

CITY COUNCIL PROCEEDINGS

September 16, 2025

MINUTES OF THE MEETING OF THE CITY COUNCIL

Wichita, Kansas, September 16, 2025

Tuesday, 09:00 AM

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

Council Member Hoheisel was absent.

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

[Approve the minutes of regular meeting September 9, 2025](#)

Motion:

Mayor Wu moved to approve the minutes of regular meeting September 9, 2025.

Motion carried 6 to 0

[AWARDS AND PROCLAMATIONS](#)

Proclamations:

[Constitution Week](#)

[Save a Life Day/Free Naloxone Day](#)

[Diaper Need Awareness Week](#)

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Jim Underwood stated Jim Underwood, 142 South St. Paul. Mayor, members of council, my remarks will be short this morning. I'm speaking on Zoom. It's a great way to get people to attend meetings. I do know that can be difficult. I became concerned earlier this year when I was, uh, attending a meeting of a city-county board and looking at the screen five of the six people were actually driving their vehicles while attending the meeting and trying to participate. I - as a former emergency services worker, I found that very disturbing and it's extremely dangerous. I'm asking that the council get with city and management and work out a policy or procedure. I would recommend that the technology exists to simply make any attendance by Zoom or for a Zoom meeting, um, audio only. And if that is not possible take the next step and say any attendance by Zoom shall be on votes automatic abstentia. This might take the desire of people to try to drive and attend at the same time because when you're working on a cell phone you can't see the displays that are put up at the meetings clearly and accurately without taking your eyes off the road and concentrating on the phone. Again, dangerous. Mayor, members of council, that concludes my comments this morning. I will ask - answer any questions council may have.

Mayor Wu stated Jim, thank you for your comments. I will ask the City Manager what the protocol is regarding Zoom attendance by staff. Um, in addition, I'd like to know what board you were speaking of that you mentioned five out of the six people.

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Jim Underwood stated the City County Access Advisory Board meeting at the county meeting.

City Manager Robert Layton stated Mayor, we do allow for member participation by Zoom or Teams usually, and I don't think we have any guidelines regarding their behavior when they're on a meeting.

Mayor Wu stated out of the safety for individuals especially while driving, again, I have seen some disrespectful driving around our community. I would like us to take the lead as 3000 people work for the City of Wichita if there could be anything regarding staff about their attendance via just audio versus on video. Can you please address what can be done in regards to the 3000 employees?

City Manager Robert Layton stated we can put out guidance for our employees and remind them once again about the importance of, being safe, when they're participating in meetings remotely. I'm more than happy to do that. I think Mr. Underwood's issue goes farther than that as that is for volunteers that are actually serving on boards and commissions. And, it would probably take some direction from the council for us to go ahead and provide guidance to boards and commissions if that's what you wanted.

Mayor Wu stated I don't see any other council members speaking on this topic. I would like to see - since the only real authority, that is given to the City Manager is his 3000 people staff if there could be a guidance for the staff. Whereas the volunteers, again, they're volunteering their time I don't know if we can dictate what they can or cannot do. But if we could also send it out to volunteer board members just as a guidance that we want safety first, and making sure that that is what is emphasized.

City Manager Robert Layton stated Mayor, what we'll do is the guidance that we provide staff we'll send out just for information to boards and commissions.

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II) [CONSENT AGENDA ITEMS 1 THROUGH 22](#)

Mayor Wu pulled item #10.

Motion:

Mayor Wu moved to approve Consent Agenda items 1 through 22 except #10.

Motion carried 6 to 0

Item #10.

Mayor Wu stated Agenda item number 10 in the Consent Agenda is regarding 135th Street West from Central to 13th Street North. This is specifically talking about sidewalks. And that's what I would like to address. I asked multiple questions to Public Works via email and so I would just like to have that on the record, the questions that I did ask.

Paul Gunzelman, Public Works and Utilities stated Paul Gunzelman, Public Works and Utilities for the record.

Mayor Wu stated Paul, I had several questions that I, asked of you but I'm not going to focus on all of them. I specifically wanted to know about sidewalks. And when we changed from what we typically see around our community which is 5 feet sidewalks, 4 to 5 feet sidewalks to now 6 feet sidewalks and also now 10 feet sidewalks. Can you please address when did we move to the 10 feet sidewalks? So between the bench right here where I'm sitting to where you're standing is about 11 feet from the front of it, so just a little under that 10 feet. can you please address why, that changed?

Paul Gunzelman, Public Works & Utilities, stated so, I think it goes back to - and I tried to look through some history. I would say within the 25 - within the last 25 years we had migrated from 4 foot sidewalk to 5 foot and then to 6-foot. and I think we transitioned to - looking at past records to 6-foot walk in the 2008 / 2009, time frame. Regarding the 10 foot multi-use paths, we had, looking again back at some records, I think a lot of

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those had been - we had installed a few of those before 2013. And then many have been installed, since 2013 as part of, implementing the 2013 Bicycle Master Plan.

Mayor Wu stated can you address, if there can be a list or where we can find all the 10 feet sidewalks. Because these are not typical as you drive around the interCity. and it - and I just would like to see, over the last decade, again, we've switched to 10 feet multi-use sidewalks which can also fit - it's so wide that it could even fit a golf cart. I guess my question is, what is the cost to 6 feet versus 10 feet sidewalks?

Paul Gunzelman, Public Works & Utilities, stated let me address your first question, maybe first. we don't have an all-inclusive list of the, multi-use paths. However, looking at GIS records, I did go back to the, 2013 plan. I believe it had indicated some of those, existing multi-use paths on the map. And then it needs to be updated. I recognize some of them that have con- been constructed since that time are not listed on the plan but - or on the map on GIS layer. So, we could update that to give locations. And then the cost for, 6-foot sidewalk is, looking at recent bid prices, contractors bid sidewalk at \$5.50 per square foot. So 1 mile of 6-foot sidewalk equates to \$174,240. And a mile of 10 foot multi-use path is estimated to cost \$290,400.

Mayor Wu stated so for 6 - for a 6-foot sidewalk is about \$174,000. For a 10 foot multi-use path it's almost \$300,000. and in this specific agenda item this is to construct both a 6-foot on one side and a 10 foot on the other side. So that's a total of 16 feet. My question then is, why could we not go to 6 feet on one side and 6 feet on the other? That's 12 feet total. What would be the cost savings of that to - in perspective, how many trees could be planted with a reduction of 4 feet?

Paul Gunzelman, Public Works & Utilities, stated that is a difficult question to answer because, we also look - before we plant trees we also look at existing underground utilities that are in the area so that is also a consideration.

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Mayor Wu stated and the cost of maintenance of a 10 foot versus a typical what we see again around town which is 4 foot, 5 feet type of sidewalks. What is the added cost of maintaining these types of multi-use paths that are not readily accessible within the intercore? So what you - I don't know, I have not seen this GIS map. But I would assume that these multi-use paths are not in the inter-City but rather on the outskirt, is that more accurate or inaccurate?

