

CITY COUNCIL PROCEEDINGS

October 7, 2025

MINUTES OF THE MEETING OF THE CITY COUNCIL

Wichita, Kansas, October 7, 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.

[Approve the minutes of regular meeting September 23, 2025](#)

Motion:

Mayor Wu moved to approve the minutes of regular meeting September 23, 2025

Motion carried 7 to 0

[AWARDS AND PROCLAMATIONS](#)

[Proclamations:](#)

[National Arts and Humanities Month](#)

[Walktober](#)

[Family Promise Week 2025](#)

CITY COUNCIL PROCEEDINGS**October 7, 2025**[**Fire Prevention Week**](#)**I) PUBLIC AGENDA****1.) Lisa Frey Blume - 1st/2nd Street and Mclean Blvd.**

Lisa Frey Blume stated good morning, Mayor and Council Members. Lisa Frey Blume, 3721 East 24th Street North. And I'm here today as a volunteer with Bike Walk Wichita and I want to tell you about, a road safety assessment that we did on, August 18. I invited partners to assess the intersection at 1st and 2nd Street and McLean Boulevard with me. so I often walk that intersection. I walk it alone. I walk it with my family. And I'd become aware of dangers in that intersection and I wanted to do an assessment with people who, know the area, who know about safe walking and who know about traffic safety. So I was, lucky two of your - your city staff members participated, with me in that assessment, Paul Gunzelman, Traffic Engineer and Jaime Nix, your Director of Libraries. and we were joined by Dustin Hendricks of Exploration Place, Holly Terrill of Bike Walk Wichita and Shelley Rich of the Health and Wellness Coalition. And we also appreciate that Council Member Ballard, was not able to attend, but she expressed interest. And, all those people got to see the - the report that I prepared after our assessment. and I emailed that report to you last week and so you have it. And I hope - I hope you will look at it if you haven't already because it's only four pages. And one of them is pictures. And I wa- I just want to highlight, three considerations that we believe should prioritize this intersection's upgrades. the first, I know you're well aware of the 1st and 2nd Street bridge replacement that's, directly to the east of this intersection. At our assessment we talked to, you know, some of us talked about how this is - is really just an extension, from that bridge. something that we really talked about was the current Exploration Place outdoor expansion. it's going to require that families visiting that attraction park nearby they're going to have to walk in that intersection to, access the amenity. And, Dustin had reported that already some of their events like their - their outdoor movie nights, families have had to park, and - and walk. And they've kind of watched them struggle doing some of that. finally, it's a - it's a gateway to the west end of downtown, to Delano, to the Ark River Path, to the Keeper of the Plains. You know, we know that residents and visitors are in this intersection. we do feel it needs to be safer, it needs to be more comfortable for those of - of all ages and abilities, and - and all users of

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the road. So, as we heard it's Waktober. It's also National Pedestrian Safety Month and, you know, I just thought what better time to talk to you about this intersection. And I - I - I provided the detailed concerns and recommendations of our assessment in that report so you have that. a- and we - and we just really feel that this - this intersection needs to, be planned and upgraded for - for a minim of upgrades. But it could also be reconfigured. so some - some of us talked about that, you know, a traffic circle might be appropriate as is just a couple of blocks south in Delano. So thank you very much for looking and reading out the report and for hearing me today.

- 2.) [Ronald Neagle - City collaboration with federal immigration officials and other federal Law enforcement agencies.](#)

Ronald Neagle stated Ronald Neagle, 2242 Lindberg Street. I'd like to thank the Commission and the Mayor for allowing me this opportunity to speak. I am here today to address some of the concerns of your constituency, the Wichita citizenry. In other towns, media has reported that city law enforcement has met with federal law enforcement to engage what can only be described as uncommon collaborations with representatives of the Trump Administration. Specifically, I am referring to immigration enforcement. But more generally my questions regard any law enforcement agency, federal law enforcement agencies. I am asking the City Commission and or the Police Department to issue a media release answering the following questions. Has the city or any department within the city been asked to meet with immigration enforcement, commonly known as ICE or the FBI or any other federal officials for any situations that could be considered unco- historically uncommon? Have any meetings - have any such meetings already occurred? Are any such meetings planned? Absent an answer today, I respectfully request of the City that prior to entering into any such agreements or future meetings with federal law enforcement that the Commission inform the public prior to their decision and allow multiple opportunities for the public to comment prior to any such actions. To summarize my request, please, as representatives of the people of Wichita do not blindside the public with a decision to facilitate immigration enforcement. Thank you for your attention to these matters.

Council Member Johnson stated thank you, Mayor. First, I agree with you, sir. I can't speak for ICE. I do want to let you know, we approve these things, I think, annually. We do have joint task force work. It's not uncommon. It's work that's been happening for years with the

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Police Department, with the Department of Justice, ATF. And I think there's another department that they're working on and there's just different efforts that they have. It's not around ICE or immigration. But those partnerships and collaborations have been occurring for years just so you know. nothing nefarious there with that but I agree with you on going forward with some of those other things going on in the country.

3.) [Steven Ahmad - AI-powered surveillance cameras](#)

Steven Ahmad stated Steven Ahmad, 5400 East 21st Street North. Good morning, ladies and gentlemen. Every day we hear more about AI being put in more and more things. I'm sure some of you may use it or enjoy content created by it. I'm here to tell you there's ongoing unacceptable use of it happening in the city. The City of Wichita has taken a contract with Flock Safety starting in 2020 and expanding it in 2024. I'm certain all of you are familiar with it and how according to WPD it has recovered \$5.4 million stolen property and allegedly solved violent crime. WPD has also stated the data from the cameras is deleted after 30 days and are only used to take photos of license plates. Of each city council member here, I ask of you, have any of you actually walked past any of these cameras? If you had, you'd, if you'd paid attention to them you would know that they take photos of more than just those license plates but also pe- photos of people and their faces. if you pay attention to Flock's own marketing and even just their website, you'll see they want to help in predictive policing and want to expand to private companies so they can monitor employees. The council approved an expanded the use of city c- of cameras in the city and that expansion came at a cost. As each camera costs \$30,000 a year to operate and \$1.5 thousand to install. Based on the April 2024 number of 167 cameras in the city that comes to an outrageous cost of \$5 million a year to operate these cameras. Flock is not only a concern or a waste of money but an active threat to public safety. In the town of Evanston, Illinois, the city canceled their contract with Flock after they violated Illinois law and shared data with federal agencies without permission. After taking them down, the cameras were then put back up by Flock despite the demands of the city. And so the city had to resort to taping the cameras up and blocking them from being able to record any other cars or people. In 2021, a deputy in Kechi, here in Sedgwick County used Flock cameras to stalk his ex. Further, in 2022, a police chief in the Se- in the City of Sedgwick misused the city cameras 228 times to stalk his ex and her new boyfriend. The cameras remain a threat to public not only due to possible abuse by law enforcement on the local

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level but on the federal level and threats to privacy and security of our democracy. I implore every member of this council to immediately cancel the contract with Flock and demand every single camera be taken down as soon as possible. Predictive policing has absolutely no place in Wichita and is not welcome by the people living here. I also encourage members of city council and anyone in this room to talk to me after this meeting if you have any further questions so we can keep this dis- discussion active and solve this because - before it becomes a further issue. And with the remaining 3 minutes, any questions, I will gladly answer them. Seeing none, I thank you for your time.

4.) [Jeff Moore - The Homeless Problem - No Show](#)

5.) [Four Twenty Jim - Camping Ordinance - No Show](#)

Chelsey Portillo stated good morning. My name is (Chelsea Portillo). I'm a constituent of Ron Estes. I live on the east side of Wichita, 1133 North Dellrose in District 1. For the past 2 years, while Wichita has continued life as normal Gaza has endured relentless bombardment, siege and starvation. 90% of Gaza's population has been displaced. Over 680,000 Palesti- Palestinians have been killed and essential infrastructure such as hospitals and water systems are just gone. People are dying of hunger and disease in this modern age, in the year of our Lord, 2025. But this didn't begin in 2023. Palestine has been under illegal occupation for 77 years. Since 1948, millions of Palestinians have been exiled and denied their basic human rights. Since the Nakba in 1948 which I encourage all of you to look up immediately Israel has illegally expanded settlements, annexed land and imposed apartheid policies - apartheid policies across the West Bank and Gaza. The global Sumud Flotilla was just intercepted in international waters by the Israeli Defense Force not even a week ago. And as of this writing there are at least 150 activists from 20 different countries still being held in the Israeli prison. It is time for the Midwest to lead the charge in telling Israel that enough is enough. While Dan Osman and Barb Wasinger were busy listening to Israeli propaganda during their 50 states one Israel conference which I again encourage you to look up if you are unaware, children in Gaza are dying. They are dying tortuously slow, antagonizingly painful death. This is not a conflict. This is not - this is ethnic cleansing. This is colonization and this is genocide. We must

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speak out and we must demand justice. We must stand with Palestine. Thank you for your time.

Lizel Wright stated Hello, my name is Lizell Wright. I live at 2322 West 13th Street North here in Wichita. I'm actually going to read an article from August of this year, from the Canary. An IDF soldier just exposed that Israel deliberately let October 7 happen. Damning new testimony from an IDF soldier stationed at the Gaza border on 7th of October has backed up growing evidence that Israel deliberately allowed the Al-Aqsa flood operation to happen. This soldier's statement has turned the mirror on Israel's cynical propaganda once again. While the genocidal occupier and war criminal has made repeated accusations over Hamas's human shield strategy instead it's Israel that has used its own soldiers and civilians as fodder for fueling its violent colonial aspirations in Palestine. Unsurprisingly, none of the mainstream media have picked up on this. Of course, it's in keeping with their 22-month complicity in downplaying Israel's genocide and atrocities in Gaza. IDF soldier testimony suggests Israel let 7th of October happen. Shalom Shitrit, an ID- an IDF soldier who was on duty on 7th of October has made a damning testimony to the Knesset. He testified that high-level IDF officials issued a strange message the morning of Hamas's Al-Aqsa flood operation. Israeli soldiers said they specifically received orders to cancel all patrols along the Gaza border from 5:20 am until 9:00 am on October 7, 2023. And there is footage online on this article of the Israeli soldier testifying to the Knesset committee. According to the dissident, Shitrit said during his testimony that at 5:20 am on 7th October, "We are playing on the phone and suddenly a strange message came up from my deputy commander. And what he says on the radio is something like this. I don't know why but an order was given that there would be no patrols in the Gaza fence until 9:00 am." He went on to explain how. "Every morning the platoon raises alert. And in the estimation there are no mornings in which there are no patrols on the fence because you are an operational battalion and that is part of the matter." So according to Shitrit's testimony, someone from a place of high command decided border IDF soldiers would not patrol the morning of 7th October. Shitrit indicated how unprecedented this was. It obviously raises huge questions. Namely, it - it - it know of the impending Hamas operation. I think that is new and opportunistically chose to enable it. Israel had the intel but ignored it. Of course, this testimony from an on-duty IDF soldier sits next to a wealth of documented evidence. Israel knew of the attack well ahead of time. Reporting on this, U.S. independent outlet Young Turks pointed to a number of these. One was a New York Times article from November 2023 detailing how Israeli officials had obtained Hamas's battle plan for the

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October 7 terrorist attack more than a year before it happened. It also highlighted an article by Israeli news site Haaretz from June 2024 which butt- buttressed this further. It confirmed that the Israeli intelligence had detailed knowledge of Hamas's plan. The same outlet was - has underscored IDF command ignoring intel from women soldiers patrolling the border, warning of an impending attack. Moreover, Israel deliberately deployed its hannibal directive that makes the soldiers' testimony all the more believable as well. This Israeli military police prefers the murder of its own soldiers over them becoming hostages. But they also included civilians. Israel killed their own people on October 7, 2023. Numero- numerous press reports and revelations from Israeli military officials revealed a mass hannibal order that directed the slaughter of civilians Hamas took captive. Released hostages meanwhile have described.

Mayor Wu stated your time has expired.

Lizel Wright stated Okay. They killed their own people. That's who killed those people, those civilians on October 7, 2023.

Mayor Wu stated thank you ma'am.

Council Member Johnson stated thanks, Mayor. just one quick question. I think it's important as you talk about the, war over there. Do you have the latest number of folks in Gaza who have been killed? The last number I saw was 64,000. Do you have a number that's...

Chelsey Portillo stated it's at least 680,000. Yes, at least. The numbers are horribly skewed. See it's hard to count dead people when they're under rubble. And Gaza is rubble. There's - there's nothing left.

Council Member Johnson stated I agree. The images from over there are truly disturbing, and I hope more people look in to see the tragedy happening over there. Thank you for being here.

CITY COUNCIL PROCEEDINGS**October 7, 2025**II) CONSENT AGENDA ITEMS 1 THROUGH 25***Motion:*****Mayor Wu moved to** approve Consent Agenda items 1 through 25 except 5A.

Motion carried 7 to 0

Item Number 5a

Vice Mayor Johnston stated thank you, Mayor. I pulled this item because of the, Golf Board of Governors, quarterly meeting. I have increasingly been getting complaints and calls about availability of tee times. First of all, let me say that, Jesse Coffman, his team, supported by Reggie Davidson and his team have done an absolutely wonderful job of getting the golf courses back in shape, positive cash flow, reinvesting back in the golf courses. I think that's wonderful. But you also have more people wanting to play golf because of that. So I just - tell you my s- my - my - for the last 2 years my son has complained about never getting a tee time, being able to get a tee time at Tex Consolver on Saturday and Sunday morning. he gets up at 5:00 - he get up at 4:30 but 5 o'clock he gets on there, and he can never, ever get one. And, I found out why. Because someone has the first four tee times on Saturday and Sunday blocked. got a group that they blocked the tee times. apparently, there's a lot of, groups that have tee times that are blocked. Not available to the general public. I'm not against people playing golf. A lot of these are seniors like me that play golf. but it is a good old boys' system. And - and I don't know if there's a balance in there something we can do. But, the Golf Board of Governors has authority over the golf system. So I recognize that and we as City Council can - the only course we got - the only recourse we have is to eliminate the Board of Governors. 'Cause the Board of Governors does have the authority. I just really believe in the leadership of Jesse Coffman and his team. They've done a wonderful job. And, I would just ask that the Board of Governors review the policy. Come up with a solution that is fair and equitable. work with Jesse and Reggie and - and their teams and, come up with something that's equitable. And I'd like to just, hm, invite, either Reggie or Jesse or both of you to the podium. And if you - if you could address this I would, I would appreciate it.

