Department, reviewed the item.

City Manager Robert Layton stated Mark, before they we go to questions. You highlighted some headwinds and one of those was position count. Could you just talk a little bit about what we're seeing because we actually are retaining and seeing fewer vacancies in the organization?

Mark Manning, Finance Department, stated Yeah, we, we track, we track position count by department. And you know we're looking for whether they're increasing or decreasing. I'll give you an example. The Finance Department, for example, I think I've got somewhere in the neighborhood of 62 general fund positions. If you look at the finance department throughout the year, we started the year at 55. We went down in 52-53 range. We hired a few people. We got backed up to 54 and right now I'm at 53. So I'm not making any progress. But you know that's fairly typical. Well, you know, normal fluctuations. What we would like to see is maybe the course of the library. The library now is fully staffed at 84 positions. Basically the general fund and you can see that they made gradual steady process progress towards that, which is exactly what they would want to do and what we would want them to do so it varies throughout the departments. But generally holistically I would tell you most of our vacancies continue to be in public works and the Park Department, although those levels are materially improved from where they were a year ago. I think, for example, public works had about 50 positions not filled in the last point in time that I looked at. Park was at about 20. Most of those I think on the maintenance side and those are better than what we would have seen in the past. Police is better, too for that. I think police. I don't differentiate between Commission and civilian and this is just in a gross measurement, but police had about 50 vacant positions last time I checked. I think a year ago they were north of 100 so. You can definitely see progress there. Against a good things bad things. Good thing we have more people we can produce results. It also increases our expenditures and lowers our turnover savings and that we just need to be cognizant of that.

Council Member Hoheisel stated thank you, Mayor. Just one quick thing, Mark. I'm looking at the quarterly financial report on CID's when they talk about other financing transfers to other funds. Is that debt? Are those the CID that have debt attached to it?

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Mark Manning, Finance Department, stated yeah, you're probably looking at West Banks it I think that is transfers to the debt service fund for the most part. Some of them have smaller amounts where we peel off portions for maintenance too. And we're going to transfer that to the maintenance fund, I think the Spaghetti Works one. Yeah, the spaghetti works one and maybe the I don't can't remember the names. The naft. How would you say the park over there? I can't pronounce it. But generally the transfers are either to the debt service fund or they're portions that based on the agreement we're peeling off to fund maintenance expenditures.

Council Member Hoheisel stated so the ones without are the ones that are pay as you go, and then the ones that have the larger anyways, a larger transfers are the ones that we bonded out?

Mark Manning, Finance Department, stated pretty much yes. And that is primarily just the one at the baseball stadium, that actually has debt.

Council Member Hoheisel stated that's the only one that we have debt on again.

Mark Manning, Finance Department, stated yes.

Council Member Hoheisel stated the rest, whenever the payments come in, that's what goes back and pays the developers?

Mark Manning, Finance Department, stated the other ones, yes. We subtract a small administrative fee, but the remainder of it is return to the developer based on our development agreements.

Mayor Wu opened up public comment. Nobody came forward.

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**Motion:**

**Mayor Wu moved to** receive and file the Quarterly Financial Reports for the period ending June 30, 2025.

Motion carried 7 to 0

5.) [Applicant Appeal of HPC2025-00060 \(District I\)](#)

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

Attachment: [NRHP nomination form for the Ablah House](#)

Attachment: [HPB minutes 2025-7-14 DRAFT v2.docx](#)

Attachment: [HPC2025-00060 Staff Report CMR.docx](#)

Attachment: [Applicant submitted attachment](#)

Attachment: [DRAFT Letter to KS SHPO - Mayor.docx](#)

Scott Wadle, Planning Department, reviewed the item.

Mayor Wu stated thank you, Scott. Are there any renderings of what this proposal for the awning will look like?

Scott Wadle, Planning Department, stated I do not have any. My understanding is that the applicant did bring some with him, so I believe he intends to distribute those in just a moment.



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Council Member Hoheisel stated thank you, Mayor. Was the concern, I see in the notes that they were considering how the awnings would be attached. Was that the main concern that they had was how the awnings might be attached to the to the exterior?

Vice Mayor Johnston stepped away briefly.

Scott Wadle, Planning Department, stated there are two things to note on that. The first one is that when planning staff reviewed it, there were concerns about obscuring that the awnings might obscure some of the proportions and elements of the structure itself. So kind of a visual impact. When the historic Preservation Board reviewed it, had that staff report. And really what I heard from being at the meeting is that they were concerned about the attachment and what the impact would be for the structure. Also, what they look like. What materials, what design would they be? There were just a lot of questions about what exactly was being proposed.

Council Member Hoheisel stated okay. Would you say that they're, if you're going to categorize it? It's was their concern more for the overall project or was it that it just simply did not meet the state's standards or that it?

Scott Wadle, Planning Department, stated I think the overall project more of trying to get an understanding of what exactly was going to take place with the structure.