Paul Gunzelman, Public Works & Utilities, stated most are on the outskirts, yes, that is correct. We do have a few located within the inter-core, that were installed. one of them is on Waco Street that was part of an overall, bicycle route. we also have some on Woodlawn which is kind of pushing, maybe the fringe but, north of, 17th to 21st, again, as part of connecting the, mid-, Redbud Path with the K-96 Path. And part of it is off-street, part of it is on-street. But yes, many of them, have been installed. southeast part of town on Webb Road from Harry to Pawnee, Harry Street from Webb to Greenwich. Some on Greenwich there. south of Kellogg down to Harry. And then on the west side of town, 21st Street from 119th Street to Ridge Road as well as, 119th Street south of Kellogg to Pawnee. And then proposed, again, we have installed a 10-foot path on, ma-, sorry, 135th Street from Kellogg north to Central as well as north of, 13th to 21st Street.

Mayor Wu stated again, this is not a questioning about the need for sidewalks. It's about the width of sidewalks. And again, the cost of creating these sidewalks and then maintaining these sidewalks is going to be the burden of the citizens of Wichita. However, can you address how sidewalks if they're in front of your own house that is your responsibility not the City of Wichita's responsibility. Could that be a maybe law question?

Jennifer Magana, Law Department, stated that is correct. Sidewalks are the responsibility of the owner under state law.

Mayor Wu stated under state law sidewalks in front of your home are your responsibility, not the citizens - City of Wichita. But these specifically that we're talking about in this agenda item this is public streets. So this would be the citizens of Wichita having to pay for the maintenance of it, correct?

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Jennifer Magana, Law Department, stated I'm sorry, I'm not familiar with the technical location of these sidewalks. Paul, are these just aligned with it?

Paul Gunzelman, Public Works & Utilities, stated yes. Yes. And or, you know, I've seen some homeowners associations pay for that as well. If there's a homeowners' association any repairs that need to be made they've made that.

Council Member Glasscock stated thank you, Mayor. Paul, a quick question. So this that's coming before us is a change order to the budget. And so we're increasing the budget, from - so it's, I'm a little confused by two different parts. So it says increasing the change order limit to 5% of the contract amount which is estimated to be \$300,000. But then under financial considerations it says the existing budget is \$7,575,000. And then it then subsequently says the revised budget is \$8,325,000 which is a larger amount than the \$300,000.

Paul Gunzelman, Public Works & Utilities, stated Yes, so what we are doing, Council Member Glasscock, is we are initiating the remaining funding for the project, which is \$750,000 for a revised budget of \$8.325 million. And then in addition to that we are asking for a change order amount up to 5% of the contract amount to provide us, any change orders that we can do within that.

Council Member Glasscock stated so we're looking at the possibility of going over budget by 5%?

Paul Gunzelman, Public Works & Utilities, stated no, that - we are, we will be, you know, if we get a bid within the \$8.325 million that is what we will, award the contract for, for that amount. But then anything - any unexpected items that we might require a change order then we would have that up to \$300,000

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Council Member Glasscock stated so a change order not going over the budgeted amount?

Paul Gunzelman, Public Works & Utilities, stated no, that - we are, we will be, you know, if we get a bid within the \$8.325 million that is what we will, award the contract for, for that amount. But then anything - any unexpe- unexpected items that we might require a change order then we would have that up to \$300,000.

Council Member Glasscock stated so a change order not going over the budgeted amount?

Paul Gunzelman, Public Works & Utilities, stated correct. Not over the \$8.325 million. It's within that.

Council Member Glasscock stated so if let's say - the Mayor brings up the point about the 10-foot to 6 foot, if it were to go from 10-foot to 6 foot, you would save \$116,160 estimated?

Paul Gunzelman, Public Works & Utilities, stated estimated, we could. However, that is part of a - that is a missing, link, for that multi-use path. We have it south of there, from Central to Kellogg. And then we have a section north of 13th Street. So this is filling in a gap and it is also, implementing the, 2013 as well as the 2024 Bicycle Master Plan.

Council Member Glasscock stated and I - I know we've discussed multiple times that I think 10 feet is excessive on a couple projects across the community so thank you.

Vice Mayor Johnston stated thank you - thank you, Mayor. Paul, I believe the roads are all improved. 135th is all improved from Kellogg all the way to 21st except this one stretch.

Paul Gunzelman, Public Works & Utilities, stated that is correct.

Vice Mayor Johnston stated is that correct?

Paul Gunzelman, Public Works & Utilities, stated yes.

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Vice Mayor Johnston stated and this stretch is somewhat challenging because it's - it's where the drainage all goes. And so the cost maybe is a little bit more than what was expected. Is that fair to say?

Paul Gunzelman, Public Works & Utilities, stated We have drainage as well as some utility relocation as well, yes, within the corridor.

Vice Mayor Johnston stated yeah. And just to reiterate your point, there's a 10-foot sidewalk north of this and south of this?

Paul Gunzelman, Public Works & Utilities, stated that is correct, yes.

Vice Mayor Johnston stated so it would tie both of those together?

Paul Gunzelman, Public Works & Utilities, stated yes.

Vice Mayor Johnston stated so it makes sense. I will also point out that the Northwest Y is - at 21st and 135th, highly used, highly traveled. housing is exploding in this area and it's a good way for people to get to the Northwest Y, including the new, sports fields that are at the Northwest Y. So, this is a highly used sidewalk, area for sidewalks. My wife walks this sidewalk every single day and she sees tons of people on this sidewalk, walking their dogs, walking for activity, speed walking, everything. So I think it's an important addition that's long overdue for this 1-mile stretch of road. So thanks for your work on it and I do appreciate it.

Council Member Tuttle stated thank you. thank you, Paul, for, all you do and for answering some questions today. Just to clarify, we do have policy that says we have sidewalks on both sides of the - of the road, the street, correct?

Paul Gunzelman, Public Works & Utilities, stated yeah. That's correct.

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Council Member Tuttle stated and then I was part of, and thank you to Alan from Bike Walk Wichita for being here. And I used to attend, the Bike Ped Advisory boards as much as I could and now I can't because of my dab. But there was a lot of community discussion, years ago about having 6-foot paths or, you know, the paths, versus sidewalks versus 10. And some of it was to make sure that, you know, exactly what Vice Mayor said about, you know, people walking, biking. Also, ADA compliance. If there was a wheelchair and a bike you need to make sure that the sidewalk is large enough for both. Could you maybe just talk about the community discussion that has been had about this topic?

Paul Gunzelman, Public Works & Utilities, stated yeah. And we do, as you know, each project that we do, in the CIP we do go out to the district advisory boards and present the concepts to the public. So in the past we have received comments, you know, appreciating the 6-foot sidewalk. it allows, you know, folks to walk side-by-side. so, yeah, we - we have gotten support for the 6-foot.

City Manager Robert Layton stated Mayor, if I can, I'd like I'd like Gary Janzen to talk a little bit more about the history and why we have the 10-foot standard.