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Reggie Davidson, Park & Recreation Department, stated so we're going to have Jesse kind of give an overview of, the process that you're referring to and some of the concerns we have there. And then I'll follow up with what we're doing with the next steps and how we're incorporating it into our Park Master Plan. And being able to look at the entire system and what changes we're going to be making.

Jesse Coffman, Golf Division, stated thank you. thank you, Reggie. Good morning, Mayor, City Council. Jesse Coffman, Golf Division Manager. this topic it - it is a big topic. You're absolutely right. I want to kind of give a little background on how the - the booking process works before I get into that. So, f- for anyone that doesn't know seven days in advance we open tee times at 5:00 am. This morning at 5:00 am tee times for next Tuesday, opened up. And the way I like to tell people it's basically we open up concert tickets for sale, and they sell out immediately. especially the early morning time. So the demand - I mean, it's - it's a good problem that we have that much demand but it - it is a problem.

And the - the goal is equity and equal access to these tee times for everyone. over the last 30, 40 years, there have been leagues and groups that have - have played weekly, played regularly and they - they are, great customers and - and supporters of the golf system. But through that time, they have, been considered leagues so they book their tee times. They basically have standing tee times throughout the entire year. when the golf system wasn't that busy it wasn't a big deal because you could just get the tee time after that group. Now, it's a big deal. we - it is by far the biggest complaint that we get. this does fall under the scope of the Board of Governors. And we started several conversations earlier this year on how do we - how do we get around this. I don't feel like they were very effective. The first thing we did was try to come - or the Board of Governors did was try to come up with wha- to define what c- is considered a league. and then what - what they kind of came up with was that it needed to have at least 12 members. They needed to have official bylaws and officers in place. And then the restrictions were you could only get tee times two days a week. when you have so many groups that fall under those parameters we really didn't achieve anything as far as, you know, addressing the issue. it's, I definitely feel like the - we have to readdress this and figure something out that's better. I think for public courses the way that we have our league set up is very, it's not common at all. It's more for a private course that you can get away with that. On a public course especially the demand that we have and the population and the - the amount of golfers that we have here, it does limit the amount of available tee times for the public. so it's something that I - I

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definitely am - am pushing to - to address. Some of the things I've done internally, that I hope will have an effect, this is, something I'll - I'll get with the golf board once we - we get everything in place. But is a new point of sale in tee booking, tee sheet booking, system, software. with this new system it's - it's - the RFP is open right now. It closes at the end of this month. And then we'll do presentation. And that's one of the big things I want to look at is what are the different functions that we can allow to, groups to - groups to book maybe one or two or three tee times back-to-back. 'Cause that's - that's what they want. They just want to make sure we've played as a group for 30 years, we want to make sure we get back-to-back tee times. And I understand that. so hopefully with that new system, it allows for a little bit more flexibility on how we can set that up and be fair to everyone. maybe they don't get certain set tee times but they can get back-to-back tee times when they're available. And then the other part that's a big problem i- is this puts a lot of unnecessary pressure on staff at the counter. When someone is very upset about this it's not fair to our staff. Because nine times out of ten the staff agrees with the customer, but we're stuck with - with the rules that were putting in place. So, I definitely think 100% agree. and then I think Reggie is going to talk about another idea that we've had. but that's kind of where we're at. I mean, it seems like it's a little bit more complicated than what it, what it appears to be on the surface just because this has been going on for so long, and we don't want to suddenly break up these groups that have been playing forever. But, 100% we have to come up with a better solution and make sure everyone has equal access to our tee times.

Vice Mayor JV Johnston stated yeah. Thank you, Jess. Just to be clear I'm not against Men's Club, Ladies' Day, Couple's League, none of that. It's these private little one-offs. And there's a lot of them.

Jesse Coffman, Golf Division, stated I mean, we found - we - we know how it works. When we put these parameters in place suddenly three groups that I don't even know if they knew each other got together and said, hey, let's call ourselves a league. So now, you know, they - they find work around. So we have to eliminate the possibility of that and make it fair for everyone.

Reggie Davidson, Park & Recreation Department, stated and as a follow-up with that, we're in the process now you got, we approved moving forward with the Park Master Plan. And as

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part of that we're looking at how we operate as an entire department and as a system. And looking at the, the golf, system to see how it works and seeing benchmark against other communities to see how those things are being done. So, like Jesse mentioned it's not common in some other communities with public golf courses. So we're going to make sure that we're aligning and providing something that's going to be consistent to give everyone equal access and equity to the courses. So that will be part of what we're doing when we kick off the Park Master Plan planning process as well.

Vice Mayor Johnston stated Yeah. Well, thank you very much. Both of you I appreciate, appreciate your leadership. as the courses get better and better the problem is going to get worse and worse 'cause a lot of people want to play them. So that's a good problem to have. And I do appreciate everything you do for the golf system. Golf is a very important, activity for our city. you know, the country clubs get the - the - the - the big dogs play there. But, you know, the middle managers and - and the - and the people who really work and make this city go like to play golf and, and it's important for them to have a nice golf course to play in. And we do, and we're getting even better so thank you. Appreciate it.

Reggie Davidson, Park & Recreation Department, stated and just as a point of reference as well, like you mentioned it's a good problem to have. And Jesse and I are meeting and benchmarking from last year to this year on our revenue with \$500,000 and the plus compared to revenue from last year to this year. So we're definitely moving in the right direction. We've just got to see how we balance it out so that we can make sure we continue to grow and meet new customers that come in as well.

Council Member Hoheisel stated thank you, Mayor. just more of a comment. First, thank you guys. From what I hear the golf, you know, the golf system here is just thriving. And a lot of the improvements that you've made and suggested and that we've made it seems to really be paying off. this is something that I have heard from, some of my friends as well. Not necessarily my constituents but, a lot of the friends that I have that do play golf. So it sounds like we have some options out there, but I just wanted to, back up that I've kind of heard the same thing from several people out in the community that the Vice Mayor has as well.

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Council Member Ballard stated thank you, Mayor. Also, a big thank you. That's super awesome to hear that the numbers are even better than last year, I guess unless you're trying to get a tee time. Two quick questions. Is it typically only Tex that we're having - okay.

Jesse Coffman, Golf Division, stated No. It's Tex and Auburn are the - probably the - the two that are most effective but it's all four.

Council Member Ballard stated Okay. And also, what do some other cities do? I mean, I know we have the new software coming which hopefully will be helpful. But is there something that somebody else is doing?

Jesse Coffman, Golf Division, stated yeah. I mean, typically there would be, the way, the most common I've seen, each course would have maybe a men's league, a ladies' league, a couples' league and a seniors' league. One day a week it's ran by the club. The club blocks off the tee time. You come through us to - to be a part of that. and that's it. That's the only leagues that they have. Maybe some corporate leagues, in the afternoon, some companies that want - but typically those are in the afternoons not quite as high demand. but it's - it - there's not so many leagues that are ran by individuals, where we just block the sheet and then they - they have full control. It's very uncommon.

Council Member Glasscock stated thank you. As someone who represents both Tex and Auburn, I hear this pretty often so I just wanted to echo, the Vice Mayor's comments.

Mayor Wu stated thank you both. one last thing. In those mi- minutes people can look at these minutes. But I just wanted to highlight that over 600 participants are already enrolled in 2025 surpassing last year for the first tee program which is for our young youth in our community to learn golf and to play. and it is a partnership with Boys and Girls Clubs. So thank you for doing that and continuing that collaboration, encouraging our young people to stay active and love the sport. So thank you both.

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Jesse Coffman, Golf Division, stated if I could add to that real quick. We had a total - this year we're going to have a total of around 1700 juniors coming through our programming. So the numbers you're seeing are just for first tee but we have several other programs. First tee is fantastic. They're all fantastic. But we're steadily trying to increase those numbers, so.

Vice Mayor Johnston stated thank you, Mayor. And I want to echo that too. And your inclusion of women you have lots of programs to get women playing golf, youth playing golf. You're just - you're just trying to make it wider and more attractive and better for everybody. So I do really appreciate that. That's the future of golf so thank you.

Mayor Wu stated thank you both. I see no more questions from the Council. We will open it up for public comment. I see none. We'll bring it back to the bench.

Motion:

Vice Mayor Johnston moved to approve Consent Agenda item 5a.

Motion carried 7 to 0

COUNCIL BUSINESS

III) **BOARD OF BIDS AND CONTRACTS**

1.) **Board of Bids and Contracts dated October 6, 2025.**

Attachment: [10-06-2025 Board of Bids.pdf](#)

Attachment: [10-06-2025 WAA Board of Bids.pdf](#)

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Josh Lauber, Finance Department, reviewed the item.

Council Member Tuttle stated thank you. Great job Josh. This is what happens when you have a fifth Tuesday, right? This is the longest one I've ever seen. It's way back. But could you possibly go to Slide 7? I might have looked at it wrong, but I just wanted to check. Thank you. It looks like Snodgrass and Sons Construction Company w- was the low bid. Is that a typo? Oh, oh, I - okay. Sorry, I inverted the numbers. My bad.

Mayor Wu stated can you go back to Slide 5, please? We'll be talking about this item as new business item number 13. again, this was really to highlight the BNR, project. Can you tell us is this - was this estimated to be \$12.2 million?

Gary Janzen, Public Works & Utilities, stated good morning, Mayor and Council members. Gary Janzen, Public Works and Utilities. I will cover this in the item here in a little bit. But the, our estimate was \$11 million.

Mayor Wu stated you'll talk about it during number 13 or do you want to share why it was higher?

Gary Janzen, Public Works & Utilities, stated that's up to you. I can either share it twice or I can talk about it later.

Mayor Wu stated just so that the audience understands that this item was on the consent agenda, and I've moved it to new business so that folks would understand that the bionutrient plant, removal plant had an adjustment. And, again, can you just explain? It was - initially, the estimate was \$11 million. Why is it now \$12.2 million?

Gary Janzen, Public Works & Utilities, stated I think there's probably several factors that led to this. there's a lot going on in the market right now for contractors especially the contractors that would do this type of work. our owners rep reached out. In - in addition to,

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you know, how our projects are, posted to all vendors. There's other ways that projects of our size especially in a community of our size, make it out there. Our owners rep also reached out to some specific contractors to try to garner interest. I think there's a lot going on, again, with contractors right now that probably led to the Dondlinger Wildcat team I think probably everybody is aware is doing the work for all of the work at Plant 2 for the BNR improvements. this is the last project as part of the BNR program to be bid. we certainly expected a bid from them, but there's just some unique work with this facility. there's some really close quarters to work with working around an operating plant just as we are doing at - at, Plant 2 with the main part of the project it really makes it hard to estimate costs. So we will work with the contractor once construction is underway as we've done with the other packages to see if there's any way to value engineer the cost down.

Council Member Hoheisel stated thank you, Mayor. Just one additional point. We have pretty much a hard budget of \$387 million on this overall project. This does not bump that up, right?

Gary Janzen, Public Works & Utilities, stated correct. Thank you. And I should have mentioned that. And I'll - I'll - I'll cover that again later too. This is the - the difference in cost here is included within that overall original budget, yes.

Council Member Hoheisel stated Okay. So yeah I just wanted to make sure the public knew that as well. It's moving around money within the project that we have allocated?

Gary Janzen, Public Works & Utilities, stated correct.

Council Member Hoheisel stated all right. And I'll mention this later as well. Looking forward to that odor control being complete.

Gary Janzen, Public Works & Utilities, stated we are too, thank you.

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Council Member Glasscock stated thank you, Mayor. Two questions. I know that we're not set to go over budget right now. Is there any expectation that we'll go above the \$387 million?

Gary Janzen, Public Works & Utilities, stated I hope not. we still have, like I said, this is the last project within the overall program to bid. we do still have some capacity within the overall project even after this based on what we've done, with some value engineering in the original packages especially the biggest parts of it, packages two and three. it's possible looking ahead because of the amount of work that we've got left we could start pushing up against that budget at some point in time. We do have a contingency budget in place, that is very similar to what we've done with the water treatment plant through the course of building the new plant there, in case there were, any additional work that might come up above and beyond that budget. We're keeping a close eye on it. I meet with staff regularly. Last we looked at was just yesterday and right now we're still in a good place.

Council Member Glasscock stated okay. We're still in a good place right now?

Gary Janzen, Public Works & Utilities, stated we are.

Council Member Glasscock stated okay. this is probably a question maybe for Jennifer and legal. So because we normally approve consent agenda items prior to approving bids this would be approving this recommendation for a bid, but then this item is later on the agenda, but this is to approve the overestimate bid. So would this nullify - by approving this bid would this nullify the - or Item 13?

Jennifer Magana, Law Department, stated Josh, can you correct me if I'm wrong. But I think we are okay to do it in this order.

Josh Lauber, Finance Department, stated yeah, you're - you're being requested to approve the engineer's estimate and budget authorization. And you're absolutely right. The consent agenda usually is presented beforehand. if you go about this route you could have conceptually an instance where you approve the engineer's - new engineer's estimate and

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budget authorization in the project, and you could deny the new business agenda item in theory.

Mayor Wu stated thank you, Gary. Two more questions. Slide number 14. This is about paper products. I just wanted to know, I know that you've been trying very hard and encouraging small businesses to become vendors for the City of Wichita so that they know that there's opportunities for them to bid. Are any of these small businesses?

Josh Lauber, Finance Department, stated I don't know on top of my head if they're new - they're small businesses. I will tell you one of them is new specifically, that we have not encountered before. and then small business as a whole is a discussion. We're working with the city manager's office to revamp the small business program. and any time the city manager's office is really great about this they'll forward vendors to us. and the feedback that we've had so far is, "I'm surprised how easy it is to bid with the city." So that's a really big compliment for us that I appreciate.