Mark Sterman stated my name is Mark. My name is Mark Marcus Sterman, and I reside at 102-104 N Pine Crest, also known as the Ablah House. I'm here to. I'm here to ask the City Council to reverse the HPC's denial and allow me to install awnings above terraces at the Ablah house. This will protect the interior spaces below while we strip away the many layers of tar and coating down to the studs. After, the rehab can begin. There are 4 second story, terraces. Some have negative grade. All have soft spots underneath the decking. All have leakage damage from the recent ice storms has intensified the problem. Decks range in size from 90 square feet to 200 square feet. At the Ablah house, as noted, the roof is flat. In other words, our ceiling is our roof. Terrace decking serves as a roof to the interior spaces

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below. Above terraces, open sky and this makes a significant difference in how repairs happen. Unfortunately, it's not as simple as throwing tarps on a pitched roof, where rainwater will naturally shed away. Instead, imagine a large 3 foot deep hole and about 200 square feet of large space where rainwater is collected and can only exit through one small hole. The size of a cigar box. The proposed awnings are designed to be horizontally flat and streamline to blend with structure. Materials for framing is wood covered with a TPO roofing material and built to code. Framework is, framework and trim are to be painted to match the house and emphasize the horizontal lines of the building. Although through my years of living at the Ablah House, I've interviewed many contractors, including a architect who specializes in historical rebuilds about this specific problem. The take away is it needs to be taken apart and reassembled. I have selected two contractors for this project. One of them has worked on the Ablah House regularly since purchased in 2002. He has nearly 50 years of construction experience and knowledge in both residential and commercial builds and remodels. Both have excellent reputations and most importantly, they truly care that the project is done correctly. Project time is 2 years. The Ablah House is 86 years old now. This past spring, family members who grew up there revisited the home, as they sometimes do. They remember by telling stories. One about the fire and how they helped each other escape during the night. And after the chaos, they had to consider tearing down or to rebuild. Most importantly, they noted and stated, the same problems that I'm having with the terraces now existed then. I close with a question. Whether approved for temporary or for permanent use, why not build a streamline awning that is better in quality, will last longer, cost less and with less disruption points to the structure, while at the same time respecting my neighbors from a view of a makeshift crude or temporary shelter while we do this important work. I asked the City Council to stop the rot by voting to allow this project to move forward.

Council Member Glasscock stated thank you, Mayor. I appreciate the rendering. I'm not entirely sure what the awning, is it this structure and this structure?

Mark Sterman stated so you barely noticed. Yeah, they're, they're they are the only lines above the terraces that are not colored.

Council Member Glasscock stated okay so it is just that and that on the South side.

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Mark Sterman stated correct. And that's only the, that's only a view from Douglas Street looking north at the property.

Council Member Johnson stated thanks, Mayor. Councilmember Glasscock asked one of the questions I wanted. Did you put this together? This rendering?

Mark Sterman stated yes, Sir.

Council Member Johnson stated did you have these same things when you were at the Historical Preservation Board?

Mark Sterman stated no, I did not. I learned. I learned a lot through that so.

Council Member Johnson stated okay. Did you, had you had conversations with those contractors before that meeting?

Mark Sterman stated I've had the conversations many times over the years, but yes, before the meetings.

Council Member Johnson stated okay, I will be honest with you. I think it's good to do the work to protect the space. I don't have an issue with that. Reading through the minutes and kind of looking at maybe what that discussion was, I think more of the concern was about protecting the building throughout this process. And one of the questions I think was around having a professional doing this work, but it sounds like you've talked to someone who could do that for you.

Mark Sterman stated oh yes.

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Council Member Johnson stated okay. Do you have any renderings or plan of what it will look like, how you can do this while also protecting that building, putting this on, whether it's temporary or permanent. Permanent 'cause I know you said you may have to take some things off. Was all of that process described through historical Preservation Board or kind of hinted at it like today?

Mark Sterman stated you know, I don't know if I don't remember talking in the details that I'm talking to you in today. A lot of it was presented through the historical board. A young lady there. So it's my first experience with them. I learned from it.

Council Member Johnson stated okay, no, I get that. We have a lot of different processes. I just wanted to know that piece because that answers some of the questions I had. So I think that's all I have for now.

Vice Mayor Johnston stated thank you. Question. These awnings are flat?

Mark Sterman stated blade flat. We're trying to get them down to about 3 1/2 inches. We have a design ready. Of course, it's going to need to be approved. Make sure that it's all kosher with coding and.

Vice Mayor Johnston stated where does it drain then?

Mark Sterman stated There will be some gutters like normal around normal houses, and I think they're usually about 3-3 1/2 inches deep and they will run around the awnings. And the awnings will, in addition, the awnings will mimic the curvatures of the terrace itself with about a one foot overhang, but they'll be totally flat with a TPO roof.

Vice Mayor Johnston stated so it the awning will go over the roof about 1/2 feet.

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Mark Sterman stated yes by 1 foot.

Vice Mayor Johnston stated by foot, OK. And how far above the roof line is the awning?

Mark Sterman stated as far as how long it is.

Vice Mayor Johnston stated well, you have the roof line here then. Is it right on it a foot over or is it above?

Mark Sterman stated oh, it's. It's about a foot over. I think I'm I.

Vice Mayor Johnston stated overlap but height wise, is it the same?

Mark Sterman stated height wise.

Vice Mayor Johnston stated yeah. Is it right on it?

Mark Sterman stated it's there I guess there. It's probably right around 8 1/2 square feet. From the floor of the deck to the roof of the ceiling and the awning comes right over the doors and the windows. And what you don't see is when you step out the door onto the terrace deck, you actually step down about 10 inches.