Gary Janzen, Public Works & Utilities, stated thank you, Mr. Manager. Mayor, Council Members, Gary Janzen, Public Works and Utilities. so I might go back in time with some history on - on where this comes from. Because, to Council Member Tuttle's point, there actually is an ordinance that, says we're going to build sidewalk on both sides of the street. Mayor, to your point, there are not sidewalks and paths generally this wide in the core area. There are along the river. there are where we've been able to provide the opportunity for connections. I can go back to prior to even 2008 when Paul talked about and we started talking about this notion of complete streets, and addressing what was the desires of the community for more connectivity for pedestrians and bicyclists. And - and since that time with the initial Bicycle Master Plan in 2013 and the update to that just in the last 2 years that the Council approved we hear from the community often about connectivity, about the value of sidewalks, about wider sidewalks. 4 foot width, is, from a bygone era. And communities whether our size or smaller I don't know that anybody is putting in 4 foot wide sidewalk anymore. So 6-foot wide makes sense. We've heard that people like that. You can watch activity on sidewalks and see that it's much more

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comfortable. People with strollers and with wagons, whatever it might be. the 10-foot paths didn't just come out as a result of the Bicycle Master Plan. But even prior to that, in looking at connectivity of our trail systems -- this has been very important -- getting bicycles off the streets. There are many people in our community who ride bikes, for more than just leisure, for more than just getting to work. They want to be able to ride on the streets. They want the on-street paths. We also hear from a lot of folks that want to get off of the streets. They want to take their kids out riding bikes. And the last thing they want to do is ride on the streets. These multi-use paths provide a tremendous asset for getting bicyclists off the street also. And they can be used by pedestrians at the same time. I would tell you in all the years that I've gone out to public meetings and we've talked about these types of projects, Paul mentioned that we present these to the District Advisory Board. We speak about them with the Bicycle Pedestrian Board, amongst many other community groups. We probably hear in neighborhoods and in areas of growth of the City especially new developments we hear more about speeding than just about anything. Always looking for ways, to work with the police department and through proper design, smart design, street design to help with traffic calming. Second thing we hear the most about is sidewalks and connectivity. currently WAMPO, we're working with WAMPO, many communities are on a Safe Routes to School Plan, which could potentially implement federal funding for connectivity between schools. I've spoken with many of you over the years about the desire for connectivity between schools. And those wider sidewalks it's not just the sidewalks as you said is connectivity. That wider width we have found has really been a value. Anytime we can find room for 10 feet it's going to make more sense in the newer areas, the newer platted areas, where we can build that in with the design of the new streets. It's really bringing a lot of value what we've seen to the neighborhoods, to the areas, providing connectivities to schools, to retail areas. we've - we've watched and observed many of these new paths put in and how much they get used. To the Vice Mayor's comment this stretch along 135th this is the last gap just to be clear. 135th is improved from Kellogg all the way to 21st Street except for this stretch between Central and 13th. I can't count how many calls I've had over the years about why we haven't finished that especially with the connectivity with the sidewalk and the path. because there's so many people that want to get to the Y. there's another neighborhood, amenities, there's schools, everything else. so I think our formula is working well. Any time that we can do this this is really what we're looking at going forward. And if we can make that fit there's always cost, implications to that too. But we have heard from so many people that they like the ability to have that wider path and the connectivity it provides. And ultimately, and if you look on our website

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with the Bicycle Master Plan and it shows the connectivity of on-street and off-street paths, we really are developing a system, for connectivity of pathways that are wider for all users.

Mayor Wu stated thank you very much, Gary. And again this is not a criticism against sidewalks. I am in favor of sidewalks. This is really a consideration of the width of these sidewalks because there is a cost. Can you tell me, do you have to buy some right-of-way in order to have these 10 feet, wide sidewalks?

Gary Janzen, Public Works & Utilities, stated It varies. if you look at projects like this one, and generally in areas where we're starting to get more to the fringes, there's almost always necessary right-of-way acquisition. But it's not to build a 10 foot sidewalk. That doesn't change. We could still build these walks within the necessary right-of-way that we need to improve the street and provide drainage. We could build 6-foot sidewalks. We could - we could build two 10 foot sidewalks within the right-of-way that we acquire for the street project itself.

Mayor Wu stated Gary, again, one more time. This I appreciate that there's an ordinance that makes sure that we have sidewalks on both sides. However, as I've been going around to some of these district advisory board meetings I've also heard some folks that question where exactly you would put these 6 versus 10 feet sidewalks. And in this situation, it makes sense. I think you've justified it. Vice Mayor Johnston has justified the high traffic in these sidewalks to get to the YMCA. However, I've seen it in other DABs where there are areas that are low density and doesn't require two sidewalks. So I guess I would like to - I'm questioning these because I want us to be prudent with these tax dollars. And if it is a high traffic area or a highly utilized area I can - I can understand the reasoning. However, I still believe that in some areas where it's not high traffic having a 10 foot sidewalk seems excessive in cost too.

Gary Janzen, Public Works & Utilities, stated so to give you some context, if you don't mind, Mayor, on some of the challenges we face to the very, item you just brought up. So the county, Sedgwick County when they've improved streets over the years and they've added sidewalk they generally had a policy to put sidewalk on one side of the street only.

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Ultimately, we end up annexing those street sections quite often. And the first thing that - that we hear every single time is when are you going to put sidewalk in on the other side of the street? You pick winners and losers when you're trying to put sidewalk in on one side. I wouldn't know where to begin, generally. there's other factors involved with that. the county bridges along those stretches of roadway have sidewalk on one side. It's tremendously expensive to come back later and add a sidewalk to another side of the b- of the bridge. The same thing can be said, as an area starts to develop, adding sidewalk at a later point can be a real challenge to the neighborhood. People have added landscaping. Trees have had the opportunity for more growth. Then we're challenged with the idea of trying to meet the - the desires of that neighborhood to put in any width of sidewalk. We're trying to navigate through trees. We're taking out trees. And you can imagine how that goes. I believe from what we've seen over many, many years we're better off being proactive knowing that the areas are going to develop. We look at growth patterns. We look at traffic counts. we look at, areas that are platting. When we make these improvements to 135th Street, to West Maple, to East Harry, to 143rd Street that is based on the fact that growth is happening in those areas or we wouldn't be making the street improvements to begin with. To put the sidewalk and the multi-use paths in at the same time up front is going to be the best value every single time. I'm - I'm absolutely confident of that. It's going to create less conflict later, less challenges, less stress, for the folks who live there so that we've got that there. Going forward we can continue to make those connections to our systems throughout the City.

Mayor Wu stated I'll allow more comments but I have a few more for you.

Council Member Johnson stated thanks, Mayor. I was just going to say I agree with Vice Mayor Johnston that, I - I not only support this project but I support the ordinance. for the last 3 weeks I've picked one day to go walk the Redbud Trail in the mornings. and you would think at 5:00 am when it's dark nobody would be there. But even this morning, there's groups riding bikes on one side. And that's a 10-foot wide trail. And people walking on the other. The distance is great because there's no safety concerns of hidden folks. a lot of people utilize that space. And the connectivity that we're talking about today is very important in these different areas. I think that the City needs to continue, planning for the future and not just the moment right now. In planning for the future you would continue to

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build 6 foot on one side and 10 on the other for connectivity purposes. You never know how an area will develop. And using the Redbud as an example when Council Member Williams really pushed for that and that project was complete the density and fair amount wasn't what it is today. Now, there's four new complexes over there of apartments. You see people utilizing that even more than before. And if we hadn't planned for the future and done something like that, I don't know what those folks would be doing. And people complain about share rows all the time so if there's a way to have these paths for people, whether it's on bikes, walking, as you talked about, strollers, all can be in these spaces. I think it's incumbent on us to plan for the future and have that infrastructure built. And as you said, it's - it's cheaper now than going back later and trying to add to it. So I'm supportive of it. I think the width is - is great. And, you know, if folks will get out there on these paths and just kind of see how easy it is for people to navigate walking and biking together on the 10-foot path, it makes a lot of sense. Six foot is better than four foot as well. It's a little tighter but I support this. I - I think it's good. Sometimes there will be a cost of getting easements and all of that. But again, there's a cost of improving the infrastructure of our City. And it just makes us better. So I - I'm supportive today and I'm supportive of the ordinance and policy.