Mayor Wu stated good job to your team. I know that one of the slides shows when you have those sessions, and we really encourage people to check that page out so that they can know how to become a vendor. And last but not least, slide number 16 since we just talked about golf. this looks like we're under budget. I think we budgeted \$2 million for this. Is this correct?

Josh Lauber, Finance Department, stated I don't know on the budget estimate. I'm getting a correct from our director of golf.

Mayor Wu stated which, again, I wanted to highlight this because it is under budget. And great job to Jesse and the team in trying to get us a bid that is under budget but still provides that great quality. So thank you very much for that hard work.

Motion:

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Mayor Wu moved to receive and file report, approve the contracts and authorize the necessary signatures.

Motion carried 7 to 0

IV) PETITIONS FOR PUBLIC IMPROVEMENTS - NONE

V) UNFINISHED COUNCIL BUSINESS

VI) NEW COUNCIL BUSINESS

1.) [Starlite Drive-In Loan Extension \(District III\)](#)

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

Attachment: [October 2025 Promissory Note and Guaranty.docx](#)

Attachment: [Starlite LOC October 2025.pdf](#)

Becca Johnson, Office of Community Services, reviewed the item.

Council Member Glasscock stated thank you, Becca, for presenting. Is there any guarantee that he's not going to come back for another extension? You could probably always make an argument that there's financial hardships or something happens. I know he's done that twice so far. Is there anything stopping him from doing it a third time?

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Becca Johnson, Office of Community Services, stated there is nothing stopping him from doing that, no.

Council Member Hoheisel stated this is more in reply to Council Member Glasscock. I intend for this to be the last, so.

Mayor Wu stated Becca, do you know by any chance, how business is going at Starlight Drive-In pre-COVID versus now in 2025?

Becca Johnson, Office of Community Services, stated yeah. I don't have that information and I don't believe Mr. Smith is with us. He's in Tulsa. No.

Mayor Wu stated maybe Council Member Hoheisel has had conversations with Mr. Smith.

Council Member Hoheisel stated thank you, Mayor. Yes, I believe last time I talked it was 80 - 80 to 85%, from what it was pre-COVID. But that was building it back up after a couple of years of slow revenues. it's just a lack of movies out there right now. Streaming process is coming up. so thi- this is similar to a lot of theaters, a lot of the obstacles a lot of theaters out there are facing.

Council Member Johnson stepped away briefly.

Mayor Wu stated and Council Member Hoheisel this is obviously in your district. I know that there has been a lot of community interest in trying to save the Starlight. can you share a bit of why the Hyatt dollars went to Starlight Drive-In initially? and why, obviously, in June of 2025 we had this major storm, what that caused to Starlight Drive-In?

Council Member Hoheisel stated yeah, thank you. Before I was on council -- and the City Manager probably has more details than I do --, the - the s- the drive-in got rezoned from entertainment to, I believe, general. And there was a push by the owner at that time who

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had been gifted the drive-in to actually sell it. there were some issues around there. there was a group that really got together about wanting to save the drive-in because it is a South Wichita treasure and landmark. so, the council member at that time agreed with the new owner, Blake, to give him a \$200,000 loan from the Hyatt funds at the time. And the scheduled repayment, again, this was obviously before COVID. then, '23 came up and that was after COVID and you saw the declining numbers. Again, they were working their way back up. so we did extend it. And we always look for opportunities to help protect the treasures that we have in our community.

Mayor Wu stated thank you, Council Member Hoheisel. I know that you also serve on the Cowtown Board, and so I just wanted to make sure that, people understood this portion which is often the city doesn't have just money to loan people. This was a very special circumstance when the City of Wichita sold the Hyatt Hotel. So each council member or each district received dollars. so this question really goes back to the city manager. Can you share if there are any funds left? And if so in which districts are there funds remaining from the sale of the Hyatt?

City Manager Robert Layton stated Mayor, I have to go back and look. We provided that information to the council, I think, about 6 months ago. the only changes that I can think of at this point would be in - in the District 3 because of this arrangement. I'd have to go back. Most of the funds, I think, all the funds are gone in Dis- District 1? Or do you still have community funds?

Council Member Johnson stated the only funds we have are in the rotation and Propel.

City Manager Robert Layton stated that's right. And then, District 2 spent all their funds. District 3, of course has these funds. And the idea with the loan is if it was successful it would continue to generate additional funding for future community initiatives. And that's the reason that the council member created that loan the way he did. District 4 spent all their funds. District 5 spent all of their funds. And as did District 6. So I think it's really one in three that have some flexibility and - and not many, not much.

Mayor Wu stated thank you, City Manager. Again, I wanted to get that on the record because I know that this is a special circumstance, in which the city had some dollars allocated to the six council members and their districts. And so there are still some funds

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left in District 1 - 1 and District 3, but it's very rare, because, again, of the sale of the Hyatt.

City Manager Robert Layton stated right. And just a reminder, at that time \$10 million was put into street maintenance, by the council and each district had \$1 million allocated.

Council Member Glasscock stated thank you. One last question. There is a personal guarantee from the owner, so if they were to default on the payments, it would be back on him?

Becca Johnson, Office of Community Services, stated correct.

Mayor Wu stated I see no further questions for staff. We'll open it up for public comment. I see no one from the public who would like to speak. We'll bring it back to the bench.

Vice Mayor Johnston stated Thank you, Mayor. I also echo Council Member Glasscock's. I really do appreciate the personal guarantee on contracts with the City. I think - I think that should be a standing, practice for the City. So I do appreciate that so thank you.

Council Member Glasscock stated thank you, Mayor. I was hard-pressed to support this today but given a personal guarantee and given Council Member Hoheisel's comments about no intention of bringing this back up, I will be supportive of this today. I actually love the loan program idea and think District 3, was very successful in that. and, I'm appreciative of that. The 1% interest rate is very generous. but I hope that this will be paid back. That the Starlite is successful. I will likely not support it if it comes back for another extension, because I want to make sure that, the owner is being respectful of taxpayer dollars that he's been given in this unique style program. But I do love the loan program idea and will be supportive of this today.

Council Member Hoheisel stated thank you, Mayor. No singing the tune this time around.

Motion:

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Council Member Hoheisel moved to approve the contract amendment and authorize the necessary signatures.

Motion carried 7 to 0

2.) Pulled per City Manager 10/1/2025 - Century II Energy Plant

3.) Agreement and Funding for Biennial Bridge Inspections, Rehabilitation, and Repair

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

Attachment: [Resolution No. 25-440 2025 Bridge Inspections \(472\).docx](#)

Attachment: [Resolution No. 25-441 2025-2026 Bridge Rehabilitation and Repair 086182](#)

Attachment: [SA#1 Bridge Inspections Renewal.pdf](#)

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

Mayor Wu stated thank you, Paul. I see no one from the Council except for I have one quick question. I know that we launched the Drones as First Responders Pilot Program with WPD, and it's on top of a Wichita fire station. I wanted to know if, we have considered drones for bridge inspections. That is something that other major cities have done, and so I wanted to know if that is something that's being considered.

Paul Gunzelman, Public Works & Utilities, stated well, I would have to reach out to TransSystems or GFT to see if they utilize any of that at this time while they do the bridge inspections. I don't know that answer.

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Mayor Wu stated I would be curious in, that collaboration. Again, in some major cities they do use the drones for multiple uses, including helping with bridge inspections and public works in general. Wo that would be another way to utilize technology. Thank you Paul. I see no further questions. We'll open it up for public comment. I see none. We'll bring it back to the bench.

Motion:

Mayor Wu moved to approve the agreement, budgets, use of progressive design-build project delivery and RFQ criteria, adopt the resolutions and authorize the necessary signatures.

Motion carried 7 to 0

- 4.) Moved to 10/21/25 per City Manager - Agreements for 29th and Grove Environmental Remediation Project (District 1)

- 5.) Property and Evidence - Rounds and Porter Facility Improvements

Attachment: [Resolution No. 25-442 Rounds and Porter Property and Evidence Improvements.doc](#)

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

Captain Jason Cooley, Police Department, reviewed the item.

Council Member Hoheisel stated thank you, Mayor and thank you, Captain. This was quite a bit of work when we got the initial audit back a couple of years ago. Could you just detail

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some of the - of the changes that we have made so far, some of the improvements that we have done within the budget? I remember there was a decent-sized list there.

Captain Jason Cooley, Police Department, stated yeah. So the lab received a significant - I assume you're talking about the original \$3 million?

Council Member Hoheisel stated yes, sir.

Captain Jason Cooley, Police Department, stated

Okay. Yeah. So the lab received a significant overhaul, updated it, brought it up to, accreditation standards. There has been, some, Property and Evidence. I use those two terms separately as they're kind of divided inside the facility. But they - they operate as one. there's been some Property and Evidence improvements, but the bulk of that was to bring, that portion of the lab, up to code in the building and through accreditations.

Mayor Wu stated any further questions? I see none. We'll open it up for public comment. I see none. We'll bring it back to the bench.

Motion:

Council Member Ballard moved to approve the revised budget, adopt the amending bonding resolution, and authorize the necessary signatures.

Motion carried 7 to 0

6.) [Police Protective Equipment Project](#)

Attachment: [Agenda Report VI-6.doc](#)

Attachment: [Resolution No. 25-443 Police Protective Entry Equipment.docx](#)

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Captain Jason Cooley, Police Department, reviewed the item.

Vice Mayor Johnston stepped away briefly.

Mayor Wu stated thank you, Captain Cooley. Any questions for staff? I see none. We'll open it up for public comment. I see none. I'll bring it back to the bench. I just wanted to say thank you, to both our police department and fire department, for making sure that the community stays safe. But also that they themselves are safe with equipment. we saw it firsthand last week when we went to fire training, and the equipment that we were, putting on protected us from the fire. And so I know that for the police department, same thing, your protective equipment is critical to your safety but also providing safety for our community. So I will be very supportive of this.

Motion:

Mayor Wu moved to approve the project budget, adopt the bonding resolution, and authorize the necessary signatures.

Motion carried 7 to 0

- 7.) Pulled per City Manager 10/1/2025 - Funding for Woodland Park-North Public Art (District VI)

- 8.) Authorization of the Second Five-Year Tax Exemption (Air Capital Flight Line, LLC) (District III)

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

Troy Anderson, Assistant City Manager, reviewed the item.

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Sam Sacket, Spirit AeroSystems, stated good morning, my name is Sam Sackett with Spirit AeroSystems. Mayor Wu, Council members, I just want to, say thank you, first of all, for the support that you provide to our aerospace industry. Not just our company but our supply chain in this region and throughout the state. And for the advocacy that each of you have for our amazing men and women who do the real work every day of designing, building and assembling major aircraft structures for the world's greatest, commercial and defense customers. So thank you on behalf of our company for, again, your advocacy for our industry. I'm going to turn it over, to Damon Ward, who's our Vice President and Chief Controller to walk you through a few slides and give you a little bit more of an update about where we are with some of our - our data points against the IRB targets.

Damon Ward, Spirit AeroSystems, stated okay. Thanks, Sam. Mayor, City Council members, good morning. I echo Sam's sentiments in the sense of thank you for your support and your advocacy for our industry. I'll share just a - a few more comments, to supplement Mr. Anderson's comments, on w- why - wha- what was the investment. And why is this important for our industry. So, the investment was for construction of the Northeast manufacturing facilities. So, for those of you who have had a chance to tour our campus, you will know that this is a very complex manufacturing environment. And it is really intended to support the production rates and expected volume increases, primarily on the 737 program but also for the 767 program. So I know that - that all of us see the 767 flying around the skies of Wichita on a daily basis. So those products are manufactured in this facility as well as the 737 which is the highest volume aircraft that Boeing, manufactures and sells. So as Mr. Anderson said, it was originally intended to be 144,000 square feet. That was completed. additionally, we've extended that facility by an incremental 200 feet to support anticipated volume increases that we expect in the future. So I mentioned it's a critical part of enabling us to meet those expected production volumes. We could not produce on a sustained basis what we produce today and what we're expected to produce in the future without this facility. So just a bit more color on some of the numbers. And we do have some updates from what Mr. Anderson shared is, you know, as, you would expect, we're - we're living in a real-time data environment. so as, as shared previously we did exceed the target in 2019 by over 1300 employees. So, we are running really hot. We are producing at about 52 737s per month, at the end of 2019.but we know that we had a significant drop-off. So you'll see the line, which was really driven by two primary events.

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We had the - the 737 grounding but additionally COVID which really reduced air traffic volumes by about 96%. We all saw that in 2020. So we did have a decline of about 5500 heads. but you will see the - the glide path and the gradual recovery from COVID. And at the end of 2023 we had actually surpassed the committed target. So that recovery did take a few years, for the grounding to be resolved through the FAA and Boeing. And then COVID to have a bounce back of production volumes. one thing that happened in 2024 so very early in 2024 we did have the door plug incident, which the FAA then stepped in and suppressed production volumes. So we did have a slight decrease through 2024. what I will say is that we had a very significant effort to bring in new employees, to help the recovery on that production volume as the air plug incident was - was resolved. we were not able to fully fill all of those heads by the end of 2024. But we did have nearly 400 contractors with requisitions open to replace those contractors with full-time heads at the end of 2024. As of, you know, just as a bit of an update from what Mr. Anderson shared, as of September, we were above the committed target, with our headcount. So we were once again above the commitment and we still do have requisitions to support anticipated rate increases from a future state perspective. So just a bit of additional color on the economic impact and why this is important. Mr. Anderson has shared the - the wage rate difference. We - you see that represented in the graphs and the charts. but we had nearly \$100 million of incremental economic impact for the community as a result of the excess above the committed wage rate. So very significant economic benefit, which supports the - the numbers that were shared from Mr. Anderson. But, with that I would be happy to answer any questions that the council may have.

Council Member Ballard stated thank you, Mayor. So, are you continuing to hire?

Damon Ward, Spirit Aerosystems, stated we are continuing to hire. And what I would say is that if you pay attention to the public comments from both the Boeing Company and Spirit, we do anticipate fairly significant rate increases, particularly with, the FAA giving Boeing some more flexibility. So we do anticipate rate increases in the future and that will lead to continued hiring.