Vice Mayor Johnston stated so you could actually step between the awning and the roof top. Yeah. Yeah. OK. And there's drain pipes that come down?

Mark Sterman stated there will be, yes.

Vice Mayor Johnston stated then all the way down the house.

Mark Sterman stated it will join an existing gutter is at the same.

Vice Mayor Johnston stated drain pipe.

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Mark Sterman stated yeah, the on it, there are some existing gutters and drain piping nearby and it will be joined to those.

Mayor Wu opened up public comment, nobody came forward.

Council Member Johnson stated thanks, Mayor. I appreciated the presentation today and conversation on how you intend to do this work. I think it should happen, but I think with all the work that you've done to come up with some plans and process and everything you just explained to the Vice Mayor. I would like to see this go back and you explain that to them. They kind of look more at the historical preservation piece, more so, than I'll just speak for myself on that. They like details and I think the more detailed you could be with that and how you intend to preserve this. The facades of this while putting this on. To protect it and preserve it, I think will help out and they'll hear it again and send it back. If the Council agrees, they'll hear it and then send it back to us. I think with the details that you've described today and maybe some additional renderings and talking through that, you'll probably have a more favorable chance.

***Motion:***

***Council Member Johnson moved to*** send back to HPB for review.

Motion carried 6 to 1 (Nay: Lily Wu).

Mayor Wu stated I'll just add just two comments really quick. I really appreciate that someone is trying to make sure that an 86 year old home still is maintained and is thinking how to preserve its beauty, but also its functionality so it doesn't continue to deteriorate. So I just ask that the Preservation Board be cognizant that this individual, this applicant is trying his best to make sure that this house maintains its availability in this community as housing, but also not make it over burdensome. I feel like this applicant now has gone to the Preservation Board. Now it's coming to the Council and now it's supposed to go back to the Preservation Board. I feel like this is very cumbersome for someone who literally is just trying to make sure there's housing and housing that again preserves history, but at the same time need to be functional so it doesn't deteriorate further. And since you're paying

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out of pocket on this, and this is your property. I am very conflicted in voting yes on this because I would like it just to get approved. I think this gentleman, Mr. Mark, has gone through multiple hoops already and I feel like he is trying to be very prudent and he understands that he cares about this property. He doesn't want to tear it down. He'd simply just sure that he can make those improvements as soon as possible, so that again, it doesn't further continue to deteriorate so. So I know that there's a motion and a second, but I would like to do a substitute motion and I would like to approve this, so deny.

***Motion:***

***Mayor Wu moved to*** approve the certificate of appropriateness and determined the feasible and prudent alternatives do not exist at alteration, demolition or moving of the proposed project, authorize the Mayor to sign a letter to the SHPO and approve the building permit.

Motion failed 3 to 4 (Nay: JV Johnston, Brandon Johnson, Mike Hoheisel, Maggie Ballard).

Council Member Glasscock stated before, I would consider seconding that I have a quick question for Scott. With Council Member Johnson's motion, what is the timeline for the individual? If we're talking about two weeks, it could come back before us or we talking about two months it could come back before us.

Scott Wadle, Planning Department, stated the first step would be the Historic Preservation Board, the second Monday of the month. I am looking that up. So approximately a month from now. So that would put it into September. And then, see if I can get my calendar here. That would put it onto September 8th if I'm looking correctly at the calendar and then from there it typically takes, we would submit it. There would be review, then it would be somewhere in the week of. I don't know if there's a Council meeting on the 23rd, but somewhere in that time frame. Yes, Sir. Excellent point, which is if it is approved by the historic, essentially the appeal goes away because they have approved it. So unless you specifically want it to come back to you, it would not need to. If the Historic Preservation Board approves it so.

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Council Member Tuttle stated my question, concern, sorry to make sausage from the bench, but what if it goes back to the Historic Preservation Board and they say no again, then it has to come here and we have to go through the process. I'll be very honest. I just want you to have your awnings right. I think that's what should happen. I'm asking a question and Jennifer, I'm not making a motion, or offering a motion. I'm just gonna ask my colleague, Council Member Johnson, may I ask you a question? How would you feel if this approved today and then we requested that the gentleman go back to the Historic Preservation Board and just showed their renderings and just show what they plan to do. Something so that they still fill in the loop and that they still get the progress was made and understand the justification for why we voted the way we did. But my fear is that if we delay it today then it goes back. They could say no, then it has to come back to us again. And you just need your awnings. So Councilmember Johnson, can you? I hate to put you on the spot, but what would feel good for you for today?

Council Member Johnson stated I would feel better if they had an opportunity to approve it. One, like we just found out it wouldn't come back. So it just be approved at that point if they hear the plans kind of like they heard the and I understand that was your first time going and I've never been before the Historic Preservation Board. So they had some concerns I feel were legitimate about protecting the historic nature of the space. It would kind of depend on if they denied it again, what the denial was if it wasn't something that completely damaged the structure of the historic nature, I still would feel better about approving it than I do right now, but that's just me. If we went ahead with this motion and approved and he just went back and gave a report, that's great. I'd love to hear what they have to say, but then if they say that the changes, if they were slightly modified, could have preserved it and we didn't, then we just had a historic building or home that lost some of the historic nature if that makes sense.