Council Member Glasscock stated thank you, Mayor. Just to clarify, the ordinance is sidewalks on both sides not stipulating 6-foot on one side...

Gary Janzen, Public Works & Utilities, stated correct. Yeah, the ordinance does not speak to width.

Council Member Glasscock stated so historically we went from 4 to 6 to 10. When are we going to get our 12 or 14?

Gary Janzen, Public Works & Utilities, stated well, I'll tell you we're not planning on that. But there are folks within the, bike planning community that have urged us to go to 12 feet wide. And that extra two feet starts to create some real challenges with space in some areas to the point of tree planting. We think the 10-foot is working well from what we've observed. But it's like anything else. There's - there's always a push. I think from what we've heard from the community this is truly responding, to community desires, looking at design standards that make sense for - for development of our community, of connectivity of

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those pathways, of getting bikes off the streets. I think the model that we're on to with the 6-foot and the 10 foot is really, the best place to be right now.

Council Member Tuttle stated thank you. This question is for legal. (Jennifer), this is a consent agenda item that got pulled. Can you please remind me, will we allow public comment?

Jennifer Magana, Law Department, stated correct. You have voted to do that.

Mayor Wu stated Gary, I have a couple more questions. earlier this year we passed the golf cart ordinance. And I know that this stretch of the road, 135th Street is nearby one of the golf courses. Near. So my question then is, are we also considering since there are wider sidewalks and, on the outskirts of the community and close to some golf courses, will we be now talking about possibly utilizing those sidewalks for golf carts?

City Manager Robert Layton stated Mayor, there is some discussion, at the request of some residents that have been impacted by the council's actions to take a look at, sidewalks and paths that are - are within 1 mile of golf courses. So we may be bringing something back to the council to take a look at that.

Mayor Wu stated thank you very much. then the other question is, I wanted to know how often does the City of Wichita go and inspect the sidewalks that are owned by the City of Wichita not necessarily by the residents of, communities? Can you tell me? Because this is - and again, I am not against sidewalks. This is a question about when you build more you have to maintain the addition. But you also have to maintain what you've already built. So my question is how often does the City go out to inspect current sidewalks?

Council Member Ballard stepped away briefly.

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Gary Janzen, Public Works & Utilities, stated generally, Mayor, because of the nature of the ordinance, which is supported by state law of how sidewalks, re- repair responsibility for sidewalks, we do not have an active inspection program in place. this works best, when we hear we have reports from the community. When there are challenges we respond to those at that time. I will tell you on the - Paul mentioned this on the wider sidewalks what we have done, because I think it makes sense and - and we do have this flexibility. So we've talked before about - with our sidewalk repair program at intersections, those are a common area, right? So, if we have, issues right near an intersection within a certain distance, with sidewalk, whatever the - the problem might be, a trip hazard, problems with the ramps. Those repairs are made, paid for by the City at large. That's not assessed anywhere. On these 10-foot paths we have taken, the approach to effectively split that cost. So if it's adjacent to a direct home, if it's dire- adjacent to an HOA like Paul talked about, and there's repairs that need to be made we don't think it's fair for somebody there to have to pay for repairs to a 10-foot sidewalk. so we've generally split that cost. It's worked well. it's something that we've seen that other communities have done. We've done some research on that and I think it makes sense.

Mayor Wu stated thank you, Gary and thank you, Paul. I see no further questions from the bench. We will now open it up for public comment.

Alan Kailer stated good morning. I'm Alan Kailer, and I am here on behalf of Bike Walk Wichita. I'm also the vice chair of the Bicycle and Pedestrian Advisory Board. And I'll try not to repeat, all of the points that have been made by staff and some of the council members that I appreciate. probably the best way to, start this out is with a couple of stories rather than statistics. this past weekend, I had of, a couple of friends in from out of town. I took them on a bike ride out to the Prairie Sunset Trail which is one of the gems of the, City, along with the Redbud Trail which we also biked on. and, probably the most dangerous part of our trip was riding back along 13- 135th. as, the vice Mayor has pointed out, this is the only 1 mile section in that that - that does not have, a 10-foot path on one side. it's, it's a narrow road. the traffic is going at least 40 miles an hour. And, you know, it's a - it can be a little intimidating depending on the amount of traffic. a separate - a - a second, e- example, regarding the - having the sidewalks on both sides of the street. I live on West 21st, west of, Ridge Road and there is the 10-foot path there on the north side of that road. but there are

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no sidewalks on the south side of the road, near where I live. There are several businesses there. There's a restaurant. There's a salon. There have been different businesses there over time. But there is no way that I can walk there across the street, because there aren't any sidewalks there and the grass there is often muddy and so forth. you essentially have to drive - have to drive to, like, cross the street there. so ultimately, all of these questions are - are an issue of safety, improving safety for people on the paths, safety between the walkers and the cyclists on the paths but - and also safety for the motorists. The motorist as, I think, the vice Mayor pointed out, it's, much easier, much safer, to have cyclists especially the slower cyclists off the road on the 10-foot path. regarding the width of the paths, the bike plan that was adopted earlier this year by the council calls for an all ages and abilities, network, covering the, the City. And this - the - the area along 135th is one of the areas that's specifically identified in the, bike plan as being, part of that network and calls for a 10-foot path along there. The 10-foot - the 10-foot, width of the path is almost universally, accepted as the minimum width for 10-foot paths. Every, during the discussion here I was trying to look, at what, various government, organizations and so forth recommended. And everyone that I looked at recommended a minimum 10-foot. For example, the U.S. Accessibility Board, recommends the 10-foot path, for safety of all the users on - on the path for - for a shared use, path. and ultimately, as I said, it is just a question of what is the safest for the people using it. as, Council Member Johnson pointed out, when there are walkers and cyclists and wheelchair users and others on there the 10-foot path, is not at all, excessive. Regarding having the sidewalks on both sides of the street, there is active development going on the east side of - and the - right now, the design is for the 10-foot path to be on the west side and the sidewalk to be on the, east side of 135th. There's active development going on at 135th for the safety of the people on that side of the road and their access to, the, eh, north and south there, to the Y, to the golf course and other places, it makes sense to have the sidewalk on that side, on the east side as well as on the multi-use path on the west side. Otherwise, you'll be forcing them to cross the street, at an uncontrolled intersection in order to use the path on the other side of the street. Regarding the, width of sidewalks generally, again, the...

Mayor Wu stated Mr. Alan...5 minutes.

Alan Kailer stated okay. You know, sorry, I wasn't paying attention to that.

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Council Member Glasscock stated thank you, Mayor. Alan, I appreciate everything you do. I have the same question for you that I had for Gary. We went from 4 to 6 to 10. When do I expect the Bicycle and Pedestrian Advisory Board to come back and ask us for 12 or 14?