Council Member Ballard stated awesome. And my last question is what type of - what kind of workers are you guys looking to hire at this point?

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Damon Ward, Spirit Aerosystems, stated so most of the workers that we're looking to hire are mechanics that would support the touch labor on the 737 program. We also do have, which is really primarily focused on this facility, we are looking at, direct touch labor in other areas. So, say, for example, the 777X and the 787 programs as well to support anticipated production volume increases on those programs in the future.

Mayor Wu stated Damon, just one last question, maybe it's more for Sam. Can you just give us an update regarding that, acquisition by Boeing? Where are we at?

Damon Ward, Spirit Aerosystems, stated Yeah, I can touch on that, Mayor Wu. So the - the acquisition by Boeing we know that this has been a - a fairly long saga. we all appreciate that there is a tremendous degree of complexities ,related to the reintegration of Spirit into the Boeing company. really, what we're working through right now and this is, you know, public, we're still anticipating a fourth quarter close of the transaction. the - the last remaining steps really are the regulatory process both with the Foreign Trade Commission in the U.S. as well as the European Commission in the EU. So regulatory steps are - are the next hurdle to get over for the closing of that transaction.

Council Member Tuttle stated Thank you. And this - thank you for your comments. Appreciate it. And thank you to Troy for your presentation and your work on this initiative. Just kind of a follow-up to Council Member Ballard. When I met with Sam, I asked some of the same questions. And it's my understanding you hope to hire 600 more individuals by the end of 2025. So that's a robust goal. But I also appreciate you working with WSU Tech, with WSU with the local high schools to try and - and to - to get those hires. So 600 more by the end of the year would be the goal, is my understanding.

Damon Ward, Spirit Aerosystems, stated yes, that's right. Thank you.

Mayor Wu stated I see no further questions. Thank you, Damon, again Sam and Troy. We'll now open it up for public comment.

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Steven Ahmad stated once again, Steven Ahmad, 5400 East 31st Street North. I think what's critical about what was brought up there is not the data they presented but the data they did not present. They did not present what the median wage at those industries were. They did not present what the turnover rate was for those jobs. They only presented the economic downturn from 2019 to 2020 but did not mention any upturn or downturn from 2021 to 2025. And are continuing to advocate for themselves to receive a continued 100% tax rebate, despite their continued evidence of economic growth. And that economic growth could help fund many of those projects we were discussing earlier today which did not have opening for public comments to comment on as well I should mention. but with many of those we talked about how there were rises in those budget increases and how some of those were increasing on that cost, including that plant we talked about earlier that had increased from \$11 million to \$12.2 million dollars for its budget, for that first phase. And - and, you know, not having 100% tax rate on this company here could help reduce at least some semblance of funds. Even if it's not a, you know, a complete removal of tax credit but dropping to 50% tax credit instead of 100%. But retaining the same, requirements for them to meet to receive those benefits as well as possibly increasing them and requiring them to report the median wage not just the average base wage. Those - those numbers can be skewed as the average versus the median. Thank you.

Lizel Wright stated I didn't really prepare anything. But, as - I - I realize this facility is meant for, commercial airplanes. But this company has a relationship with Israel and other companies. It's being acquired by Boeing that has a relationship with Israel. And I'd like for you to consider that, because those weapons that - that they're involved in making are killing innocent families and children. Thank you.

Council Member Hoheisel stated thank you, Mayor. To some of the concerns that were spoken about earlier we are looking at potentially some changes with the IRB process going forward. perhaps a step-down process to where it declines slowly over the years. Perhaps just, doing away with some exemptions. this is something that we already had. so this is the 5-year look back. And there is, a designation for, economic downturn like we had. This is a lifeblood, profession within our district, within our City. And I do think it's important to work with them as best as we can. I - I was, privileged enough to go to the Economic Outlook Conference the other day. And there are some things that are, we got to work

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through as far as regulations and the Boeing and the Spirit deal going forward. But aircraft, just civilian aircraft which is the mo- the thing that they focus on the most here. The orders for that are still a mile long. So it's just a matter of ramping up our production whenever we do get these deals done and get through some of the, the limits that the federal government has placed on orders currently.

Motion:

Council Member Hoheisel moved to approve the second five-year 100% ad valorem tax exemption.

Motion carried 7 to 0

9.) [Repair or Removal of Dangerous and Unsafe Structure \(District VI\)](#)

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

Chris Labrum, MABCD, reviewed the item.

Council Member Glasscock stated thank you, Mayor. Chris, one quick question. How are we going to continue to put the foot on the gas pedal and making sure that development happens if there's - let's say you remove it from the condemnation list what is the incentive for the project to continue to be pushed forward? And let's say they didn't continue to meet objectives how long does it take to get back on the condemnation list?

Chris Labrum, MABCD, stated that's a great question, sir. So, the - the council would obviously have the option to defer this action again to provide them more time to work, you know, with - with that oversight. we will, work to keep this moving with the permits. what I will say is that with the ownership change, when we analyze this with the ownership change there is very little that we would not reaccomplish, if - even if this was simply deferred. So if we were to move forward with any type of condemnation our notifications we want to put this back in front of the BCSA, our advisory board, et cetera, given what has

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been done and again mainly given that new ownership. So in order to meet all of those legal aspects, 95% of that process would be repeated anyway. So you would lose very little by, bringing it, removing it from condemnation consideration even if this was to - to not go forward or not come to fruition. So and, I do apologize I did not see earlier that (Rhondalee) had made it today. So we do have a representative of the new owners here who, I'm sure will also be happy to answer questions if you have them.

Council Member Ballard stated thank you, Mayor. Rhondalee I have a couple of questions for you if you don't mind. Thank you for being here. Thank you for all of the work that you and the neighborhood have done. 6 months ago this was a little bit different. I know you guys worked really hard to obtain the property. You guys own it outright. actually the inside of it is absolutely beautiful. I was really surprised. There was just, empty Coca-Cola trash everywhere but the inside of it is beautiful. It has these awesome built-ins. But I did have a couple of questions. can you explain how tax credits work and your familiarity with them?

Rhondalee stated yes, well, I've done a lot of tax credits. I live in the Historic District as do most of our volunteers. So we've all been through the process. Plus, I had the opportunity to get a federally designated pro-, project done. It's over at the Victor Court. So I've been through this process many times. So the tax credits go in, on Friday. And usually it takes the state about 6 weeks. We've been in contact with them because we want to do the right thing. I mean, ah, we - we could have picked an easy project. But, we need to go back with what's historically accurate. And they will guide us through that and approve it 'cause we wouldn't want to do anything without their approval. So we're going to have a little bit of a hold up here. And then we're ready to go. I have rarely had them come back and say, no. But we've been following - they said we need to do stucco. And so that's been a little more challenging, but we have a contractor now, and so we're ready to go.

Council Member Ballard stated so assuming that - oh, so the application is due Friday, we wait 6, 8 weeks to see if you're awarded. What happens if you by chance are not awarded the tax credits?

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Rhondalee stated we have a letter of funding from the bank. And so we have a donor that will fund it. Plus we've reached out to numerous grants and associations here in Wichita for funds already.

Council Member Ballard stated and if - the way that I understand it is you haven't started on the exterior at all because you wouldn't be able to apply for credits. Is that right?

Rhondalee stated exactly. You can't start the project until they've approved it.

Council Member Ballard stated Anything else you'd like to share?

Rhondalee stated I don't think so.

Council Member Ballard stated and for anybody that is concerned about you, if you're not awarded the tax credits, the timeline of when you would start the exterior if you had to lean into your donor?

Rhondalee stated just as soon as we know. It's a line of credit. So we're approved for a line of credit for the exterior work.

Mayor Wu stated I see no further questions. We'll open it up for public comment.

Lizel Wright stated I used to live on Park Place for a long time and I passed by this property regularly. I always admired it. It's a beautiful building and I completely support saving this building. It sounds like it can - it can be repaired, and I love the idea that it will be historically accurately repaired. So I just want to advocate for this property being repaired and remaining a part of Wichita's history. Thank you.

Sam Sackett stated good morning again, hm, again Mayor and Council. Sam Sackett, 1720 North Park Place. I'm here in my personal capacity. I appreciate the - the - the current owners of the property and, the - the effort and the work they've gone, into turning

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this, eyesore, into something that can be saved and restored/. And I think really the neighborhood, as a whole is behind that effort. And we like to be able to save and preserve properties whenever possible. my - my only concern, or, ask of the Council is for consideration of - of doing everything possible to keep pressure on to the current landowner, property owners. we were told 6 months ago that we would have substantial work being done on the restoration of the outside of the building. And as you saw from the picture taken it looks like a few weeks ago that has not materialized. There al- there are always good reasons for that. And I think, I think you know things happen. And, I just think that as we look ahead to the tax credit process and then anything else that might come up that was unexpected, I would urge the Council to think about doing everything in its power to make sure that that pressure remains. Because as a neighborhood this blight at this particular property has been going on for not just 6 months or a year or 2 or 3 or 4. It's been like 4 or 5 years at least. And so I know that the neighbors in that area are really, really ready for something to - to change. And again overall supportive of - of - of the landowner, the property owner and what they're trying to do, we wish them full success in that. But again, we would just ask if there's anything that the council can do to make sure that that pressure remains, so that we can not slide unintentionally into further delay after delay. Thank you.

Mayor Wu stated I have a question for Rhondalee then, regarding that very question. So I think for folks, who are maybe just now tuning in this is a private property. This is not owned by the City of Wichita. This is private property. and again as was stated this has come before this council before because of the blight, and again unsightliness because it's deteriorated. Can you tell us what the next steps are beyond just a tax credit application?

Rhondalee stated yes.

Mayor Wu stated can you talk about some of the exterior, improvements?

Rhondalee stated Absolutely. now that we have a stucco contractor, the stucco would be the first step. We also have a masonry contractor. Plus we'll redo the interior, but that won't be seen from the outside. We have a donor that has cared for the lawn all year so that it

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would look good for the neighborhood. And, you know, we've reached out to neighbors and asked them to come and help us. And we haven't had much response there. but, anyway, so we're going to redo the exterior, the porches, those things that you see like on the, porch pillars the stucco would be redone there. And I would hope that, you know, with construction they always say 2 weeks. And it is longer. But we're, totally committed. And would, obviously support not having to come back and discuss it with you again, and put the City through all of this. So anything else?

Mayor Wu stated Thank you, Rhondalee. And again what's the ultimate goal? Would you like to have individuals living in that house?

Rhondalee stated it's, well obviously with the duplex we'd have two renters. And we want it to be an income source if we need to pay back to, you know, for a donor with the equity. Plus, we want to go forward do other properties in the midtown area. So it will be income-producing with two renters. I've already had some interest in people renting it, actually.

Council Member Glasscock stated one quick question. I know you've kind of spoken to this already. But what is your dream timeline, or what's worst case scenario? What's worst case scenario?

Rhondalee stated well, my dream timeline is by next May or June that we would be able to, rent it.

Council Member Glasscock stated What's worst case scenario?

Rhondalee stated if we have a contractor that falls through, it could be closer into the fall. Yeah. And, you know, the contractors, they're hard to control.

Council Member Glasscock stated quick question for Chris again. Thank you. For context. Going back to my concern so let's say something isn't developed by May of this year. The property stands similarly as it stands now, very blighted on the outside, what are the tools the City has at our disposal come May?

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Chris Labrum, MABCD, stated we would, re-energize a housing case and immediately put this back under a condemnation consideration.

Council Member Glasscock stated Okay. Immediately. How long does immediately take?

Chris Labrum, MABCD, stated the next time our Board of Code Standards and Appeals meets. So it would be within a month of that that we could put that back in front of them. I think a lot of that question would come down to status of a building permit and construction project. So if they were to begin construction, stall out on a permit, we would wait until that had kind of run its course, and it was apparent that no more work was taking place and then energized that. If, no permit is obtained - obtained at that point, no work has been done, then - then we would immediately go forward to put this back, bring this back in front of you all.

Council Member Glasscock stated so we could have - maybe have 30 days try to bring it back before us and then that could come back before us in a condemnation sense?

Chris Labrum, MABCD, stated so that - from the time we decided to re-energize it we would probably say 30 days to our BCSA. after that probably another 30 to 45 before it would be in front of City Council just given schedule.

Mayor Wu stated thank you, Chris. We'll continue with public comment. I see none. We'll bring it back to the bench.

Council Member Ballard stated Thank you, Mayor. I appreciate all of the insight. I think and appreciate, that so far. the group from Midtown has done everything in a timely manner, obtained the property through probate and all things paid, all of the back taxes. they removed seven dumpsters full of, garbage from the inside and the outside. they all live in, you know, historic homes so I think they understand what they're getting into and also appreciate it.

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Motion:

Council Member Ballard moved to close the public hearing and return the property to regular code enforcement, thereby removing it from condemnation consideration.

Motion carried 7 to 0

- 10.) [Applicant Appeal of HPC2025-00008 Condemnation and Demolition Permit for 1416 and 1418 North Park Place \(District VI\)](#)

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

Attachment: [Sedgwick_ParkPlaceFairviewHistoricDistrictNR_excerpt.pdf](#)

Attachment: [6-10-2024 HPB Approved Minutes.docx](#)

Attachment: [02-10-2025 HPB Approved Minutes.pdf](#)

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

Attachment: [April 1, 2025 City Council Minutes.pdf](#)

Chris Labrum, MABCD, stated yes, thank you again, Mayor, Council Members. Chris Labrum again. ma'am, I got them a little out of order for you there because of our recommendation with the, condemnation. given your last action, MABCD would like to withdraw our appeal and the motion that the motion that you just made, Council Member Ba- Ballard, would apply.

Motion:

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Council Member Ballard moved to adopt the findings of the WHPB and deny the requested condemnation and demolition permit.