Council Member Glasscock stated I will second the Mayor's motion with justification. If this goes back before the historical board, they deny it. They come back. You present the same thing. I'm still approving this, so I will second the Mayor's motion.

Council Member Johnson stated thanks, Mayor. And just again, I want to encourage to share as many details as possible in working with a contractor just to talk through those



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things. I think it would go good and again they approve it. You don't have to come back, it's done.

Mayor Wu stated thank you. Last comments. Again, I really appreciate Mark for coming forward and trying to preserve a historic building and trying to make the most out of an innovative idea. Just awnings, so that it doesn't continue to further deteriorate and I appreciate that you've already gone through multiple hoops and we're asking you to again go through another hoop. I just want you to know that. I'm for your property rights and that you're trying to still preserve it. Preserve the historical nature of this building, but I don't like that you have to go through so many hoops yet again, so I will be voting in favor so that you can move forward. But I really would have liked if my substitute motion would have passed.

Vice Mayor Johnston stated thank you, Mayor and Mark too. I want you to see. I want to see you have it. I do. I really do, but I also want to trust the person I appointed to the Historic Preservation Board and talk to her and see where she's at and other concerns and maybe they want to know who the contractor is. Maybe they want things like that, so maybe provide some of that information too to them. But I would like to see you have it.

Mark Sterman stated well, I appreciate that. And yeah, it has been something I'm talking to them for now for about 2-3 years. So yes, I'm, I'm I welcome their comments and their direction on this. Thank you.

Mayor Wu stated one last comment before the vote. Now knowing additional information, which was he has been trying to talk with the Historic Preservation Board for two to three years. This is cumbersome. There were major rains and also snow that happened in the last 12 months and that means you've had to suffer further damage to this property without having this awning. So I'm gonna be voting not in favor of this. Not because I don't want this to move forward, but simply because I think you should have just gotten your awnings today.

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Council Member Glasscock sorry this is more of a question for legal. Let's say this sort of fail. Say it did not. Or let's say that Councilman Johnson's motion failed today, or failed. So it didn't get sent back to the historic Preservation Board then would it just die?

Jennifer Magana, Law Department, stated you're in a gray area there because we've made a motion to grant his appeal. That's failed. We would have if this motion fails, that'll have failed. I would have to think what we would do at that point. Yeah, some somebody on the prevailing side of either motion could bring it up again in this meeting for a revote of either motion.

Council Member Glasscock stated on either motion, bring him back up again. Okay. Thank you.

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

- 1.) [CON2025-00073 Conditional Use Request in the City to have Vehicle and Equipment Sales, Outdoor on Property Zoned LC Limited Commercial, Located within One Block North of West 25th Street North and on the East Side of North Amidon Avenue \(2666 N Amidon Avenue\). \(District VI\)](#)

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

Attachment: [CON2025-00073 WCC Supporting Documents.docx](#)

Attachment: [CON2025-00073 MAPC Minutes.docx](#)

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Attachment: [CON2025-00073 DAB 6 Memo.pdf](#)

Attachment: [Resolution No. 25-360 CON2025-00073.docx](#)

Scott Wadle, Planning Department, reviewed the item.

***Motion:***

***Council Member Ballard moved to*** override the MAPC, adopt alternate findings, and deny the Conditional Use request per the DAB recommendation.

Motion carried 7 to 0

- 2.) [ZON2025-00028 with CON2025-00080 Zone Change Request from SF-5 Single-Family Residential to TF-3 Two-Family Residential District \(with CON2025-00080 for Multi-Family Density\) to Allow Duplexes, Generally Located on the Northeast Corner of North Gow and West 11th Street North \(1202 North Gow Avenue\). \(District VI\)](#)

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

Attachment: [ZON2025-00028 & CON2025-00080 WCC Supporting Documents.docx](#)

Attachment: [ZON2025-00028 & CON2025-00080 MAPC Minutes.docx](#)

Attachment: [ZON2025-00028 & CON2025-00080 DAB 6 Memo.pdf](#)

Attachment: [Resolution No. 25-361 CON2025-00080.docx](#)

CITY COUNCIL PROCEEDINGS

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Attachment: [Ordinance No. 52-792 ZON2025-00028.docx](#)

Scott Wadle, Planning Department, reviewed the item.

***Motion:***

***Council Member Ballard moved to*** override the Planning Commission. Adopt the alternate findings of the DAB. Approve the zone change with conditional, authorize the necessary and instruct the City clerk to publish ordinance after approval.

Motion carried 7 to 0

- 3.) [ZON2025-00026 Zone Change Request in the City from LI Limited Industrial District to GC General Commercial District; Generally Located Between South Laura Avenue and South Pattie Avenue and within 350 Feet North of U.S. 54/400 \(428 South Laura and 427 South Pattie Avenue\). \(District I\)](#)

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

Attachment: [ZON2025-00026 WCC Supporting Docs.docx](#)

Attachment: [ZON2025-00026 MAPC Minutes Excerpt.docx](#)

Attachment: [2024-03-04 DAB 1 ZON2025-00026 Interoffice Memo.docx](#)

Attachment: [Ordinance No. 52-793 ZON2025-00026.docx](#)

Scott Wadle, Planning Department, reviewed the item.