Alan Kailer stated well, first of all, I don't think it's accurate to say that it went from 4 to 6 to 10. As far as sidewalks generally I think that the 6 foot, makes sense. I - I was - I was going to say before my time ran out that really the difference between the 4 and the 6 foot is really just a historical fact that we used to build them at 4 - for 4 feet. And now as standards and - and usage has - has changed the 6 foot is the standard. Ten foot is a standard for multi-use paths not for sidewalks generally. I think there may well be, situations, like the Redbud Path. the design that was done between K-96 and, going, east from K-96 has a 10-foot path. But it also has a path on the side for runners, that they find very useful both because of the surface and because it gets them off of the paved path that the cyclists are using. that may well, you know, be appropriate for other parts of the Redbud Path that an ex- that are extremely popular and that sometimes they get, crowded. Generally, though, I think the 10-foot path, makes sense. it's only if - if it gets, you know, more - more use, then a 12 - a l- a wider path would become appropriate.

Council Member Glasscock stated Okay. I'll look back at this meeting if, we get a request for 12-foot, so yeah.

Mayor Wu stated thank you. We'll continue with public comment. I see none. I'll bring it back to the bench. Again, this was a discussion because I think it's important to be transparent with community when it comes to projects. especially as I drive around our inner City and sidewalks are at 4 feet and so I asked - the very first question I asked was about 4 feet sidewalks and, is that out of compliance since now the new standard is, I guess, 6 feet or even 10 feet for multi-use? And the answer was no, they are not out of compliance. So it would actually be inaccurate to say that they're still not doing 4 feet sidewalks because you still have to repair the 4 feet sidewalks. So they are still doing 4 feet sidewalks. so anyone who has 4 foot sidewalks in your neighborhood you're not out of compliance, and you do have to repair it if it is in front of your home. And it is, unfortunately, on you, the homeowner to repair that. and so, again, I wanted to bring this topic forward because I think we've had individuals who've asked questions about sidewalks in

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particular, whose responsibility is it? And, again, I have to be prudent when we are building more sidewalks that, again, if it is going to be the responsibility of the citizens of Wichita / the City of Wichita then we are cognizant that we still have a wide network that we still have to maintain. And now, in addition to we'll be maintaining new. And having heard all the discussion and the, background, I appreciate knowing that now there's going to be a connection, the missing piece, I guess, on 135th. so I'm not against this project. But I would like to see moving forward if there are places that we're only doing the 6-foot plus 10 foot sidewalks on each side because we think that is going to be what residents want. I think it's important to have counts. When we say there's congestion, I'd like to know when is that congestion? At what times are we seeing traffic on sidewalks and multi-use paths? Because, again, if we're only doing it for exceptions rather than the overall normal, flow of traffic, are we really being prudent with the dollars that we are supposed to be stewards of? And so, again, this questioning is not regarding necessarily 135th Street but rather, again, as I've gone around to some DABs and heard, the feedback from community asking, is it prudent to have two sidewalks especially one on each side in very vacant or low-density areas? so, again, I'm going to be supportive of this specific project because it does finish out the remainder of that 135th Street gap. but, again, moving forward I'd like us to be more prudent when we are thinking about 6-foot plus 10 foot, when it comes to these sidewalks. Because, again, if we would have reduced overall 6-foot, 6 foot on each side you would have had a cost savings that could have, planted more trees in our community. So it's, again, it's a tradeoff. And I think we need to be prudent about tradeoffs.

Council Member Ballard stated thank you, Mayor. I have to say I'm a little surprised that we've taken so much time on, this item. But, I appreciate the conversation and wanted to add my two cents. I'm absolutely supportive of the, 10 foot sidewalk. I don't think we can just talk about wanting a more walkable, rideable, adding more connectivity through, our community, without providing the infrastructure. So I think this is really important. We all know how much traffic, and not just cars that area is - is already using. I can't imagine when it's, a wider safer path how many more people will utilize, that path as well. So, for that, I will be supportive of the sidewalk.

Council Member Johnson stated thanks, Mayor. I just want to add in an additional two cents. I think that we should, be prudent. But as a City council and many councils we've

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committed to a more walkable, bikeable community. And I think that building that infrastructure is a commitment to that and we - and we should keep it. When we look at that area, Oregon, even Redbud that type of in- infrastructure leads to more investment. It leads to people saying, you know what, I can build over by this wonderful walk path, these wide sidewalks. We can get to and from safely. That type of, again, public investment brings about the private investment. And we see the usage continue to go up. Even if we look at traffic data that shows that something is not there now, our team continues to put projects in the CIP to expand things that at some point will develop. You look at, what is it? 37th and Hydraulic in District 1. That project there was, some businesses out there, not completely, super busy but that was a project that we are completing now. And it's a real benefit to the businesses that are out there and anyone who wants to locate out there because we're going to have a newly paved road with expanded turn lanes, some improvements on the side. So, again, these investments that we make and plan for the future I think, make our community better. And as we look at places for people and the roads that, we want to see investment in, it may cost a little more in developed core area but again it's an amenity that our community really benefits from. And even advocates like me who was against Redbud Path initially, see the benefit later and I'm very supportive of it. So sometimes we'll criticize things because we haven't been out there but to see how, wonderful it is in the community, the benefit and the usage of it I think it's a good thing. So as we look at the cost there's always going to be a cost in investing in ourselves. And we should be investing in our community. These are your tax dollars and we should make your community the best that we can. And that is a worthwhile investment. And I would hope that future councils continue to - to do so. Yes, look at the numbers, look at the usage potential but also look at the growth potential and the investment potential in that part of the community.

Council Member Glasscock stated thank you, Mayor. I believe our job is to ask questions from this bench and so I'm glad we had discussion about this consent agenda item as we do any item that comes before this that any member pulls. looking at myself to Councilman Johnson it's about 10 feet. There are probably five times that I have crossed a path with another human on a path this large. And so I think we're building out, too much. And so I'll be very interested, when, we do get lobbying for 12 feet at some point to come back to this conversation. while this is only 1 mile and save us 1- what? \$116,160 if this was extrapolated over 10 miles that we're expanding that comes over to \$1 million. And so while this may seem like a small bucket in terms of how much we're spending on this project, we

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extrapolate this out to 10 other miles in the City we're going to have more than \$1 million. And so I do have concerns moving forward for this and the connectivity. As Councilman Johnson said, that may sway me on this because of the 10-foot on both sides. But I am hard-pressed to do that for future projects. I'm not seeing the need, for the amount of times that I've seen individuals cross from me to Councilman Johnston - or Johnson right now.

Vice Mayor Johnston stated thank you, Mayor. With all due respect, I think we need to bring a tape measure to the Council. I think that's a lot more than 10 feet there.

Mayor Wu stated I measured it. So I actually have the, about length. It's for - yes, actually.

Vice Mayor Johnston stated From you or from the front of the...

Mayor Wu stated from the front of the speaker's bench area is 11 feet. So just take 1 foot off and that's 10 feet.