Motion carried 7 to 0

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

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

Attachment: [Ablah House nomination form.pdf](#)

Attachment: [HPB minutes 2025-7-14_DRAFT v3.docx](#)

Attachment: [HPB minutes 2025-9-8.pdf.docx](#)

Attachment: [HPC2025-00060 Staff Report CMR_9-8-2025.docx](#)

Attachment: [Applicant-Submitted Attachments.pdf](#)

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

Attachment: [08-12-2025 Wichita City Council minutes excerpt.pdf](#)

Scott Wadle, Planning Department, reviewed the item.

Mayor Wu stepped away briefly.

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Mayor Wu stated thank you, Scott. I do have a question regarding this. this came before us not too long ago. And one of my concerns was, is this over burdensome for a property owner especially someone who's trying to keep historic buildings in our community? his biggest concern was water damage that, has seeped into the interior of that home. and so I wanted to know what's - when the applicant went back to the Historic Preservation Board, what was the interaction between the board and the property owner?

Scott Wadle, Planning Department, stated the interaction between the board and the property owner, I believe, I was not there. But in referring to the notes and talking with staff, the dialog was about whether or not there was any new additional information. I think the applicant was able to share additional perspective on it. at the same time, though the notes reflect from the conversation that members of the board were looking for perhaps some more detailed information and especially that a contractor or structural engineer would be involved in the project. So, without that being the case I think that, contributed to the results of that meeting.

Mayor Wu stated I have received a couple of emails regarding this property from neighbors in the area who are supportive of this property owner and trying to make sure that it, again, stays historic but also, does not continue to have further damage. so there, again, the emails that I have received have been supportive of Mr. (Terman). and I don't know about the other council members, but I don't have any further questions for you. And I'll open it up for public comment, which will allow Mr. (Terman) to come up and speak.

Applicant stated thank you. To the City Council members and Mayor Wu, I want to say thank you. I also want to give (Brandon Johnson) a shout-out. it was his suggestion that took it back to the - to the board for reconsideration. of course, the HPC and - and my position remains unchanged. If I do what the WHPB suggests, scaffolding and tarps, the cost for the scaffolding that we can best figure out will be needed adds \$2800 per month to this project, which I'm looking at 2 years. \$67,000, and this does not include the labor that will be needed, for replacing the tarps every 2 or 3 to 4 months. this balloons my budget by about \$50,000. The blade-style awning design I have proposed can do a better job than

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scaffolding and tarps. For much less, I'm expecting to cover the decks with the blade-style awnings for about \$20,000. That includes the labor. I mean, it's a very simple design. So, you know, this is money that I don't have, and it's money that would be taken away from the project itself. I need confidence. I need confidence to know that when I open up the ceiling to my dining room, the ceilings to the - some of the kitchens or part of the kitchens to a couple of the bedrooms that I have a solid surface above. And that I've worked with tarps all my life. I've been raised in rentals and construction. And - and tarps, you know, they have a purpose. But do you know what? Tarps have not improved over time. the tarps for this project will be a disaster to the beautiful hardwood floors underneath. In 20-, August 14 - August 2014 I applied for replacement insurance. The insurance came in and they did quite an extensive valuation. It took several months. It was a property that they - they didn't know much about. They didn't know how to figure it out. But one thing was certain. The hardwood floors, the quality, the design, the way they put together, replacement value on the hardwood floors alone is over a million dollars. my insurance company was also really disappointed in their suggestion calling it lackadaisical. the - the scaffolding, the expense of tarps, you know, just the fact that in the Kansas winds, the driving winds that drive rain and storms, it's not going to suffice for what we need to do for - to protect the interiors. and - and please remember, I've offered to remove the scaffolding when this project is done. For the Ablah House itself, it provides the City with more than just, property tax revenue. It also provides sales tax and occupancy tax revenues as we also operate it as an Airbnb. I believe on this problem, unfortunately, the WHPB is out of touch. you know, I - they deal with large construction companies that work for hotel chains, that have large budgets, large staffs. You know, coming in with great presentations, digitally enhanced and - and beautiful. And I don't have those kind of budgets to make this work. And I feel what they're forgetting is the individual homeowner who lives in the house, who's studied the problem, in my case for 25 years, looking for an economical good solution. In other words, my favorite phrase in something like this is making lemonade out of lemons. Last, and - and something that's extremely important to me, is the respect to my neighbors. They have always been supportive for the last 25 years and I - I - I honestly can't imagine anything more horrible than sticking up a bunch of scaffolding and shredded tarps due to wind damage while this process goes through. And - and I ask you please, help me stop the bleeding by providing me this, ah, this - this surface, so I can I can put a comprehensive, terrace project and - and I can do this with confidence. So, thank you. And I'll be glad to answer any questions you have.

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Mayor Wu stated Thank you, Mr. (Terman). I don't see any questions. I just wanted to, ask you really quickly. You mentioned how long you've been, the property owner of this, historic building. And, again, we don't want this to be over burdensome for you because, again, you're doing it on your dime. You're not asking for taxpayers to help you with this.

Applicant stated I am not.

Mayor Wu stated you are just asking to be able to renovate your building so that it doesn't have further damage from rain.

Applicant stated right.

Mayor Wu stated And, so, I really appreciate you continuing to make sure that we have this housing stock in our community but also one that has historic significance to the City of Wichita. And I commend you for trying to do this on your dime. And as you mentioned you're asking and pleading from - to this council that you don't want to continue bleeding. and that you're just asking to, again, be able to utilize your home. And, so these are just my comments. and I, again, from the last conversation where you were before us, I wanted to make sure that you could move forward with your project but, again, it went back to the Preservation Board. but ultimately, this council can make that decision. So thank you very much for coming back yet again.

Council Member Glasscock stated Thank you, Mayor. I was probably going to say my comments to the end. But since you're up here, I'll speak to you directly. I don't disagree with one thing you said. I think everything you said was pointed and accurate. I think this is crazy, this is coming for us. when I looked at that background slide and that you started this process months ago and that we have been the burden that while rains continue to fall in the area and your house has probably seen more flooding this year than probably any other year because of the delay of this body, your situation, your home has gotten worse. So on behalf of the citizens of Wichita, I apologize for that. And government should not be making it harder for you to make your house livable and to maintain your property. I think the request was out of touch. I think it was unreasonable. The request of \$50,000 more to be able to do the recommendation from the board, again, is out of touch and unreasonable. And so, I will not be supportive of the original recommendation today, the alternative to

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determine, that there are no prudent or feasible alternatives. So, again, I apologize. And thank you for being here, and thank you for, standing up for your property especially as a homeowner.

Applicant stated thank you. I - I do have one more thing. I - I sent you around a - a picture. in the process, the planners that I've worked with, they've been great. I mean, one of the suggestions that they said, you know, if you could come up with a picture of a - of a similar building and - and - and so I didn't think this would fall into place the way it was. But on the southwest corner of Central and Emporia there is a - a - a building that is very similar in architectural style. It's - it's got the rounded corners. It has the bands that wrap around the building. And on this building, there are what I call awnings made of permanent materials protecting the doorways, walkways, those kind of things. And, I just wanted to bring that to your attention as it's so close. And, something that might be a - a - a good comparison to what I'm doing now. Thank you.

Council Member Tuttle stated Thank you. Thank you for being here. And again, I - I feel awful for your situation. I concur with my colleagues. I think you should have your awnings. the comment that you made that you were concerned about your neighbors and that they would have to look at the scaffolding that was not lost on me. That even during all of this strife that you're hav- that you're having you're still trying to be a good neighbor and a good Wichitan. So I will be supportive however this works out of you getting the awnings that you need. Thank you.

Mayor Wu stated thank you, Mr. (Terman). We'll continue to open it up for public comment if anyone from the public would like to speak.

Lizel Wright stated I bet you are tired of me. Actually, I have some questions because I tend to side with the Historic Preservation Board. And I don't - sitting in the audience, I don't have a very good idea of - I love this building. And I know this building is - is beloved in the City of Wichita by many, many people. And, I - I trust their judgment, but I don't have the full picture. like, I literally don't have pictures. I saw a little flash of what it would look like. I don't - but I don't really have a full understanding. And I'm personally concerned that it would be esthetically damaged or cer- in some way. I also am very concerned about the

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water damage on the building. Now, another possibility, I think the building is so popular in Wichita that people might fundraise to help you.

Jennifer Magana, Law Department, stated yeah, just under, ordinance, Mayor, any speaker's comments are to be directed only to the bench.

Vice mayor Johnston stepped away briefly.

Lizel Wright stated oh, only to the bench. Okay, so, well, I mean, I just have questions about it. I'd love to talk to him about it now that I'm talking to you, because I do - in this City, there have been so many sad changes made to our historic buildings that Wichita hardly looks like Wichita anymore. It just looks like these new, soulless, very plain and very unattractive new buildings built with poor quality materials that probably aren't going to stand the test of time, you know, 10 years maybe, maybe 15. So, I'm always concerned about updates. And I care a lot about this building. I also care about this homeowner and what he's been going through. I do think that there would be enough support in Wichita that people might, like, want to contribute to the best option, working with him and the - the Historic Preservation Board, and public opinion. You know, it's possible. I think it's a very, very popular beloved building in Wichita. And I think a lot of Wichita- Wichitans really want to hang on to what we still have, since, you know, the Crown Uptown is in danger of being torn down. And so many other historic buildings in Wichita have been torn down or altered in such a way that they don't resemble Wich- what they once were. So that's my comment. Thank you.

Motion:

Council Member Johnson moved to override the decision of the HPB, authorize the Mayor to sign a letter to the SHPO, and approve the Certificate of Appropriateness for the building permit to install the awnings as submitted by the applicant.

Motion carried 7 to 0

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- 12.) [Public Exigency Ratification for Compressor Replacement at the Wichita Ice Center \(WIC\) \(District IV\)](#)

Attachment: [Agenda Report VI-12.docx](#)

Attachment: [Exigency - Wichita Ice Center 2025 Compressor Failure - Approved.pdf](#)

Gary Janzen, Public Works & Utilities, reviewed the item.

Council Member Glasscock stepped away briefly.

Council Member Hoheisel stated thank you, Mayor. this is the second compressor that has failed. Am I correct in that, (Gary)?

Gary Janzen, Public Works & Utilities, stated so in July - thank you for asking that, and I thought someone might. In July of 2023, both of the compressors had a failure, so there's two parts to these compressors, and I'm not going to stand up here and act like the expert, but I got the right information from staff. So the top end of - of both compressors failed in July of 2023, and were repaired at that time. Now, it's the bottom end of one of the compressors that has failed. there is normal maintenance and upkeep on these compressors and the equipment. just as recently as a couple of months ago an evaluation of the compressor showed everything that was fine. So these things can happen rather quickly.

Council Member Hoheisel stated Okay. What equipment do we have up there? Major pieces of equipment that have not failed in the past 4 or 5 years?

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Gary Janzen, Public Works & Utilities, stated so since 2022, in - in July - in 2018, the original 1996 Chiller Plant had failed in - in 2019, replacement of the Chiller Plant was completed. Since that time basically, all of the ice-making' equipment has been repaired or replaced over the last several years.

Council Member Hoheisel stated okay. Do we anticipate any other issues going forward?

Gary Janzen, Public Works & Utilities, stated well, hopefully not. The, you know, at this time, obviously, take a look at the other compressor. Does not appear to be any issues at this time. We've been fairly fortunate all things considered that we haven't had any issues since March of 2024. that was when kind of the last pieces of the ice-making equipment were repaired or replaced at that time. Right now, we don't anticipate any further issues, but we also didn't expect this one either.

Council Member Hoheisel stated do we have any - do we have a third-party come in and check it out after it fails in that way, or is that more internal that we look at that?

Gary Janzen, Public Works & Utilities, stated so, the operator, again, they have AMS, come in and do preventative maintenance to do checks on all the equipment. They had done so just recently again even on these compressors in spite of what happened with the failure. So, from - from our standpoint and what we're - work staff works with them, I think they're doing' a good job with annual maintenance plan.

Mayor Wu stated can you talk about some of the challenges in renting out this space now with this little delay?

Gary Janzen, Public Works & Utilities, stated I might go - the best information I've got I can go back to is again, the potential scheduling impacts or the types of events that could be canceled is the youth hockey tournament, high school hockey league games, figure skating practices and extended holiday hours. So we - again, with the expedited approach to getting the new compressor, hope to be back online as early as mid-November. anything beyond that will cause additional impacts to scheduling for sure.

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Mayor Wu stated thank you, (Gary). And this question is actually for (Jennifer). since we're still in ongoing legal action, there are very limited, questions that we can ask, but can you just, share that we - what are - what's the status report that you can share that's public?

Jennifer Magana, Law Department, stated sure. the City is pursuing all - all revenue - all - all avenues for damages against, two defendants in this case. this - this item is part of the original design, installation, and it is included and will be specifically addressed in that litigation.

Mayor Wu stated thank you. I see no further questions for staff. We'll open it up for public comment. I see none. I'll bring it back to the bench.

Motion:

Council Member Glasscock moved to affirm and ratify the City Manager's public exigency approval to replace the failed ammonia compressor at the WIC.

Motion carried 7 to 0

13.) [Overestimate Bid for Biological Nutrient Removal for Plant 1 \(District III\)](#)

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

Attachment: [revised bid tab.pdf](#)

Gary Janzen, Public Works & Utilities, reviewed the item.

Council Member Ballard stepped away briefly.

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Council Member Hoheisel stated Thank you, Mayor. yeah, this is one of the more odorous, sewage treatment plants that we have. I know a lot of people in the neighborhood surrounding are eager for this project to be complete. Is this going to, slow down our timeline at all, maybe a couple of weeks, or?

Gary Janzen, Public Works & Utilities, stated I don't think so. And e- especially it helps to have - it does help to have the same contractor. the - as far as mobilization, where they're at, the work that they're doing down there, I think that's a value to us at this point, but we don't expect to see any impact - any significant impact on schedule.

Council Member Hoheisel stated Okay. The - the odor control at Plant 2 is, um - if we stay on the timeline should be complete about this time next year?

Gary Janzen, Public Works & Utilities, stated correct.

Council Member Hoheisel stated is that where we are with Plant 1 as well?

Gary Janzen, Public Works & Utilities, stated approximately, yes. I think it would probably be later in towards the end of next year or even into probably the first or second quarter of 2027 likely with where we're at right now.