**CITY COUNCIL PROCEEDINGS****August 12, 2025**

Council Member Glasscock stated thank you, Mayor. So I just want to synthesize the MAPC denied it because I didn't believe it fit in with the neighborhood but then the representatives of the neighborhood said yes. And there's no protest, is that correct?

Scott Wadle, Planning Department, stated there. So I'll go backwards. There are no protests. Zero protests. The DAB recommended approval. The and there were three members who showed up, and members of the public who spoke in opposition to the application at the meeting, but the DAB voted to recommend approval. The MAPC voted to recommend denial.

Council Member Glasscock stated that's the first time I've I think I've seen where MAPC deny something and DAB says yes. Usually it's the reverse, so I just wanted to verify that and then this is more of just a procedural question to and maybe I look at most of the minutes from these. But is it typical just to have DAB and not have who in DAB says comments or?

Scott Wadle, Planning Department, stated we defer to the DAB liaison on who graphs the minutes so they can vary from DAB to DAB.

Council Member Glasscock stated and Jennifer, that's appropriate based on open meetings.

Jennifer Magana, Law Department, stated it meets any requirement. There's no legal requirement to even keep minutes. Believe it or not, it's not a legal requirement. It's a best practice. And there's no further requirement that we identify the speaker for purposes of these minutes. There are other minutes required for things like, you know, other bond hearings. But that's a different story.

Mayor Wu stated do we know exactly how many more units this would produce?

Scott Wadle, Planning Department, stated yes. So excuse me at the GC zoning, it allows up to a minimum of 580 square feet per dwelling unit, and so calculate it out against the size

## CITY COUNCIL PROCEEDINGS

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of the subject site. That would get you, which is 1/4 of an acre in size. I ended up with 18 dwelling units. I don't believe that they intend to have that many, but that would be the maximum.

Mayor Wu stated do you happen to know how much they're renting for? I know you mentioned that there some containers also to the east of where they're at. They were even in the photos.

Scott Wadle, Planning Department, stated sure yes, I do not. We typically don't get into that level of detail.

Council Member Johnson stated thanks, Mayor. Just to highlight what the Mayor just said for Council Member Glasscock, some of the conversation that DAB was the fact that there were similar containers across the street . So while there was kind of the argument that this didn't fit the character of the neighborhood, there was also an example across the street of the same thing.

***Motion:***

***Council Member Johnson moved to*** override the Planning Commission, adopt the alternate findings approve the zone change with the protective overlay authorized the necessary signatures and instruct the City Clerk to publish the ordinance after approval.

Motion carried 7 to 0

- 4.) [ZON2025-00030 Zone Change Request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District to Build Single-Family and Two-Family Dwellings, Generally Located North of East 39th Street South and East of South Rock Road. \(District II\)](#)

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

Attachment: [ZON2025-00030 WCC Supporting Docs.docx](#)

Attachment: [ZON2025-00030 MAPC Minutes Excerpt.docx](#)

Attachment: [ZON2025-00030 DAB II Report.docx](#)

Attachment: [Ordinance No. 52-794 ZON2025-00030.docx](#)

Scott Wadle, Planning Department, reviewed the item. Council Member Ballard stepped away briefly.

Council Member Hoheisel stepped away briefly.

Council Member Tuttle stated thank you. I tried to get your attention, cause maybe we could have saved some time and not gone through this. That's okay. So I'm just gonna make a few real quick comments for the Council. Just to understand .Just first of all. And Jennifer, please always correct me with them when I'm wrong. I appreciate the speaker coming on public agenda today, but her comments need to be disregarded because they can't be part of the decision process because comments have already been heard at MAPC and District Advisory Board. So I'm glad she came and but we can't take those comments into consideration. Am I correct Jennifer?

Jennifer Magana, Law Department, stated that's correct, the MAPC is the official public hearing, so that's where those comments are directed. Her comments in general can be, you know, just public comment but not used for this decision.

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Council Member Tuttle stated and we might want to think about that in the future if someone else does do that. Just so they don't take their time. And then there's confusion. And then everybody starts doing that and that's just food for thought. So I mean to think about, I do want to state I've had no ex parte communication with applicant and I received no communication from community members. This was approved unanimous at the metropolitan area planning commission, approved unanimously at the district Advisory Board. It was approved by staff because there was one petition filed, 1% within the area. It got pulled off of consent to us and so Scott and staff and I have had a conversation of again, and is this another opportunity for an efficiency in terms of Procedure, because this really didn't have to come to Council. Considering every entity that reviewed it approved unanimously. That might be something that we think about in the future, but we decided to bring it today. Just so that we could kind of set the tone of this maybe something I'm looking into in the future and would like to hear other's feedback.

***Motion:***

***Council Member Tuttle moved to*** adopt the findings of the MAPC and approve the requested zone change, authorize the necessary signatures, and instruct the City Clerk to publish the ordinance after approval.

Motion carried 7 to 0

HOUSING AGENDAVIII) NON-CONSENT HOUSING AGENDA1.) [Affordable Housing Fund Program Plan Updates](#)

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

Attachment: [Affordable Housing Fund Program Plan 8-12-2025.pdf](#)



**CITY COUNCIL PROCEEDINGS****August 12, 2025**

Carmen Hoffine, Housing and Community Services Department , reviewed the item.

