

FINAL AGENDA
CITY COUNCIL
Tuesday, January 14, 2025
9:00 AM

The regular meeting of the City Council will be held on January 14, 2025 at 9:00 AM in the City
Council Chambers
455 N. Main Street, Wichita, KS 67202.

OPENING OF REGULAR MEETING

Call to Order

Invocation and Pledge of Allegiance

Approve the minutes of regular meeting January 7, 2025

Selection of the Vice Mayor and Oath of Office

1. Selection of the Vice Mayor

2. Oath of Office Administered by Judge Jones

AWARDS AND PROCLAMATIONS

Proclamations:

Religious Freedom Day
Girl Scouts of Kansas Heartland Council 100th Anniversary
Human Trafficking Awareness Month

I. PUBLIC AGENDA

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

1. Chief ES Lewis - Community Outreach Center for the Tribe of Judah
2. Mary Dean - History
3. Gloria Bayer - Questions for Council Members

II. CONSENT AGENDA ITEMS 1 THROUGH 25

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

COUNCIL BUSINESS

III. BOARD OF BIDS AND CONTRACTS

1. Board of Bids and Contracts dated January 13, 2025.

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

[01-13-2025 Board of Bids.pdf](#)

IV. PETITIONS FOR PUBLIC IMPROVEMENTS - NONE

V. UNFINISHED COUNCIL BUSINESS

VI. NEW COUNCIL BUSINESS

1. Ordinance Creating Chapter 11.51 Relating to Operation of Golf Carts

RECOMMENDED ACTION: Review the ordinance and take action as deemed appropriate.

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

[11.51_Golf_Carts_DELINEATED_1-7-25 FINAL.docx](#)

[Ordinance No. 52-608 Operation of Golf Carts](#)

2. 2024 Wichita Bicycle Plan Endorsement

RECOMMENDED ACTION: Adopt a resolution endorsing the 2024 Wichita Bicycle Plan and authorize the necessary signatures.

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

[Resolution No. 25-020 2024 Wichita Bicycle Plan.docx](#)

[Draft Wichita Bicycle Plan 2024 Executive Summary V2.pdf](#)

[Draft Wichita Bicycle Plan 2024_Revised_Reduced.pdf](#)

COUNCIL BUSINESS SUBMITTED BY CITY AUTHORITIES

PLANNING AGENDA

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

VII. **NON-CONSENT PLANNING AGENDA**

1. PUD2024-00018 – Zone Change Request in the City from LC Limited Commercial District, B Multi-Family Residential District, and MF-29 Multi-Family Residential District to PUD Planned Unit Development #137 to Allow for Mixed-Use Development, Generally Located on the Southeast corner of East Central Avenue and North Oliver Avenue (4801 East Central Avenue). (District I)

RECOMMENDED ACTION: Adopt the findings of the MAPC and approve the requested zone change (requires four of seven votes).

Alternatives:

- 1) Override the MAPC, adopt alternate findings, and approve the zone change request with the DAB-recommended PUD text, which prohibits Car Wash as an allowed use on site (requires five of seven votes); or
- 2) Override the MAPC, adopt alternate findings, and deny the zone change request (requires five of seven votes); or
- 3) Return the case to MAPC for additional consideration (requires four of seven votes).

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

[PUD2024-00018 WCC Supporting Documents.docx](#)

[PUD2024-00018 MAPC Minutes.docx](#)

[Memo PUD2024-00018.pdf](#)

[Ordinance No. 52-609 PUD2024-00018.docx](#)

2. CON2024-00242 – Conditional Use to Allow Daycare, General on Property Zoned SF-5 Single-Family Residential District to Allow Up to 100 Children; Generally Located on the North Side of East 15th Street North, between North Pershing Avenue and North Oliver Avenue (4640 East 15th Street North). (District I)

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

Alternatives:

- 1) Override the MAPC, adopt alternate findings, and approve the Conditional use request per the DAB recommendation (requires five of seven votes);
- 2) Override the MAPC, adopt alternate findings, and deny the Conditional Use request (requires five of seven votes); or
- 3) Return the case to MAPC for additional consideration (requires four of seven votes).