Mayor Wu stated Gary ,you mentioned that this project right now is at \$387 million; however, a change order is coming. It's still within the budget.

Gary Janzen, Public Works & Utilities, stated correct.

Mayor Wu stated how much have you budgeted within the 387 that will be fluctuating based off of predictable or not predictable, but rather anticipated offers?

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Gary Janzen, Public Works & Utilities, stated I'm not sure that I can give you a hard number but within all projects, we generally try to have some contingency knowing that the nature of construction regardless of - of what we put into the design efforts, there's, like, could be some unforeseen conditions like this. what we did - I might mention again that I think has really helped, obviously, is, since the first - the first of the - the big projects, Packages 2 and 3 were bid. we've had a very robust engagement with the contractor, with our owner's rep and staff to do everything we could for value engineering to save costs. So - so we've realized considerable savings. And I apologize, I don't have that number. Just from those bids even that allow us some additional contingency to be within the projects. So, we don't - we, you know - we don't always have a set number when we put the budgets together but we do want to make sure that we can accommodate changes as they come along.

Mayor Wu stated does it tend to be a percentage?

Gary Janzen, Public Works & Utilities, stated yeah. And - and - and it - it does. And I don't know that it - it - I can initially give you a hard number, but by economy of scale as a project gets bigger, the percentage is smaller. but we can - and - and you've probably seen some of the items we've brought to you before as far as approval of change orders, that changing that limit, that doesn't mean it changed the budget but generally, you can look at a project like this, could be up to 5%, you know? We've talked about on the water treatment plant that we're still only around 1-1/2 to 2%. I think with the change order that will come forward on this project, it'll be in that same area, 2 to 2-1/2%.

Mayor Wu stated and while you mentioned the water treatment plant, since we're talking about major utility investments, 387 million for BNR, can you remind us again regarding the water treatment plant and how that is going, as I believe we should be getting, the keys to that by the end of this year?

Gary Janzen, Public Works & Utilities, stated we're currently for the water treatment plant, we are currently undergoing performance testing, and right now, the projected schedule for completion of that is around the 1st of December.

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Mayor Wu stated remind as the dollar amount for this investment again, the water treatment?

Gary Janzen, Public Works & Utilities, stated probably, I think our overall budget now is just over \$550 million.

Mayor Wu stated appreciate your team, again, major investments by the City of Wichita to both water and sewer, which are the two critical aspects of, Public Works, and we appreciate, that this is happening. And again, Council Member Hoheisel, alluded to this earlier, but it, does help reduce the odor, that is produced out of that plant to help the residents in that area, as well as, travelers who drive by District 3. We will open it up for public comment.

Steven Ahmad stated Good morning. (Steven Ahmad), 5400 East 21st Street North. now, I may be a little uninformed on how these funds are distributed to these contractors for these projects; however, my recommendation being, given we only have the one contractor who has gone over the estimated budget and just decided market forces for those kind of things, I would recommend if any funds are dispersed to the contractor before the completion of the project that withhold any overestimate funds until the absolute completion of the project on time, with a set time of, you know, the end of calendar year '27 - or '26. My apologies. assuming no extensions given with approval from the council on a well-informed insi- a well-informed decision basis rather than just handing out when they ask for it. Thank you.

Mayor Wu stated we'll continue with public comment. I see none. I'll bring it back to the bench. Council Member Hoheisel, this is in your district.

Council Member Hoheisel stated thank you, Mayor. And I do believe we have the ability, within the allotted money to see exactly what they need to do, and there is some flexibility as far as the spending goes there.

Motion:

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Council Member Hoheisel moved to approve acceptance of the lowest bid.

Motion carried 7 to 0

COUNCIL BUSINESS SUBMITTED BY CITY AUTHORITIES

PLANNING AGENDA

VII) **NON-CONSENT PLANNING AGENDA - NONE**

HOUSING AGENDA

VIII) **NON-CONSENT HOUSING AGENDA**

1.) [**2026 Payment Standards - Housing Choice Voucher Program**](#)

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

Attachment: [**2026 WHA Payment Standards.pdf**](#)

Jean Cruzeiro, Housing and Community Services, reviewed the item.

Council Member Hoheisel stated Thank you, Mayor. Jean I appreciate you coming' up here. It sounds like a lot of this is mandated by HUD. What exactly do we have any power over here in regards to this program?

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Jean Cruzeiro, Housing and Community Services, stated I mean, we can set the payment standards according to the - the FMR that they set, we can set ours for the Housing Authority anywhere between 90 and 110% of what HUD establishes as the FMR. Does that make sense? That's about what we have control over. We - we only have so much money and we try to make sure our money goes as far as it can 'cause we want to make sure that we are supporting as many families as possible. To give you an example, just due to flat, um - flat funding and increased rents, we were - we - we - the - the number of people that we were able to support from January 1st of 2024, so a year since this has been implemented, we've only been able - we've reduced that number by 382 families. So the more money we spend, the fewer families we're able to help. So we try to be very careful and, conscious of - of - of the clients that we serve and how the numbers that we put in place affect, our clients.

Council Member Hoheisel stated Yeah. So if I remember correctly, it was due to the - the rise in rent, the rising cost of rent. And just a set amount of money that we have, we weren't able to help all those families actually find housing because the, uh - the vouchers were not enough to help them find the housing. That's why there was a reduction in the number, but an increase in the amount per voucher. when looking at this do we look at supportive services? What is in the area for these ZIP codes? Does that impact the rent in particular or the availability of vouchers to be used in those ZIP codes?

Jean Cruzeiro, Housing and Community Services, stated I'm not sure really - really how to - how to answer that, you know? HUD sets, you know - sets the FMR based on, the 40th, uh - I think I said it was the 40th percentile. Yeah, 40th percentile of rent in each ZIP code, and it's determined on, what, you know, what - what - what Freddie Mac and Opportunity 350, determines as, a - a - an area of higher opportunity. So - so they set that. And, as far as what was - what it used to be is it used to be a metropolitan level - they used to do it by the metropolitan level versus the ZIP code level, and what was happening is landlords were artificially inflating the rents for not just voucher holders, but for non-voucher holders. For instance, in 67214 back in 2024, a one-bedroom, payment standard for - was \$815. Well, I mean, it was 815 payment standard for 67205. And if you bought a house in 67214, that identical house in 67205 isn't going to sell for the same amount. So that's where HUD's coming in and that's where they're - they're saying they're looking at each ZIP code individually and looking at what, um - what the, uh - they're looking at the, uh - it's

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calculated the 40 - 40th percentile of rents in each ZIP code. So that's how - where they get their base from. And then we go from there to determine where we're going to set our rents. But, you know, as far as was - what else we offer them, I mean - I mean, if there's a place - I don't know how else to answer that. I mean - so there's..

Sally Stang, Housing and Community Services, stated Council Member Hoheisel, members of council, the other aspect of this is the rest reasonableness review. So that is - we're - payment standards set the maximum amount of subsidy, but when we determine the actual rent allowed for a particular unit, there are 13 factors to go - that go into that comparability study. And it is the age of the unit, the square footage, amenities, things like that, that can bolster rents in areas, whether they're furnished, whether - things like that. So there are 13 different factors that go into that calculation on a unit-by-unit basis. Setting the maximum subsidy, which is what's happening here today, is that requirement to set between 90 and 110.

Council Member Hoheisel stated we still have the power, like, voucher-by-voucher to go between 90 and 110?

Sally Stang, Housing and Community Services, stated no. Once we set the payment standard for that ZIP code, that's the highest subsidy level, but the amount of rent that can be approved is on a unit-by-unit basis. That - that subsidy level doesn't say that the landlord can't ask more than that amount in rent, but that requirement that - that - the way that the voucher works is the client's going to pay 30% of their monthly adjusted income, plus any amount that exceeds that payment standard. And that combined can't exceed 40%. So sometimes when I ask for more than the payment standard, because maybe their unit actually deserves it, it may make it so that particular unit isn't available to that household because they have very low income to support that overage. So it is on a unit-by-unit basis where we determine the maximum amount of rent by comparing that unit to three comparables, as close as we can comparable, to ensure we're not overpaying in rent.

Mayor Wu stated maybe the question's for you. Just how much money from the federal government exactly goes into housing vouchers?

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Sally Stang, Housing and Community Services, stated sure. The program combined with housing assistance and admin's about \$25 million. And that has a you know - a 1.2 to 1.5 economic impact to our community. So it's - it's a tremendous program for our community.

Council Member Hoheisel stepped away briefly.

Mayor Wu stated thank you for being good stewards of the \$25 million to help families in need. I see no further questions for staff. We'll open it up for public comment. I see no one from the public. I'll bring it back to the bench.

Motion:

Mayor Wu moved to approve the 2026 payment standard schedule for the Housing Choice Voucher Program to be effective on January 1, 2026, for all new Housing Assistance Payments contracts and annual reexaminations effective thereafter.

Motion carried 7 to 0

- 2.) [Combined Public Hearing - 2026 Annual Agency Plan and 2026-2030 Capital Fund Grant Five-Year Action Plan](#)

Attachment: [Agenda Report VIII-2](#)

Attachment: [Form-HUD-50075-ST 2026.pdf](#)

Attachment: [Admin Plan Summary of Proposed Changes.pdf](#)

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Attachment: [2026 - 50075.1.pdf](#)

Attachment: [2026 - 50075.2.pdf](#)

Attachment: [2025 - 50075.1.pdf](#)

Attachment: [RAB Meeting Minutes 09.18.25.pdf](#)

Attachment: [Form-HUD-50077-SL-for-KS004-ID-5199.pdf](#)

Attachment: [Form-HUD-50077-ST-HCV-HP-for-KS004-ID-1547.pdf](#)

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

Council Member Hoheisel stated thank you, Mayor. couple of questions here. How many home TBRA vouchers total in this plan compared to last year?

Sally Stang, Housing and Community Services, stated Well, the home TBRA comes out of community devel- the community development funds. We just received the grant agreements for the CD programs about 3 weeks ago and we are just starting to launch the home TBRA Program. We put \$1.7 million in home funds aside. That is enough for just under 300 individuals to be housed.

Council Member Hoheisel stated how much is that compared to last year's?

Sally Stang, Housing and Community Services, stated We have never done home TBRA before. This is definitely a new venture.

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Council Member Hoheisel stated Okay. how do we advertise this? Is it just typical?

Sally Stang, Housing and Community Services, stated well, we're not allowed to use for this in particular. Very specifically, we can't use Wichita.gov as the - the City's official newspaper. So - but although we did publish it there, too, we did publish it on Wichita.gov. We put ads in the paper in Butler County, Harvey County, as well as, the Wichita Eagle. It was sent out through the coalition's bi- bi-weekly newsletter. We held a meeting on 9-2. We attended the coalition's general membership meeting and did a presentation. That presentation was then sent out to everyone on their distribution list on 9-4. And then it was, again, on 9 - 2 weeks - the next 2-week cycle. So it has definitely been out there.

Council Member Hoheisel stated yeah. Yeah. That's interesting. yesterday, we have been receiving, I think, at least 2 dozen emails.

Sally Stang, Housing and Community Services, stated 26?

Council Member Hoheisel stated Yeah. Since - since last night asking about this and also asking us to delay. what - you said there's a hard deadline of October 18 to submit this?

Sally Stang, Housing and Community Services, stated correct.

Council Member Hoheisel stated would a delay put that in jeopardy?

Sally Stang, Housing and Community Services, stated yes.

Council Member Hoheisel stated Okay. can you give me the CU- the HUD definition of homeless?

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Sally Stang, Housing and Community Services, stated it's actually very, very long. It is actually very, very long. as far as the voucher program, we don't define that in the plan because we rely on the coalition. Not only the - our lo- not only the Sedgwick County Coalition, but the Balance of State Coalition. So those who get referred under the homeless preference have to be in the HMIS system and put in there by those two organizations for us to consider them for the homeless.

Council Member Hoheisel stated okay. So that's just straight homeless? That's not in danger of becoming homeless?

Sally Stang, Housing and Community Services, stated Correct. This is l- y- correct. 'Cause we are not talking at-risk of homelessness at this point.

Council Member Hoheisel stated okay. is there an increase in administrative funding here? you talked about 17 to 43% reduction.

Sally Stang, Housing and Community Services, stated yeah no.

Council Member Hoheisel stated so we're - we're just trying' to ride that out the best we can?

Sally Stang, Housing and Community Services, stated that's exactly right. And that is some of why some of the changes that we're recommending is that we are anticipating that coming. It's hard enough now, you know? HUD - HUD issues - they determine what our administrative fee - now, mind you, we only get paid the day somebody moves in. So all of that pre-work, we get nothing from anywhere for that pre-work. So are paid an administr-a per-unit rate for each unit under contract on the 1st of the month. Someone moves in on the 2nd, we don't get paid for that one. They never move in at all, we never get paid for anything associated with that. And they set that dollar amount up, but then each year Congress and the appropriations is never enough to pay it. And so it gets pro-rated. So we

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get a pro-rated amount. We've been operating in-between 88 and 90% for the last couple of years. Now, what will happen, depending on what appropriations its going to be set at, you know, potentially 16 to 43% proration brought down. So no, there's no additional money coming in, and we're trying to adjust for dealing with operating this program even more lean.

Council Member Hoheisel stated so when you referred to the almost 300 vouchers that we had tried to get people in last year and we had success with 23.

Sally Stang, Housing and Community Services, stated yeah. It was 238 and we - 23 actually leased up.

Council Member Hoheisel stated So did we ever get compensated for the other?

Sally Stang, Housing and Community Services, stated just 23.

Council Member Hoheisel stated Just the 23? Despite all the work that we put in with that?

Sally Stang, Housing and Community Services, stated correct.

Council Member Johnson stated thanks, Mayor. Thank you, Sally. One question. Every time housing comes up, I look for various conflicts, and in this, there's one document that says, "Approving this plan would assign a one preference point to home TBRA." So does that mean I should abstain from this?

Sally Stang, Housing and Community Services, stated No. You - you shouldn't because it has nothing to do with the home - right. The home development funding at all.