Council Member Hoheisel stated of course it's me. Thank you, Mayor. Just one real quick question. The funds so far, I see every time we sell a house that it's at least at market price, but there's been some that quite a bit above market price. How are we doing on the fund above, kind of our expectations when we put this out?

Carmen Hoffine, Housing and Community Services Department , stated I'm not going to try to answer that question. I am going to ask Ms. Sally Stang to come and respond to that. I want to make sure it's accurate information.

Sally Stang, Housing and Community Services Department , stated for the record. For the properties that have been offered through the competitive applications or the RFP. We've only had 13 properties where they came in \$1000 over appraised value. All of these other properties have been selling at appraised value when they're connected to the Affordable Housing Fund, I think. I mean that kind of makes a little bit of sense, right? They're not going to ask for money and then say I'll pay you more money right in the end, we are seeing certain properties when we're selling them on the open market, are selling some of them pretty significantly above that appraised value. And some of that is dependent on how long ago that appraisal was done, because HUD really took seven or eight months on one of our applications. And so those appraisals were done four to six months before that application went in. And so where we're seeing things that are actually selling significant of the appraised value is because of that time delay. But I wouldn't say it is extraordinarily above those appraised values. It's always great when those additional funds come in. They still go into that restricted pot of funds that has to be invested in affordable housing project going forward. And so that just helps to bolster that fund.

Mayor Wu stated Sally, I actually will add on top of this since I was looking at the consent agenda and that was one of the items that caught my attention. The property value for a specific property in District 3 on Del Mar street appraisal was 85,000 and the selling price, with the developers paid for, was 150,000, so in some situations it is much higher than \$1000 and I'm glad to see that because again, it goes back to that fund to provide that low

## CITY COUNCIL PROCEEDINGS

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to moderate income individual that needs this type of housing. So thank you to the open market that is trying to buy these above appraisal price so that we can have more dollars to help more individuals.

Council Member Hoheisel stated thank you. And one other thing on that point. That was bought by the Hope Community Development Group. Could you just touch real quick on that one?

Sally Stang, Housing and Community Services Department , stated sure. So 12 properties down in South City, those 12 properties had been rehabbed since 2023, using the public Housing Capital Fund program. That those properties hit the market and within an hour I had received, we had received an offer to purchase all 12 by Hope CDC (Hope Community Development Corporation). They are partnering with Stand Together, which is an affordable Housing Trust and their goal for those properties actually is to provide additional rental opportunities for those very large families that are being displaced out of Parkview. Right now we are hoping HUD will turn those declarations of trust quickly so that they can, because those are actually move in units unlike many others that we have sold and that's part of the reason why even the one that went significantly higher was because we had invested in it, so yes.

Mayor Wu opened up public comment. Nobody came forward.

***Motion:***

***Mayor Wu moved to*** approve the updated Affordable Housing Fund Program Plan and authorize the necessary signatures.

Motion carried 7 to 0

AIRPORT AGENDA

**CITY COUNCIL PROCEEDINGS**

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IX) NON-CONSENT AIRPORT AGENDA - NONE

COUNCIL AGENDA

X) COUNCIL MEMBER AGENDA

XI) COUNCIL MEMBER APPOINTMENTS AND COMMENTS

Council Member Glasscock stated my appointment is to the Library board and that is Eugene Schneider.

Council Member Ballard stated thank you I would like to appoint Charlie Wilks to the Accessibility Board.

***Motion:***

***Mayor Wu moved to*** approve appointments

Motion carried 7 to 0

Council Member Hoheisel stated I just want to say we're all about to start our sprint on a National Night out. One of my favorite days of the year. So everybody, please go online, look and see where they are in your neighborhood. Try and make it out to one. It's a good way to build a sense of community. That's definitely something we're missing out on it. I know in my district we have Hilltop has a big event in Friendship Park, Plainview and Plainview Park me down there in Clapp Park and so see is having one at Lincoln Park. So those are the big ones are some other small ones as well. Please try and make it out today.

Council Member Tuttle stated I'll be brief. I just want to give a shout an event on Friday. I know I mentioned it, but I have a cool update. . The Wichita Coalition for Child Abuse

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Prevention. The Society Professional Engineers Wichita, Greater Wichita partnership, City of Wichita Child start and the Workforce Alliance of South Central Kansas is hosting the Business of Care tackling child care through workplace innovation. Sorry, this Friday we have a national speaker coming. This is funded completely through private public partnership and an entity reached out to us and asked if we wanted to have this, because of the success of an event we had last year, so no City funds are being used. We're also going to have interactive sessions that will help us fill our health care legislative agenda for coming in 2026. But our goal was to have 50 folks attend and as of just a few seconds ago, we're at 165. So excited to see that so many of our work sites across the community and now we have across the state understand that this is an economic development and workforce issues. So next Tuesday, I'll give you updates on the success.

Council Member Glasscock stated thank you. I have District 4, breakfast 9:30 am at Prairie Homestead on May Street. We will not have the best breakfast.