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

[CON2022-00242 WCC Supporting Documents.doc](#)

[CON2024-00242 MAPC Minutes.docx](#)

[Memo CON2024-00242.pdf](#)

[Resolution No. 25-021 CON2024-00242.docx](#)

3. PUD2024-00024 – Zone Change Request in the City from GC General Commercial to Planned Unit Development #135 to Create the Empower PUD for an Entertainment Establishment, Generally Located on the Southwest Corner of West 21st Street North and North Market Street (2157 North Market Street). (District VI)

RECOMMENDED ACTION: Adopt the findings of the MAPC and approve the requested zone change (requires four of seven votes).

Alternatives:

- 1) Override the MAPC, adopt alternate findings, and approve the zone change request with the DAB-recommended PUD text, (requires five of seven votes); or
- 2) Override the MAPC, adopt alternate findings, and deny the zone change request (requires five of seven votes); or
- 3) Return the case to MAPC for additional consideration (requires four of seven votes).

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

[PUD2024-00024 MAPC Minutes.docx](#)

[PUD2024-00024 WCC Supporting Documents v3 SAW - clean.docx](#)

[2025-12-9 District Advisory Board 6 DAB Memo PUD2024-00024.pdf](#)

[Ordinance No. 52-610 PUD2024-00024.docx](#)

4. ZON2024-00052 – Zone Change Request in the City from SF-5 Single-Family Residential District and TF-3 Two-Family Residential District to MF-18 Multi-Family Residential District to Create a Residential Development; Generally Located on the West Side of North Doris Street and Within 180 Feet North of West 2nd Street North (317 & 321 North Doris Street). (District VI)

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

Alternatives:

- 1) Override the MAPC, adopt alternate findings, and approve the zone change to TF-3 Two-Family Residential District as recommended by DAB VI (requires five of seven votes);
- 2) Override the MAPC, adopt alternate findings, and deny the zone change request (requires five of seven votes); or
- 3) Return the case to MAPC for additional consideration (requires four of seven votes).

[ZON2024-00052 WCC Supporting Documents.docx](#)

[ZON2024-00052 MAPC Minutes Excerpt.docx](#)

[2025-12-9 District Advisory Board 6 DAB Memo ZON2024-00052.pdf](#)

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

[01-21-2025 52-611 ZON2024-00052.docx](#)

HOUSING AGENDA

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

VIII. NON-CONSENT HOUSING AGENDA - NONE

AIRPORT AGENDA

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

IX. NON-CONSENT AIRPORT AGENDA - NONE

COUNCIL AGENDA

X. COUNCIL MEMBER AGENDA

1. Approve that pursuant to Section 2.04.090 Mayor Wu and Council Member Johnson's travel expenses, as estimated on the Travel Authorization and Expense form to attend Local Government Day in Topeka, KS January 22-23, 2025, for the purpose of meeting with state legislators regarding community issues, consistent with A.R. 3.1. Upon return from travel, actual expenses shall be reported to the Controller's Office.
2. Approve that pursuant to Section 2.04.090 Vice Mayor Ballard, Council Member Tuttle and Council Member Hoheisel's travel expenses, as estimated on the Travel Authorization and Expense form to attend Local Government Day in Topeka, KS January 22, 2025, for the purpose of meeting with state legislators regarding community issues, consistent with A.R. 3.1. Upon return from travel, actual expenses shall be reported to the Controller's Office.
3. Approve that pursuant to Section 2.04.090 Council Member Glasscock's travel expenses, as estimated on the Travel Authorization and Expense form to attend Local Government Day in Topeka, KS January 21-22, 2025, for the purpose of meeting with state legislators regarding community issues, consistent with A.R. 3.1. Upon return from travel, actual expenses shall be reported to the Controller's Office.

XI. COUNCIL MEMBER APPOINTMENTS AND COMMENTS

Adjournment

ATTACHMENT 1 - CONSENT AGENDA ITEMS 1 THROUGH 25

II. CITY COUNCIL CONSENT AGENDA ITEMS

1. Applications for Licenses for Cereal Malt Beverages:

a. Applications for Licenses to Retail Cereal Malt Beverages

RECOMMENDED ACTION: Approve licenses subject to staff review and approval.
[CMBs for January 14, 2025.docx](#)

2. Preliminary Estimates:

a. Preliminary Estimates

RECOMMENDED ACTION: Receive and file.
[PEsforCC_01-14-25.pdf](#)

3. Agreements/Contracts:

a. Developer's Agreement for Falcon Falls 7th Addition (District I)

RECOMMENDED ACTION: Approve the agreement and authorize the necessary signatures.
[Agenda Report II-3a.doc](#)
[Developers Agreement FF 7th.pdf](#)