Council Member Hoheisel stated thank you, Mayor. that, led me to another question. So that one point extra. That would still mean that any of these vouchers, the - if you are actually homeless, you would be moved to the front of the line in regards - or more likely to be moved to the front of the line in regards to receiving any vouchers?

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Sally Stang, Housing and Community Services, stated right. So the - that's what a preference point does. So we have other - we do have other prefer- we have a residency preference. We have displaced by government action pre- preference. Those are our rem- that go really across the spectrum for even general applicants. Under the homeless preference or now what I'm proposing to say the Limited Referral-Based Preference you get an extra point that pops people to the top of the list. In - in a lot of that feedback - and you start on multiple questions where it was said they want us to reinstate the ability to - to refer people that aren't to move on, well, the - the plan didn't restrict that. That is - was still included in the plan, was the ability for referrals to be received from people who are literally homeless. Just needed that - have to have, you know, case management commitment, have to fill out the documents and have a unit identified. So it is still - and that was, you know, we - we thought about that and, you know, the - the other one of - is you know, this request to have the referrals come from coordinated entry. Well, that causes a challenge 'cause it - it actually puts more burden, and it - it limits our ability to address someone who may not be chronically homeless, or the priority of the COC because the COC's priority it -- and I get it -- is to address those who are most in need, right? And so - but the problem is when we're only concentrating on the top 10 or 20 on the list, that means we're just waiting for all the hundreds behind them to become homeless long enough or sick enough to become chronically homeless so we can focus on 'em. We want to make sure we have a - a - an available resource. If someone has the appropriate level of case management -- which was also brought up -- we don't define that. it - to be stably housed, we want to be able to move as many people out of homelessness, whether they're super chronic and at the top or not. And that's why we want to make sure that we have that flexibility in place. each individual's needs for case management are different. It could be 6 weeks. It could be 6 years. Every person we're addressing has different needs and a different level of case management, and we don't even pretend to try and set that, right? That is up to their case manager to determine.

Council Member Hoheisel stated so how long would you have to be technically homeless to qualify for the - the - the voucher under what we currently have?

Sally Stang, Housing and Community Services, stated well, it - they would have to be homeless, confirmed homeless by one of the agency providers who get the CAS and

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consent forms, get them entered into, the HMIS system and conduct the assessment to be placed on the community queue. Which means they're, uh - that's by name list. The list of known persons experiencing homelessness in our community. Right now, that's the level that we set. We verify that's where they are.

Council Member Hoheisel stated so they could be homeless for a month and be on there? Okay. I know there are some standards of where it's, like, a year before you're eligible for certain ...

Sally Stang, Housing and Community Services, stated well, that's the chronic homeless. So in order to be chronically homeless, you have to have a year's worth of homelessness, right? It can be - it can be broken up. It can be four episodes in the last 2 years and have a disabling condition. And a lot of our programs do focus on those who are chronically homeless. And - and trust me, my heart is there. We want to be able to help those who are chronically homeless, but I can't - I - we can't do it at the detriment of just waiting for others to become chronic before we have resources to assist.

Council Member Hoheisel stated okay. So what other programs are you talking' about? Does that include other vouchers as well?

Sally Stang, Housing and Community Services, stated It includes the COC-funded pr- the programs that receive funding directly from HUD under the continuum of care. So those are permanent supportive housing programs. We also have 'em internally. So our Housing First Program -- which started out just as the City and the county funded program to provide rent and utility assistance for people who are chronically homeless -- we expanded that. We applied for COC Funding because we identified we had a lack of case management, right? And that we could leverage the voucher program to expand that from serving 64 individuals a year to a hundred, right? Because we can leverage those resources, bring in more case management under that COC program. That one still takes referrals from coordinated entry for people who are chronically homeless, but I'll tell you right now, we have 16 slots and no referral. That's unfortunate. But we are bound to that because of the way that program is designed. There are other programs funded throughout

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our community under the COC and that list of programs is actually on the coalition's website of each of those programs that are designed specifically for permanent support of housing for chronically homeless.

Council Member Hoheisel stated okay. They get the additional point for being homeless? what's the scored matrix? Is that one to a hundred?

Sally Stang, Housing and Community Services, stated so yeah. They, um - they get one point for residency. They get ten points if it's displaced by government action, right? That's to really move them to the top of the list because some things we have never had to invoke that. we haven't had a situation where the government has actually displaced folks like that. we have ten points actually for the F- FYI from FSS to make sure that they're coming' to the top. The family -the Foster Youth to Independence Program, although a great program 'cause there's a need, the regulations state you can only provide assistance for 3 years, and then you terminate 'em. I'm sorry. You take an 18 to 24-year-old who's come from the foster care system and say, get your life completely together in 3 years, it's a stretch. They've added a caveat that said if you - if they're involved in the Family Self-Sufficiency Program, we can go 5 years, right? That referral is for - if some - sometimes we can't convince 'em on day one, year one, to join FSS, right? We want to be able to let - continue the rent assistance if they're actively involved in the Family Self-Sufficiency Program, and that's that one. And it's - it's just a different level. Where we're talking and where we're hearing pushback is there's an extra - so we - there's a homeless preference. There's a extra point, which would give 'em two points if they're the Home TBRA, or the hou- Housing First Evolution Referral. Because both of the Housing First Evolution was designed - its COC application was designed to leverage those vouchers. Home TBRA, I don't want a bunch of people that we just housed from encampments Falling off because they can't get through the process to keep them stably housed. So they would then get two points.

Council Member Hoheisel stated So in the future, what are we going to do with encampment decommissioning? are they - are we looking' to increase that in the - in future plans depending on how these trials go?

Sally Stang, Housing and Community Services, stated this is - this is definitely a pilot. the

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other challenge is appropriations. So the House budget bill says eliminate home. Well, if it eliminates home, that's our only resource. If we see this to be greatly successful, we could come back in next year's annual action plan for the CD programs and say, do you want to add more money to this - potentially to this pot? Now, 1.7 million's more than an annual allocation. We only had enough to do that this year because the COVID's slow. We had way fewer developments happening, which we fund out of home, which caused us to have enough money to pool to pre- to be able to do this pilot program. We would have to cut the pro- funding if - if they came back and didn't eliminate home and just cut it, which is what I think they're going to do if I had to guess, knock on wood, that's what - you know, what's going to happen. We would then have to cut money from either the Housing Development Program, like, the Mennonite builds, and the Habitat builds, things like that, or, like, the - the bigger rental bills like we allocated funding for the Commonwealth Ark River Residences Project or the down payment assistance. It's got to come from somewhere.

Mayor Wu stated I just have one question. Slide 202. Are these number of case managers or individuals served?

Sally Stang, Housing and Community Services, stated individuals.

Mayor Wu stated So the number comes out to be about 550-ish? Can you tell me where the remaining, I guess, individuals are?

Sally Stang, Housing and Community Services, stated I'd have to actually investigate that.

Mayor Wu stated Okay. Something's wrong here because VA on your slide shows 299. On our green sheet, VA shows 9.

Sally Stang, Housing and Community Services, stated Oh. Actually, if you look on your sheet, it was weird how it printed. You'll see it says 29 and then the 9's below it on the green sheet. It's - it's, like, the margins - there was something strange with the margins. So it's 299 - 299. Yeah.

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Mayor Wu stated And Catholic Charities is 111 then?

Sally Stang, Housing and Community Services, stated right.

Mayor Wu stated I see no further questions for Sally. We'll now open it up for public comment.

Steven Ahmad stated Steven Ahmad , 540, uh - 5400 East 21st Street North. I really appreciate the work that she's doing' there. I think that's an incredible program. However, I do have a couple of questions and concerns. I want to make sure that as she mentioned selling off the public housing, I want to make sure that there's a sign-that we're not selling too many of them to corporate entities or large-scale entities real - large-scale real estate entities as that's a problem across the United States right now, which is an increase in the house - at housing issue where these companies are creating essentially monopolies in certain areas, or they're using' the subsidiaries to get around monopoly laws to then increase this issue, increasing their rent at an exponential rate, far beyond the essential need of the rent increase to match inflation or any increasing costs. and we need to ensure that we are not creating more issues for this community by allowing them to buy up these properties without locals partaking in this. Additionally, like she mentioned, there is a significant shortage of staffing and I think additional funding being provided in some way for them to have that staffing they need to manage these cases, like Council Member Hoheisel mentioned, there's a significant lack of people being addressed as they need to be with those first 20 on the list being addressed. personnel is just a huge problem across the board. And as we're seeing an increase of joblessness in general across the country, we're now - jobless people are, you know, outpacing the available jobs in the country. We need to create more available options. And so having some of those options can also help people in this program as well find something to work on. Thank you.

Council Member Hoheisel stated thank you, Mayor. just a couple of quick things. I believe most of the homes that we are selling are going for affordable housing programs or have affordable housing requirements with them. there are a chunk of houses that we are just putting on the market because they're so dilapidated that, they're not even eligible for the

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investment that we put into many of these homes as Sally might touch on that a little more. You're more in tune with that than I.

Sally Stang, Housing and Community Services, stated yes. about a half to - little over half of the units that have been sold have been sold under the Affordable Housing Fund or with other - other restrictions that require them to stay affordable for a period depending on if it's a rental or homeownership. Others have gone out on the open market. We're not seeing - 'cause it - it's - it's pretty interesting. It's about 50/50, owner occupant versus LLC or cu- you know, some sort of other ownership. we actually provide a preference for owner occupants in those sales in that a 10% difference in the - the, um -the purchase bed. So we will then decline a little bit more money from, uh -you know, a proposer in order to get an owner occupant in. So we're trying to be very thoughtful on how we make these units available in the public trying to retain affordability as much as we can. And then we get to reinvest the proceeds into new affordable housing.

Mayor Wu stated I'll ask you that question just a little bit more so people kind of understand. In the consent agenda today, we passed nine homes that were sold either at or above the appraisal value. And again, those dollars come back to help more individuals that are needing that assistance including the new bill to - that will be at second light to provide affordable housing.

Sally Stang, Housing and Community Services, stated correct.

Mayor Wu stated so again, new units with, wraparound services nearby. So I really appreciate what you're doing being really good stewards of those dollars.

Brock Booker stated good after- almost afternoon. Brock Booker, for the record, 912 South San Pablo Lane. I just wanted to, touch on a few things that were mentioned that were of concern. one was that the resident, advisory hadn't met in a while. That's a concern. This is somewhat of what we see nationally, is an emergency, and needs to be treated as such. are there any reserve funds that could go to alleviate the stress in the system? I get a lot of calls from seniors and veterans, in the way of, of course, transit, but this is about housing. I've been in touch with people with Justice Together, and that group and they've

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talked a lot about a fund for housing in this way, and so, we need further collaboration and a task force, perhaps. something that I feel is needed in a task force would be, that's not, how do I want to say, politically motivated. Many people, have expertise, but we get caught up in the back and forth of who they were appointed by or through. so those are some things that I think that the City could look at in the future, hopefully. Thank you.

Vice Mayor Johnston stepped away briefly.

Cole Schneiders stated Sorry, Mayor. I wasn't quick enough on the draw there. my name is Cole Schnieders. For the record, I live at 1707 South Mosley Street, District Three. thank you, Council, for giving the chance to give public comment. for those of you that may not know me, I, work for the Coalition to End Homelessness in Wichita, Sedgwick County, and we have been mentioned a couple times up here by public staff, and in the plan, explicitly. so while I'm not representing the Coalition today, because I don't have that authority, I'm speaking as a community member and someone who's in the mix with the Coalition board. this - the Coalition is made up of nonprofits across the community, essentially the entire homeless services system, which includes the City of Wichita and the county government, and how we as a community are addressing homelessness. we, in addition to our 21 members, we also have a 19-person board which includes Sally Stang, who, did her job and did - and did not, comment on the letter, that we sent on behalf of the Coalition to this council. So she did her job, no worries there. I want to start by saying, I'm very appreciative to the Wichita Housing Authority City Council for being so focused on helping us in homelessness. It is very, very unusual when I talk to my, colleagues and other communities to have a public housing authority that, A, plays a role in ending homelessness; or B, even understands they have a place in ending homelessness; or C, even does things like the Homeless Preference Program -- forgot what we're calling it now - - but, that set aside a voucher just for folks experiencing homelessness. It is very, very rare, and so I do want to commend our Housing Authority for being, playing such an active role in helping us address homelessness. As mentioned in the pres- staff presentation, the Coalition did submit a staff letter in the slides. It was mentioned that most of our changes, or all of our comments, were mostly typographical and non-substantive changes. those were the comments that were accepted. we made several additional comments, again, on behalf of the full coalition and all of our member agencies. these changes were really made in good faith. This is not a process the Coalition has engaged

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with in the past, we've just been grateful for the - the changes that this - the County - Council has made for us. but we were invited by housing staff, and by them coming to our, one of our regular meetings to provide public comment on this plan, and so I wanted to just ensure that the Council saw that we did issue public comment. and several of the comments that we made, in my personal opinion, were not addressed substantively. these sugges- suggestions included a removal of the special preference points for Home-TBRA Housing First, clarifications on case management commitment requirements, which is often a barrier to some of our nonprofits for knowing, can I actually commit my case manager to partner with the City? changes to improve lease ups, which we know has been a sore point for the City, and a sore point for me. My job's to end homelessness, not let it keep happening and let vouchers go to waste by partnering with the Coordinated Entry System. and also, some of our changes include ensuring that the eligibility for moving on is not made so narrow that we aren't actually able to serve those people who the Coalition can't serve because of our federal guidelines. in particular, the population that would not be served is people with high needs that aren't chronically homeless, that the Coalition would normally fall back on the Housing Authority to use the, Homeless Preference Voucher for those folks and pair them with community case managers. Unfortunately, we know those folks are going to be high-need if we use the metric as described for the homeless moving on preference, that they need to have low or medium barrier access, or case management needs, they're not going to be served. We're going to have people that we don't have any resource for other than short-term rental assistance, that as Sally mentioned, sometimes if you just pay for someone's rent for 6 months, that doesn't mean they're going to stay in housing permanently. The through line really was, we wanted to make sure that Housing Authority, as well as the Coalition, was in dialog. We were working together to make this program work for everyone. unfortunately, just the nature of the timelines and requiring public comment dialog is not really the nature of the beast. So, you know, it - it - it might just pass today as-written, and we're going to be thankful for it passing as-written. however, just an example of as-written the, I guess I'm almost out of time, so I will stop instead of continuing to speak. Thank you all.