Mayor Wu stated enjoy neighborhood night out Wichita edition and over to going to all six districts this evening.

***Motion:***

***Mayor Wu moved to*** adjourn at 2:56 pm.

Motion carried 6 to 1 (Nay: Mike Hoheisel).

Adjournment

Respectfully Submitted,

Shinita Rice, Deputy City Clerk

**CITY COUNCIL PROCEEDINGS**

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ATTACHMENT 1 - CONSENT AGENDA ITEMS 1 THROUGH 31

II) CITY COUNCIL CONSENT AGENDA ITEMS

Applications for Licenses:

1) Applications for Licenses for Cereal Malt Beverages:

a.) Applications for Licenses to Retail Cereal Malt Beverages

2) Preliminary Estimates:

a.) Preliminary Estimates

Attachment: [PEsforCC\\_08-12-25.pdf](#)

3) Agreements/Contracts:

a.) Security Software Renewal

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

**CITY COUNCIL PROCEEDINGS**

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b.) Contracts for Private Lot Cleanup

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

Attachment: [25200078\\_contract T and G Mowing.pdf](#)

Attachment: [25200079\\_contract HD Mills.pdf](#)

Attachment: [25200080\\_contract Dutton Construction.pdf](#)

4) Design Services Agreements:

a.) Design Agreement for Prairie Glen Addition (District II)

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

Attachment: [Agmt\\_PrairieGlenAddn\\_W S SWD Pav Entr Signed.pdf](#)

5) Property Acquisitions:

a.) Acquisition of Temporary Construction Easement at 1902 West Douglas for the Douglas Avenue from Seneca Street to Meridian Avenue Project(District VI)

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

**CITY COUNCIL PROCEEDINGS**

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Attachment: [Tract 36-37.pdf](#)

Attachment: [Temporary Construction Easement Tracts 36\\_37.pdf](#)

- b.) Acquisition of Temporary Construction Easement at 1402 West Douglas for the Douglas Avenue from Seneca Street to Meridian Avenue Project(District VI)

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

Attachment: [Temporary Construction Easement Tracts 62\\_63\\_165\\_166.pdf](#)

Attachment: [Tract 62-63.pdf](#)

Attachment: [Tract 165-166.pdf](#)

6) Minutes of Advisory Boards/Commissions:

- a.) Board of Electrical Appeals June 10, 2025 Golf Board of Governors Meeting Minutes  
June 17, 2025 Metropolitan Area Planning Commission Minutes June 26, 2025  
Sustainability Integration Board Minutes June 25, 2025

Attachment: [Board of Electrical Appeals June 10, 2025.pdf](#)

Attachment: [Golf Board of Governors Meeting Minutes June 17, 2025.pdf](#)

**CITY COUNCIL PROCEEDINGS**

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Attachment: [MAPC 06.26.2025.pdf](#)

Attachment: [2025.6.25 SIB Meeting Minutes.pdf](#)

Uncategorized Items:

7.) Community Event with Alcohol Consumption - Empower's Nomar Fiesta (District VI)

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

Attachment: [Nomar Fiesta TED Map.pdf](#)

Attachment: [Resolution No. 25-362 Community Event with Alcohol Consumption Empower Nomar Fiesta.docx](#)

8.) Community Event with Alcohol Consumption - Orie's Garlic Festival (District VI)

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

Attachment: [Orie's Garlic Fest Site Plan and TED Map.pdf](#)

Attachment: [Resolution No. 25-363 Community Event with Alcohol Consumption Orie Garlic Festival.docx](#)

9.) Community Event with Alcohol Consumption - Autumn and Art (District II)



**CITY COUNCIL PROCEEDINGS**

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

Attachment: [Autumn and Art TED Map.pdf](#)

Attachment: [Resolution No. 25-364 Community Event with Consumption Autumn and Art.docx](#)

10.) Payment for Settlement of Claim

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

Attachment: [Resolution No. 25-365 Payment for Settlement of Claim Sharkey.docx](#)

11.) Visit Wichita Transient Guest Tax Monthly Financial Report - April 2025 Visit Wichita Transient Guest Tax Monthly Financial Report - May 2025 Visit Wichita Transient Guest Tax Monthly Financial Report - June 2025

Attachment: [TGT Financial Report 04.2025.pdf](#)

Attachment: [TGT Financial Report 05.2025.pdf](#)

Attachment: [TGT Financial Report 06.2025.pdf](#)

12) Second Reading Ordinances:

**CITY COUNCIL PROCEEDINGS****August 12, 2025**

- a.) SECOND READING ORDINANCES FOR AUGUST 12, 2025 (FIRST READ AUGUST 7, 2025) ORDINANCE NO. 52-778 AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED. ORDINANCE NUMBER 52-779 CASE NUMBER ANX25-06 AN ORDINANCE INCLUDING AND INCORPORATING CERTAIN BLOCKS, PARCELS, PIECES AND TRACTS OF LAND WITHIN THE LIMITS AND BOUNDARIES OF THE CITY OF WICHITA, KANSAS. ORDINANCE NO. 52-791 AN ORDINANCE REPEALING ORDINANCE NOS. 52-767, 52-768, 52-769, 52- 770, 52-771, 52-772, 52-773, 52-774, 52-775, 52-776 AND 52-777 OF THE CODE OF THE CITY OF WICHITA.