4. Property Acquisitions:

a. Acquisition of a Revocable License for the Use of Property at 5500 East Kellogg Avenue for the Bleckley Drive Drainage Improvement Project (District I)

RECOMMENDED ACTION: Approve the license, approve the budget, and authorize the necessary signatures.
[Agenda Report II-4a.doc](#)
[agenda attachments.pdf](#)

5. Minutes of Advisory Boards/Commissions:

a. Transit Advisory Board Meeting Minutes November 20, 2024

RECOMMENDED ACTION: Receive and file.
[Transit Advisory Board Meeting Minutes Nov.20, 2024.pdf](#)

Uncategorized Items:

6. Special Assessment Ordinance Update (District V)

RECOMMENDED ACTION: It is recommended that City Council approve the refund of overpaid assessments by Lot 18 and the ordinances correcting the assessments for Lot 17 and Lot 18 beginning with tax year 2025.

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

[Ordinance No. 52-612 Amending Ordinance No. 50-488 Levy Assessments Estancia Addition.docx](#)

[Ordinance No. 52-613 Amending Ordinance No. 50-517 Levy Assessments Constructing Lateral 547, Southwest Interceptor Sewer Phase 1 Estancia Addition.docx](#)

7. Heat Resilience Cohort Application

RECOMMENDED ACTION: Approve the application.

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

[Heat-Cohort-Application.docx](#)

8. Request for Qualifications Criteria for Hess Pump Station Variable Frequency Drive Replacement

RECOMMENDED ACTION: Approve the RFQ selection criteria for the progressive design-build approach.

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

9. Assignment and Assumption of Industrial Revenue Bonds (Webb Industrial, LLC) (Districts II)

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

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

[ASSIGNMENT AND ASSUMPTION AGREEMENT.docx](#)

[Resolution No. 25-022 Industrial Revenue Bonds Webb Industrial, LLC.docx](#)

10. Purchase Option (Spirit AeroSystems) (District III)

RECOMMENDED ACTION: Adopt the resolution approving the Bill of Sale and Release of Leases and conveying the property to Spirit AeroSystems, Inc. and authorize the necessary signatures.

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

[Termination Documents - Series 2014.docx](#)

[Resolution No. 25-023 Purchase Option Spirit Aerosystems.docx](#)

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

RECOMMENDED ACTION: Approve the contract amendment providing an extension of the date for project completion and authorize the necessary signatures.

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

[First Amendment Jakub's Ladder 2022 CHDO Set Aside Funding Agreement 01-14-2025.pdf](#)

12. **Second Reading Ordinances:**

a. SECOND READING ORDINANCES FOR JANUARY 14, 2025 (FIRST READ JANUARY 7, 2025)

RECOMMENDED ACTION: Adopt the ordinances.

[List of Second Read Ordinances January 14, 2025.docx](#)

II. CONSENT PLANNING AGENDA ITEMS

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

13. PUD2024-00025 – Zone Change Request in the City to Create the Northeast Substation Planned Unit Development PUD #136; Generally Located on the East Side of North Woodlawn Boulevard and Within One-Half Mile South of East 21st Street North (1802 North Woodlawn Boulevard). (District II)

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

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

[PUD2024-00025 WCC Supporting Documents.docx](#)

[PUD2024-00025 MAPC Minutes Excerpt.docx](#)

[PUD2024-00025 Interoffice Memorandum.docx](#)

[Ordinance No. 52-614 PUD2024-00025.docx](#)

14. ZON2024-00054 – Zone Change Request in the City from SF-5 Single-Family Residential District to MF-18 Multi-Family Residential District; Generally Located on the Northeast Corner of North Hoover Street and West Robinson Street. (District VI)

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

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

[ZON2024-00054 11-7-24 WCC Supporting Documents.docx](#)

[ZON2024-00054 MAPC Minutes Excerpt.docx](#)

[2025-12-9 District Advisory Board 6 DAB Memo ZON2024-00054.pdf](#)

[Ordinance No. 52-615 ZON2024-00054.docx](#)

15. ZON2024-00055 – Zone Change in the City from B Multi-Family District to LI Limited Industrial District, Generally Located on the West Side of North Santa Fe Avenue and Within 250 Feet South of East 13th Street North (1331 North Santa Fe Avenue). (District VI)