Vice Mayor Johnston stated to the front of here? Okay. I think you stated it was from you where you're sitting. Okay. That makes more sense. So thank you. we also - my wife and I also ride the Sunset Trail. we're cyclists. We go there at least once a week. The most dangerous part for us is going down Maple on a 4 foot sidewalk and down May on a 4 foot sidewalk. The trees are overgrown. It's (unintelligible) to get through trees and stuff. It's - it's not very good so I really appreciate the - the wider 10-foot sidewalks make it much, much easier to navigate and to get there safely. So I - I like a walkable, bikeable City. I think it's important to our City and this is - I think this is a - a - a big part of it.

Mayor Wu stated thank you, council members. And, again, I pulled this item not because I am not in support of sidewalks. I completely understand why they're there and why they're useful and why they can be utilized for both walkers, bicyclists and potentially, I guess, in the upcoming weeks even golf carts. So, I also believe that we do need to invest in ourselves. but I also believe in investing in what you currently have. And knowing that maintaining what you currently have costs a lot of money and maintaining what we have sometimes can get us - if we don't maintain it, it can get us into trouble. That's why I'm

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emphasizing the importance of maintaining. I don't want buildings falling apart. I don't want sidewalks causing people to have accidents. And so maintaining what we have should be the top priority first and foremost before you build more or new. And so, again, I have understood the conversation in knowing that there's a gap on 135th that is dangerous. Thank you, Alan, for pointing that out especially with your, stories regarding this weekend. and I know that vice Mayor Johnston you mentioned your wife utilizes that stretch. And, again, I want people to be safe. And especially if there's a gap right now, that has already been built but there's just a section that is missing, I have been swayed to say yes to this item. However, moving forward, I really want us to be prudent, again, on maintaining our sidewalks. So the question I asked about how often does the City go out to inspect sidewalks that we currently have, that the City is supposed to maintain should be a top priority versus building new. So with that, since I pulled this item I will move this item.

Motion:***Mayor Wu moved to*** approve Consent Agenda item #10

Motion carried 6 to 0

COUNCIL BUSINESSIII) **BOARD OF BIDS AND CONTRACTS**1.) **Board of Bids and Contracts dated September 15, 2025.**Attachment: [09-15-2025 Board of Bids.pdf](#)

Josh Lauber, Finance Department, reviewed the item.

Motion:

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

Motion carried 6 to 0

IV) PETITIONS FOR PUBLIC IMPROVEMENTS - NONE

V) UNFINISHED COUNCIL BUSINESS

VI) NEW COUNCIL BUSINESS

- 1.) [Public Hearing and Request by Enclave West, LLC for Approval of a Letter of Intent to Issue Multi-Family Housing Revenue Bonds \(District VI\)](#)

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

Attachment: [Letter of Intent.docx](#)

Attachment: [PILOT.docx](#)

Attachment: [Resolution No. 25-424 Resolution of Intent Enclave West, LLC.docx](#)

Troy Anderson, Assistant City Manager, reviewed the item.

Mayor Wu stated thank you, Troy. Questions for staff? I have a couple. Can you start off by telling us how much in property taxes is this land currently being levied?

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Troy Anderson, Assistant City Manager, stated That's a good question. I think we're looking it up as we speak. If you'll give us 2 minutes.

Mayor Wu stated no worries. The next question will probably be for Enclave West as well, which is what are the typical rents for these two-bedroom and three-bedroom apartments? I know that these are - I think, fair market value so approximate would be, appropriate for that question.

Troy Anderson, Assistant City Manager, stated yeah, I'll defer to the applicant.

Enclave West representative stated thanks, Troy. Good morning. To answer your question, \$1250 is the rent on - we're thinking \$1250 to \$1300 on the two-bedroom units and \$1350 to \$1400 on the three-bedroom units. So we would call them falling in the category of a workhou- or workforce housing. And we're checking on the taxes as well.

Mayor Wu stated thank you. this is an area that I'm very familiar with as I used to work for a television station by 13th and West Street. Can you talk about the reasoning behind choosing this location for the next, I guess, 60 units that will be able to house individuals and be able to walk around there?

Enclave West representative stated sure. we ju- we like infill projects, much like I think you guys can appreciate. they're - they're good opportunities because of what you just mentioned. There's walkability to them. We know there's residents that want to live there because there's other neighborhoods around it. This land has been vacant for a long, long time. It's - we feel like it's a good use. But, yes, the fact that Dillons is across the street, Genesis Health Club is walking distance. There's restaurants, there's retail, there's those type of things. also the product around it is fairly aged. Some of the newest product around it is, you know, 20 years old. So it - and our rents are typically not far from what some of that aged product is at which gives people an option for something a little bit different, a little - a

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little n- newer and some variety, so.

Mayor Wu stated thank you. By any chance, do you have the property tax dollar?

Enclave West representative stated it says at \$56,000.

Mayor Wu stated thank you. So currently, you're being levied \$56,000 in property taxes per year. And with these improvements you'll be able to double that. So because of your improvements you'll be able to provide more taxes to the community. However, there is a tax abatement here and it's a 10-year abatement. Is that correct?

Enclave West representative stated that's correct.

Mayor Wu stated with a 5 year, 5 year, review?

Enclave West representative stated that's correct.

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

Council Member Ballard stated thank you, Mayor. I am very excited about this project, not only because it is affordable housing but because I think it's a great missed opportunity. It's been vacant for a long time. and I'm very familiar with it. My bar used to be a catty corner from there so I spent a lot of time over there for a long time.

Motion:

Council Member Ballard moved to close the public hearing, adopt the resolution and authorize the necessary signatures.

Motion carried 6 to 0

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2.) [Application to the Kansas Water Office Water Projects Grant Fund](#)

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

Attachment: [FY 2026 Interim Grant Fund Guidelines.pdf](#)

Attachment: [Botanica Water Journey Project Description.docx](#)

Attachment: [Botanica- Water Journey Project Preliminary Budget.doc](#)

Attachment: [Botanica Water Journey Project Preliminary Site Plan.pdf](#)

Lindsey Benacka, City Manager's Office, reviewed the item.

Mayor Wu stated thank you, Lindsay. We just had one quick question. Can you go back to the financial consideration? Is for the entire project. Is that correct?

Lindsey Benacka, City Manager's Office, stated I believe so.

Council Member Ballard stated thank you, Mayor. I'm very excited about this. a couple of questions. And I'm sorry if I missed it. What does the time frame, look like? Do we know?

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Lindsey Benacka, City Manager's Office, stated the application is due at the end of this month. It's 2026 funding. They haven't listed a date of notification but we should find out by end of this year, so projects can begin in 2026.

Council Member Ballard stated and is this a grant that is new? Or obviously new to us but has it been around for a while for other communities? I'm just curious.

Lindsey Benacka, City Manager's Office, stated I'll defer to staff.

Dr. Lynette Zimmerman, Botanica, stated good morning, everyone. this is not a new fund. It was established in 2023, by our state legislature. these are dollars that they have earmarked already to be spent on water infrastructure projects.

Council Member Ballard stated awesome. and just a shout out to you. Thank you for being so creative in all the ways to, conserve our water at Botanica and for the City.

Mayor Wu stated I'll just have one quick suggestion. because we do draw a lot of individuals to Botanica, not just from the City but our surrounding communities, as well as even regionally, I would say that that application has regional, implications and that, again, could be, pointed out within the application. I see no further questions for staff. Thank you, Lindsay. We will now open it up for public comment. I see no one from the public. We'll bring it back to the bench.