Mayor Wu stated Cole, I'll ask you one question. I know that housing has done a lot regarding collaboration, and so I know that this has a limited timeframe because of the feedback that needs to come back within, so many days. However, that door of communication is open, I believe. so have those conversations not been had in the past,

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and you all now are considering these conversations, because I believe that Sally has been at the table. so I'll get your perspective and then ask for Sally's perspective.

Cole Schneiders stated sure, yeah. The City Council, which a housing authority has invited us to these tables, and many times it hasn't been necessary for us to say anything because the City was doing the right thing. When we analyze our system - and that's my job for the Coalition is to analyze and improve our system over times- you know, I - we decided, as a coalition, that we needed to make some suggestions for changes. those were after conversations with Sally, those were after conversations with, with our - our board, with other community members and stakeholders, so we have been part of the process. However, the public comment process, this is the first time we've engaged in that, at least since I've been with the Coalition for about 4 years now.

Sally Stang, Housing and Community Services, stated yeah. Thank you, Mayor. yes. Serving on the board every year, I've opened it up to the board to say that the - the plan is published, we're accepting public comments. Aside from that, we actually have a standing biweekly meeting with the Coalition staff to talk through, 'cause these are complicated programs. We run like 14 different ones that touch homelessness. They all have different rules, not necessarily ones that we invoke, but we try to be as creative as we can with the funding that we have so that we can have the biggest impact, and that can mean things can get a little bit challenging. we actually met with the Coalition planning folks from United Way on the 18th of August, before publishing the - the draft, to get their feedback before we even put the draft out on August 22. So yes, we try, and it is - it's always ongoing. I guarantee you, me and my staff have daily conversations with the COC members.

Council Member Hoheisel stated thank you, Mayor. Thank you, Cole, for coming up and, chatting about this with - with us. Is your main point of contention simply, just adding the language that opens it up to people falling into homelessness, as well as homelessness?

Cole Schneiders stated so that point was listed within the Coalition's letter. That was a misunderstanding on our part. we met as providers after the City staff presented to us, and

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we mistakenly understood what was presented to us as a removal of the, if you're literally homeless, you can apply for a Section 8 voucher. Misunderstanding on our part. And so it was addressed by the City, and we appreciate that they helped to clear that up for us.

Council Member Hoheisel stated okay, I appreciate that. Thank you.

Mayor Wu stated Thank you. I see no further public comment, so I will close public comment and bring it back to the bench.

Council Member Hoheisel stated I'm sorry, Mayor. Thank you, Mayor. just a quick comment I know one thing that is difficult, especially now in today's age, is communication with people, especially interested parties. So, hopefully, in the future, we are able to communicate better and open up for dialog before we're, you know, kind of under the gun here to pass this - a plan. So I do hope that we can look at ways to improve that process in the future.

Mayor Wu stated with that, I'll add a couple comments and just say thank you to the housing staff. Again, you're trying very hard to utilize these funds, appropriately, but also maximize them so that you can help the most amount of individuals who are needing that assistance. And so I appreciate seeing all these collaborative partners, the agencies that have case management, and I continue to, share United Way's resource guide which is available every new quarter. they share a one-pager. And for those that don't know where it's at, just Google, United Way of the Plains 211, and you can see the updated list. I am very appreciative that this community has a lot of really giving people that support these nonprofits and continue to help those most in need, and then utilize federal dollars through housing to help individuals have that space.

Motion:

Mayor Wu moved to close the combined public hearing on the Wichita Housing Authority 2026 Annual Agency Plan and 2026-2030 Capital Fund Program Five-Year Action Plan, approve the Plans and authorize the necessary signatures to certify the documents for submittal to the U.S. Department of Housing and Urban Development (HUD).

Motion carried 7 to 0

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AIRPORT AGENDA

IX) **NON-CONSENT AIRPORT AGENDA - NONE**

X) **COUNCIL AGENDA**

1.) [**DER2024-00014 City Council Policy #9 Update**](#)

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

Attachment: [**DER2024-00010 City Council Policy #9 - 2025-05-27 v11.docx**](#)

Attachment: [**DER2024-00010 WCC Agenda_Report_X-1_Amended_09.30.25.docx**](#)

Attachment: [**City Council Policy #9_WCC Workshop Notes_11.26.24_Amended.docx**](#)

Scott Wadle, Planning Department, reviewed the item.

Mayor Wu stated we'll open it up for public comment. We'll bring it back to the bench.

Council Member Tuttle stated thank you. Oops, sorry. Thank you, Scott, and JR, and your team. I have been asking for this for a bit. I'm excited to see these changes made. I think it'll just provide more consistency. It'll make it easier. So, thank you for - for, you know, listening and - and working through some of my concerns. I'm sure other Council Members did too. So thank you for all your efforts on this.

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Motion:

Council Member Tuttle moved to approve the proposed changes to City Council Policy #9.

Motion carried 7 to 0

XI) [COUNCIL MEMBER AGENDA](#)

XII) [COUNCIL MEMBER APPOINTMENTS AND COMMENTS](#)

Council Member Hoheisel stated I will make this quick. this Saturday at the Child Advocacy Center at 9:30 in the morning we will be having my district breakfast, the best breakfast in Wichita, which this week I will be cooking along with some of our firefighters. but we will be discussing improvements at the Fallen Firefighter Memorial Park. I invite anybody who wants to come down and have a good breakfast, come on down for a good discussion. we were out there Sunday, actually, for the Firefighter Memorial. Always a moving, a moving time whenever we see that and hear the names of the people who have ultimately paid the ultimate price for taking care of us. So, again, a shout-out to all the firefighters out there, past and present, for everything they do. And please, come on down, and we'll discuss ways that we can properly honor them moving forward. Thank you.

Council Member Johnson stated thanks, Mayor. just wanted to highlight the Firefighter Memorial on Sunday, and say to my colleague, I appreciate your efforts on the Firefighter Memorial Park. And so far, so good.

[Adjournment](#)

Motion:

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Mayor Wu moved to adjourn at 1:03 p.m.

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

Respectfully submitted,

Shinita Rice, Deputy City Clerk

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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

Attachment: [CMBs for October 7, 2025.docx](#)

2) Preliminary Estimates:

a.) Preliminary Estimates

Attachment: [PEsforCC_10-07-25.pdf](#)

b.) Preliminary Estimates for water improvements to serve Cottonwood Creek Estates Addition (District IV)

Attachment: [NTBA E4033 WDS Cottonwood Creek Estates Cover.doc](#)

Attachment: [NTBA E4033 WDS Cottonwood Creek Estates.doc](#)

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- c.) Preliminary Estimates for paving improvements to serve Falcon Falls 7th Addition, Phase 1 (District I)

Attachment: [NTBA E5167 PV Falcon Falls 7th Addn Ph 1 Cover.doc](#)

Attachment: [NTBA E5167 PV Falcon Falls 7th Addn Ph 1.doc](#)

- d.) Preliminary Estimates for paving improvements to serve Prairie Glenn Addition, Phase 1A (District II)

Attachment: [NTBA E5082 PV Prairie Glen Addn Ph 1A Cover.doc](#)

Attachment: [NTBA E5082 PV Prairie Glen Addn Ph 1A.doc](#)

- e.) Preliminary Estimates for paving improvements to serve Prairie Glen Addition, Phase 1B (District II)

Attachment: [NTBA E5083 PV Prairie Glen Addn Ph 1B Cover.doc](#)

Attachment: [NTBA E5083 PV Prairie Glen Addn Ph 1B.doc](#)

3) Design Services Agreements:

- a.) Supplemental Design Agreement No. 1 for Swaney Farm Addition, Phase 1 (District III)

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

Attachment: [SA#1 SwaneyFarmAddn_Insp_W_SS_SM_SWD_P_Signed.pdf](#)

b.) Design Agreement for Sanitary Sewer Main to Serve Yellowstone Addition (District IV)

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

Attachment: [Agmt_YellowstoneAddn_SS Main_Signed.pdf](#)

c.) Design Agreement for Pineway Addition, Phase 2 (District V)

Attachment: [Agenda Report II-3c](#)

Attachment: [Agmt_PinewayAddnPh2_W_SS_P-2_Signed.pdf](#)

4) Property Acquisitions:

a.) Partial Acquisition of 1958 North Webb for the Improvement of the Redbud Trail from Woodlawn Avenue to K-96 (District II)

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

Attachment: [1958 N Webb Supporting.pdf](#)

CITY COUNCIL PROCEEDINGS

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

5) Minutes of Advisory Boards/Commissions:

- a.) Board of Electrical Appeals Minutes August 12, 2025 Library Board of Directors Minutes August 19, 2025 Library Monthly Activity Report August 2025 Golf Board of Governor's Minutes July 15, 2025

Attachment: [Board of Electrical Appeals Minutes August 12, 2025.pdf](#)

Attachment: [Library Board of Directors Minutes August 19, 2025.pdf](#)

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

Attachment: [MEETING MINUTES Golf Board of Governors July 15 2025.pdf](#)

Uncategorized Items:

6.) Proclamation Votes

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

7.) Assignment and Assumption of Industrial Revenue Bonds (Aspen Ironhorse II, LLC) (District IV)

CITY COUNCIL PROCEEDINGS

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

Attachment: [ASSIGNMENT AND ASSUMPTION AGREEMENT.doc](#)

Attachment: [Resolution No. 25-445 Aspen Ironhorse II, LLC.docx](#)

- 8.) Moved to VI-12 per City Manager - Public Exigency Ratification for Compressor Replacement at the Wichita Ice Center (WIC) (District IV)
- 9.) Moved to VI-13 per City Manager - Overestimate Bid for Biological Nutrient Removal for Plant 1 (District III)
- 10.) Design Council Bylaws

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

Attachment: [DC Bylaws Redline Revisions 051518 \(002\).docx](#)

Attachment: [DC Bylaws Revised Clean .docx](#)

II) CONSENT PLANNING AGENDA ITEMS

- 11.) CUP2025-00025 Amendment in the City to CUP DP-229 to Adjust General Provisions to Allow for Warehouse, Self-Storage on Parcels 5-8, with Waiver of #17 of Section III-D.6.y for All Lots, Located on the East Side of North Greenwich Road and within One-Quarter Mile South of East Central Avenue. (District II)

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

Attachment: [CUP2025-00025 WCC Supporting Documents.docx](#)

Attachment: [CUP2025-00025 MAPC Minutes.docx](#)

Attachment: [CUP2025-00025 DAB II Minutes.docx](#)

Attachment: [Resolution No. 25-446 CUP2025-00025.docx](#)

- 12.) VAC2025-00029 Vacation Request in the City to Vacate 10 Feet of a 35 Feet Platted Front Setback on Four Properties, Generally Located on the East Side of South Goebel Street and Within 500 feet South of East Harry Street (1724, 1728, 1732, 1736 South Goebel Street). (District II)

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

Attachment: [VAC2025-00029 WCC Supporting Docs.docx](#)

Attachment: [VAC2025-00029 Excerpt Minutes.docx](#)

Attachment: [VAC2025-00029 Vacation Order.docx](#)

- 13.) VAC2025-00031 Vacation Request in the City to Vacate a Portion of a Platted Access and Reserve easement, Generally Located Approximately a Half Mile Northeast of

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West 21st Street North and North Hoover Road (2404 North Paradise Circle). (District VI)

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

Attachment: [VAC2025-00031 WCC Supporting Docs.docx](#)

Attachment: [VAC2025-00031 Excerpt Minutes.docx](#)

Attachment: [VAC2025-00031 Vacation Order.docx](#)

- 14.) VAC2025-00025 Request in the City to Vacate a Platted Utility Easement; Generally Located West of South Seneca Street and 1,100 Feet South of West Pawnee Avenue. (District IV)

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

Attachment: [VAC2025-00025 WCC Supporting Docs.docx](#)

Attachment: [VAC2025-00025 Excerpt Minutes.docx](#)

Attachment: [VAC2025-00025 Vacation Order.docx](#)

II) CONSENT HOUSING AGENDA ITEMS

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15.) Sale of 1526 East Catalina (District III)

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

Attachment: [1526 E Catalina Sale Contract.pdf](#)

16.) Sale of 2301 East Random Road (District I)

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

Attachment: [Real Estate Agreement - 2301 E. Random Rd..pdf](#)

17.) Sale of 2121 East Murdock Avenue (District I)

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

Attachment: [Real Estate Agreement 2121 E. Murdock Ave..pdf](#)

18.) Sale of 817 North Green Street (District I)

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

Attachment: [Real Estate Agreement 817 N. Green St..pdf](#)

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19.) Sale of 2232 East Random Road (District I)

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

Attachment: [Real Estate Agreement 2232 E. Random Rd..pdf](#)

20.) Sale of 2323 North Estelle Avenue (District I)

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

Attachment: [Real Estate Agreement 2323 N Estelle Ave..pdf](#)

21.) Sale of 2120 East Random Road (District I)

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

Attachment: [Real Estate Agreement 2120 E Random Rd..pdf](#)

22.) Sale of 2111 East Random Road (District I)

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

Attachment: [Real Estate Agreement 2111 E. Random Rd..pdf](#)

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- 23.) Sale of 2611 East Shadybrook Lane (District I)

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

Attachment: [Real Estate Agreement 2611 E Shadybrook Ln.pdf](#)

II) CONSENT AIRPORT AGENDA ITEMS

- 24.) Federal Aviation Administration Supplemental Agreement No. 1 - Wichita Dwight D. Eisenhower National Airport

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

Attachment: [20251007 2204 S Tyler Rd SA1.pdf](#)

- 25.) INTRUST Bank, N.A. License Agreement - Wichita Dwight D. Eisenhower Airport

Attachment: [20251007 2277 EAP INTRUST Bank ATM License Agreement Final.pdf](#)

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