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

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

[ZON2024-00055 MAPC Minutes Excerpt.docx](#)

[2025-12-9 District Advisory Board 6 DAB Memo ZON2024-00055.pdf](#)

[ZON2024-00055 WCC Supporting Documents.docx](#)

[Ordinance No. 52-616 ZON2024-00055.docx](#)

16. ZON2024-00056 – Zone Change Request in the City from NR Neighborhood Retail District with Protective Overlay #375 to LC Limited Commercial District for Future Commercial Development; Generally Located on the East Side of North Hillside Avenue and Within One-Quarter Mile South of East Central Avenue. (District I)

RECOMMENDED ACTION: Adopt the findings of the MAPC and approve the requested zone change with the modified language to PO #375, authorize the necessary signatures, and instruct the City Clerk to publish the ordinance after approval (requires four of seven votes).

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

[ZON2024-00056 WCC Supporting Documents.docx](#)

[ZON2024-00056 MAPC Minutes Excerpt.docx](#)

[MEMO ZON2024-00056.pdf](#)

[Ordinance No. 52-617 ZON2024-00056.docx](#)

17. VAC2024-00051 – Request in the City to Vacate a Platted Setback; Generally Located Approximately One-Third of a Mile East of South Greenwich Road and One-Third of a Mile North of East Harry Street (1046 South Bedford Terrace). (District II)

RECOMMENDED ACTION: Follow the recommendation of the Metropolitan Area Planning Commission and approve the Vacation Order (simple majority of 4 of 7 votes required) and authorize the necessary signatures.

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

[VAC2024-00051 WCC Supporting Documents.docx](#)

[VAC2024-00051 Excerpt Minutes.docx](#)

[VAC2024-00051 VACATION ORDER.docx](#)

18. VAC2024-00052 – Request in the City to Vacate a Portion of Platted Complete Access Control to Permit New Driveway; Generally Located on the South Side of West MacArthur Road and Within One-Block West of South Meridian Avenue (2611 West MacArthur Road). (District IV)

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

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

[VAC2024-00052 WCC Supporting Documents.docx](#)

[VAC2024-00052 Excerpt Minutes.docx](#)

[VAC2024-00052 VACATION ORDER.docx](#)

19. VAC2024-00053 – Request in the City to Vacate a Portion of a Platted Drainage and Utility Easement; Generally Located on the East of North Hillside Avenue and North of Kansas Highway 254. (District I)

RECOMMENDED ACTION: Follow the recommendation of the Metropolitan Area Planning Commission and approve the Vacation Order (simple majority of 4 of 7 votes required) and authorize the necessary signatures.

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

[VAC2024-00053 WCC Supporting Documents.docx](#)

[VAC2024-00053 Excerpt Minutes.docx](#)

[VAC2024-00053 VACATION ORDER.docx](#)

20. SUB2024-00041 - Plat of Rennick 4th Addition Located One Half Mile South of West 53rd Street North and One Quarter Mile West of North Hoover Road (District VI)

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

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

[SUB2024-00041 -Green Sheet Attachments.pdf](#)

21. SUB2022-00047 - Plat of Greenwich Legacy Addition Located on the East Side of South Greenwich Road and 700 Feet South of East Harry Street (District II)

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

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

[SUB2022-00047 -Green Sheet Attachments.pdf](#)

22. SUB2024-00046 - Plat of Castaways North Addition Located One Quarter Mile South of West 53rd Street North and One Third Mile West of North Hoover Road (District VI)

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

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

[SUB2024-00046 -Green Sheet Attachments.pdf](#)

23. SUB2024-00035 - Plat of Yellowstone Commercial Addition Located at the Southeast Corner of West Pawnee Avenue and South 119th Street West (District IV)

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

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

[SUB2024-00035 -Green Sheet Attachments.pdf](#)

24. SUB2024-00003 - Plat of Yellowstone Addition Located South Along West Pawnee Street and East of South 119th Street West (District IV)

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

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

[SUB2024-00003 -Green Sheet Attachments.pdf](#)

II. CONSENT HOUSING AGENDA ITEMS - NONE

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

II. CONSENT AIRPORT AGENDA ITEMS

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

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

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

[20241219 On-Airport Lease - TSA Wichita LKS00553.pdf](#)

[20241011 LA 5 Superseding TSA Wichita.pdf](#)

[Agenda_Report_II-25 \(4\).doc](#)