Motion:

Council Member Ballard moved to approve submission of the grant application and authorize the necessary signatures.

Motion carried 6 to 0

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3.) False Alarm Registration and Management Services Contract

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

Attachment: [False Alarm Registration and Management Services Contract.pdf](#)

Captain Jason Cooley, Wichita Police Department, reviewed the item.

Council Member Glasscock stated thank you, Mayor. Captain Cooley, I just am trying to do some quick math to understand this. So, in 20- can we go back to the slide regarding revenue? So in 2023, we brought in \$127,000 in revenue. At 24% we're looking at the total expense allocated should have been \$30,000 to the alarm service vendor. And it looks like the amount was \$71,000. Am I reading that incorrectly?

Captain Jason Cooley, Police Department, stated on the - are you on the agenda report?

Council Member Glasscock stated yes.

Captain Jason Cooley, Police Department, stated Pam, are you able to answer that?

Pam Kester, Police Department, stated there's additional like (unintelligible) and cost associated so it's we're splitting the actual revenue (unintelligible) like big charges and other charges (unintelligible) specific responsibility.

Council Member Glasscock stated okay. So, in 2023, the City only it looks like brought in - I'm just trying to do the math again, \$71 (unintelligible). It looks like it's \$56,000. Would that be correct?

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Captain Jason Cooley, Police Department, stated In 2023?

Council Member Glasscock stated in terms of af- and we include the \$127,000 in revenue and the expenses as \$71,000.

City Manager Robert Layton stated he's trying to net it out. Do we - is this actual revenue of \$127,000 or is it net revenue?

Captain Jason Cooley, Police Department, stated this is - that's the City's revenue so that's not the net.

City Manager Robert Layton stated that's the total revenue without their ex- with - before we took their expenses out. That's what the council member is asking.

Council Member Glasscock stated the \$127,000 my understanding is that is what came into the City bef...

Captain Jason Cooley, Police Department, stated before our cost?

Council Member Glasscock stated no that's the net revenue.

Captain Jason Cooley, Police Department, stated the City's revenue. Yes. Then there's a separate revenue that was given to, CentralSquare, CryWolf.

Council Member Glasscock stated okay. That's not clearly identified in this so those are for my follow-up questions. It looks like the 2025 adopted budget for this service is \$130,000. But in 2023 we only spent \$71,000. And then in 2024 we spent \$48,000. And so - and it looks like the budget amount is \$130,000 in 2025 which is a significant increase from \$48,000 budgeted or even the \$71,000 budgeted. Why were we budgeting I mean, nearly

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three times as much as in 2024?

Captain Jason Cooley, Police Department, stated yeah, so that's part of why we went back out to another bid or proposal. we did not feel we were getting timely and adequate service from the current vendor. we would - we would ask for some, data request and it would take 3 to 4 weeks to get some of those back, which slows down the billing, slows down the notifications to, the residents or the businesses for false alarm. we have spent, the last couple of years trying to streamline that. even in pulling data from 911 to provide, there was significant delays in that. So that's why the, amounts are much lower than the budgeted amount. I did not go back and look, you know, historically of - in 2019 and 2020 and '21, were we around that \$130,000. but I will tell you because I think what you're getting at is there's too much budgeted.

Council Member Glasscock stated correct.

Captain Jason Cooley, Police Department, stated okay. so I will tell you that, holistically as a department, I'm going through all of the budget, to seeing w- where there is extra. I don't want to call it waste. But where there's extra where things can be reallocated. I have not made it to service contracts or software, yet. But, we are going through all the equipment and everything else that we do right now to reallocate funds where they're actually supposed to be. So I can't say that that's not over budgeted because I haven't made it to that. but I would imagine, looking through the budget that at some point \$130,000 was the adequate amount that was being paid forward to them which is why the budget was set at \$130,000.

Council Member Glasscock stated it just seems like a big jump from \$48,000 to \$130,000 even when the subsequent year was \$71,000 to have a three times increased budgeted amount. That's the 2025 budget. Do we have the 2026 budget amount that was just approved?

Captain Jason Cooley, Police Department, stated I'd have to look that up.

City Manager Robert Layton stated they'd have to look. The, just a reminder w- you adjust the budget at - at mid- mid-year. 2026. In there, they'll have estimates. And if there going to

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- if it's over budgeted that money can be swept and usually is identified as available for other uses in the budget to help balance the budget. Or, for, you know, or it will be, excess at the end of the year. So there's plenty of time to do that. The more important thing is to focus on, I think, where you were originally. And that is on the expense level and the revenue level because that's actually what's controlling this not the budget.

Council Member Glasscock stated and so just to confirm the \$127,000 is the net revenue to the City each year?

Captain Jason Cooley, Police Department, stated correct. Yes, so that's the 80% that CryWolf had.

Vice Mayor Johnston stated thank you, Mayor. Captain Cooley just, I was going to ask the same questions as Councilman Glasscock did. But just - just review for me what the, I believe the first one is free, a - a warning on a false alarm and then you start charging after that. Can you - can you kind of review that?

Captain Jason Cooley, Police Department, stated yeah, so the first one is no charge. We give them a notice that, hey, you had a false alarm. And then there's subsequent ones after that. If they are, a significant repeat, we will flag them as a do not respond. There is a seasonal business that comes every season around this time that routinely has false alarms from things just moving in their business. They routinely get flagged as a do not respond. and it's the same with, registration. Just to clarify, every alarm user has to register with the City and pay the - the fee to become, to have an al- alarm. we manage those. But at the end of the day we just want you to - to register your alarm. So if you don't register it and there is a false alarm, you get billed for that registration. If you don't pay it there's a much larger fine on top of that. at the end of the day if they call and register that we waive the - the - the bigger penalty for that. We just want them to register their alarms.

Vice Mayor Johnston stated okay. Thank you. I'm - I'm just curious on that 600 - 6,159 false alarms, do you happen to know how many of those did receive a fine?

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Captain Jason Cooley, Police Department, stated I don't have that. I'd have to get that back to you.

Vice Mayor Johnston stated okay. I'm ju- just curious. And - and do you think the company, are they responsible for collecting that fine? Okay. Do you think they're doing a good job of that now, or?

Captain Jason Cooley, Police Department, stated no. That's why we went out for a change. Yeah, we, the proposal was the current company and then PMAM.

Mayor Wu stated my only question, since this is a new contract with a new company, PMAM Corporation, did we ever think about just doing an 80-20 versus a 76-24?

Captain Jason Cooley, Police Department, stated so that's the current one was an 80-20. I believe pa- PMAM proposed the 76-24. I'd have to defer that question on - on why we ended up going 4% below, below where we were. I don't know if any of the members of the committee know. Yeah, maybe Josh can help us with that.

Mayor Wu stated And again, as a comparison, the previous company versus PMAM, which is the proposed new company, are they charging us less for the maintaining of the system? Or because again, I would like to see us getting more in revenue. 80-20 seems more fair for the citizens to get the 80 versus 76.