Attachment: [List of Second Read Ordinances August 12, 2025.docx](#)

II) CONSENT PLANNING AGENDA ITEMS

- 13.) PUD2025-00009 Zone Change Request in the City to Create PUD #144, Generally Located on the East Side of North Greenwich Road and within 600 Feet North of East Central Avenue (600 North Greenwich Road). (District II)

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

Attachment: [PUD2025-00009 WCC Supporting Documents.docx](#)

Attachment: [PUD2025-00009 MAPC Minutes.docx](#)

Attachment: [PUD2025-00009 Interoffice Memorandum.docx](#)

**CITY COUNCIL PROCEEDINGS**

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Attachment: [Ordinance No. 52-795 PUD2025-00009.docx](#)

- 14.) CUP2025-00020 with ZON2025-00029 Zone Change Request in the City from SF-5 Single-Family Residential District to LC Limited Commercial District (with CUP2025-00020 to Create the Kabbaz Commercial CUP #364), Generally Located on the Northeast Corner of East 39th Street South and South Rock Road. (District II)

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

Attachment: [CUP2025-00020 with ZON2025-00029 WCC Supporting Documents.docx](#)

Attachment: [CUP2025-00020 with ZON2025-00029 MAPC Minutes.docx](#)

Attachment: [CUP2025-00020 and ZON2025-00029 Interoffice Memorandum.docx](#)

Attachment: [Resolution No. 25-366 CUP2025-00020.docx](#)

Attachment: [Ordinance No. 52-796 ZON2025-00029.docx](#)

- 15.) DED2025-00007 - Dedication of Utility Easement and Acceptance of Restrictive Covenant on Property Located 600 Feet East of North Hoover Road and 1500 Feet North of West 37th Street North (District V).

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

**CITY COUNCIL PROCEEDINGS**

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Attachment: [DED2025-00007 - Utility Easement.pdf](#)

Attachment: [DED2025-00007- Restrictive Covenant.pdf](#)

Attachment: [LSP2025-15.pdf](#)

II) CONSENT HOUSING AGENDA ITEMS

16.) Amendment to HOME Program; 2022 CHDO Set-Aside Allocation, Jakub's Ladder, Inc., (District I)

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

Attachment: [Second Amendment Jakub's Ladder 2022 CHDO Set Aside Funding Agreement, 07-22-2025.pdf](#)

17.) Conveyance of a Temporary Construction Easement at 1601 East 17th Street North for the Road Project, 17th Street North from Interstate 135 to Hillside Avenue (District I)

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

Attachment: [Wichita 17th St Easement Exhibits R1 11-15-24 9.pdf](#)

Attachment: [Temporary Construction Easement Tract 8.pdf](#)

**CITY COUNCIL PROCEEDINGS**

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18.) Sale of 1927 East McFarland Street (District I)

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

Attachment: [Real Estate Agreement 1927 McFarland Street.pdf](#)

19.) Sale of 1108 North Estelle Avenue (District I)

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

Attachment: [Real Estate Agreement 1108 North Estelle Avenue.pdf](#)

20.) Sale of 1607 East Berkeley Street (District III)

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

Attachment: [Real Estate Agreement 1607 E. Berkeley Avenue.pdf](#)

21.) Sale of 1501 East Catalina Street (District III)

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

Attachment: [Real Estate Agreement 1501 E. Catalina Street.pdf](#)

**CITY COUNCIL PROCEEDINGS**

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22.) Sale of 1515 East Catalina Street (District III)

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

Attachment: [Real Estate Agreement 1515 E. Catalina Street.pdf](#)

23.) Sale of 1520 East Catalina Street (District III)

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

Attachment: [Real Estate Agreement 1520 E. Catalina Street.pdf](#)

24.) Sale of 1602 East Catalina Street (District III)

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

Attachment: [Real Estate Agreement 1602 E. Catalina Street.pdf](#)

25.) Sale of 1614 East Catalina Street (District III)

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

Attachment: [Real Estate Agreement 1614 E. Catalina Street.pdf](#)

**CITY COUNCIL PROCEEDINGS**

**August 12, 2025**

26.) Sale of 1506 East Del Mar Street (District III)

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

Attachment: [Real Estate Agreement 1506 E. Del Mar Street.pdf](#)

27.) Sale of 1521 East Del Mar Street (District III)

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

Attachment: [Real Estate Agreement 1521 E. Del Mar Street.pdf](#)

28.) Sale of 1522 East Del Mar Street (District III)

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

Attachment: [Real Estate Agreement 1522 E. Del Mar Street.pdf](#)

29.) Sale of 1621 East Del Mar Street (District III)

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

Attachment: [Real Estate Agreement 1621 E. Del Mar Street.pdf](#)

**CITY COUNCIL PROCEEDINGS**

**August 12, 2025**

30.) Sale of 1601 East Catalina Street (District III)

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

Attachment: [Real Estate Agreement 1601 E. Catalina Street.pdf](#)

31.) Sale of 1513 East Del Mar Street (District III)

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

Attachment: [Real Estate Agreement 1513 E. Del Mar Street.pdf](#)

II) CONSENT AIRPORT AGENDA ITEMS - NONE