Josh Lauber, Finance Department, stated yeah. Good morning. Mayor City Council, Josh Lauber. I'll speak candidly with you, the negotiations for cost sharing and fees was not as focused as ensuring continuity of services for citizens. this is a very restricted market, so there was very limited firms that could respond to this project. So when you have instances of a restricted market, it makes it very difficult to try to negotiate those kind of cost savings and those kind of cost sharing mechanisms. One thing that was explicitly focused during the contract negotiation was CAD integrations, cost of integrations, not paying for those integrations, protecting WPD, having a newer firm coming in, outlining continuity of

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services for these longstanding customers that are registering their false alarms, and not having a break in service that would jeopardize their business model.

Mayor Wu stated is there still any way to negotiate asking for a bit more? I mean, it's a 4% reduction from the previous contract.

Josh Lauber, Finance Department, stated if the council requests us to go back to negotiate, we can always do so. this was a

Mayor Wu stated I think closer to 80%. Again, I understand that it's a limited market, only a few players, but again, I think, again, we should be negotiating a - a bit stronger, asking for closer to that 80%.

Josh Lauber, Finance Department, stated We can go back to Council if, we can go back to the vendor if the Council defers this or requests this.

Vice Mayor Johnston stated thank you. I - I might point out, Mayor, that 76%, if you're collecting it, is better than 80% if you're not collecting it. So there's probably a reason they're not collecting it. It's probably they don't have enough in it to take the process to get it collected. So the extra 4% probably is their cost to - to do a good job. I'm just guessing. I know in a collection agency, you know, 30% is a very low fee for a collection agency, and this is very similar work to that. 40%, 50% can be as - as much in a - in a collection agency to collect a bad debt. I ju- I just think it's - it's probably a fair contract, and I think if we nickel and dime people, we won't get the - we won't get the service that we want, and that's why we're looking to change right now.

Mayor Wu stated I'm not nickel and diming. I'm actually asking for accountability, and also I would like to see, again, great service. They are working with the citizens of Wichita, and I - that's my expectation of anyone that does business with the City of Wichita, that they are wanting to provide a good - good and quality service for the citizens. but again, I think that when we negotiate, we should also be negotiating in the best interest of the citizens of Wichita. And again, if they were the ones that proposed 76%, we could have even pushed

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back just a little and said, how about 77%? That's how negotiations go. Someone gives you your low ball, and you're supposed to ask for better terms for yourself, and in this situation, it's not yourself, it's the citizens of Wichita. So, I see that nobody else seems to want to renegotiate, so this is presented as is, and it just, again, frustrates me, because we are working with the dollars that the taxpayers are giving us to utilize, and so when you are working with the citizens of Wichita, I already expect you to provide good quality service. That should be basic level expectation. Then again, when we're negotiating, I think if someone says, I'm only going to give you \$50, because that is what I want, in this situation, you're working with citizens' dollars, you should ask for more of that back - back for the citizens of Wichita for other services. So that's just, some point of view.

Vice Mayor Johnston stated I have a business perspective, and we're not getting good service at 80-20 right now. There's a very limited market that will do this. there's probably a reason for that. There's probably not - not much money in it, or else there would be a lot of people doing it. So only 4% more, I think it's a pretty good deal if they do a good job. So and I presume they vetted that to see if they did do a good job. Is that true?

Josh Lauber, Finance Department, stated I won't speak on behalf of WPD, but as a - as a member of the Evaluation Committee, I can tell you there were references reviewed, there was references discussed, interviews were - wer completed. and the only comment I would - I would provide within Contract Management as a whole is, the formation we're discussing about with back and forth of items. We're happy to facilitate as you desire, but the biggest concern for me as a project support for WPD was ensuring that the services were stabilized, that there was very big concerns with the operating department of services being rendered to citizens, and also wanting to go to bat for the taxpayers to not have to have instances where we're paying for interfaces. there was extensive contract negotiations. I won't speak for Law, but Law was very supportive of this in terms of helping me negotiate the contract, and it was not a very easy contract to get to the point where we were at. we will facilitate as you desire and request as part of this process, but we were very satisfied with the ability to protect WPD having to pay for a new vendor to integrate, having to disrupt services for citizens, and ensure quality customer service.

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Vice Mayor Johnston stated yeah. I would like to thank you for - for doing that. And I'd like to thank WPD for looking into this. I think it's more revenue for - for Wichita, for the citizens, so I think that's a good deal. I just would like to thank you very much for looking into it, get a better deal, and we'll get more revenue. I appreciate that.

Council Member Johnson stated thanks, Mayor. my only two comments is I agree with Vice Mayor Johnston. And two, I just think it is, it's not fair to the taxpayer to hear at the bench that negotiations did not happen. anything that comes to the bench to us has been negotiated, whether it's the settlements that we have. A number might be in the, agenda that people see, and we don't talk about that, but there's always a back and forth between the two parties before it even comes to the bench. We may not be happy with the number, and that's one thing we can talk about, but I know just from the different things I've sat on over the years, the staff always negotiates. It's never a someone says this is what I'm going to give you, and we just say yes to it. It's always negotiation, and again, Council may not like that and we can go back. But I - I think in this case, again, and the parties may not ever all say where we started and where we ended up, but I know extensive work goes into this stuff before it comes to the bench. So I just wanted to chime in for anybody watching the meeting, like, staff always negotiates. It may not be the deal that we as a Council like or you as a taxpayer may appreciate, but these negotiations do happen. And to the Vice Mayor's point, if we are able to collect more, than we are now, then 76-24 is actually good for us because we're collecting more revenue than - than we had been. It may feel better to have 80-20, but 80-20 of less money, still is less money. So I'm supportive of - of this item. I agree with the Vice Mayor. And again, just for the public, staff always negotiates, and sometimes, depending on the item, at least one Council Member's in the space as well. So those things do happen. I just want to make sure people understand transparently that negotiations do happen.

Mayor Wu stated a follow-up question to that, just so full transparency, what was the beginning then? If it was - if it ended up at 76%, what were - where did we begin?

Josh Lauber, Finance Department, stated within the contract negotiation processes, the proposal reflected the percentages submitted to you today. What was focused on was the

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vendor had very aggressive terms that outlined indemnification and ability to not be held accountable. that was a big concern for me specifically, with the Wichita Police Department and working with our Law Department. I don't want to get into - to legal analysis, but the focus was primarily of how do we ensure that we mitigate any risk to the City utilizing our standard contractual Exhibits A and B and having, consideration of not paying for any interface costs, being completely offset by this new vendor who, had expressed during conversations that they would support Wichita Police Department in any transition. So that was the focus of the negotiation. For explicit answer, there was no change in the percentages because we were focusing on not having an interface cost, not accepting indemnification liability, rejections in the contract in protecting the taxpayer.

Mayor Wu stated so again, thank you for the full transparency. The number was presented as 76% and there was no negotiation on the 76%. Is that correct?

Josh Lauber, Finance Department, stated correct.

Council Member Tuttle stated thank you. I just want to thank you, Josh, for all of your hard work. I've always seen you demonstrate excellence and - and I really appreciate that. I know you take what you do very seriously. I also just wanted to point out that, there was a Staff Screening and Selection Committee, correct, Captain Cooley?

Captain Jason Cooley, Police Department, stated correct.

Council Member Tuttle stated yep. And that was from Police, Finance, and Legal, correct?

Captain Jason Cooley, Police Department, stated correct.

Council Member Tuttle stated so just again to, you know, let the community know that it wasn't just one entity. There was a group to make sure that we were monitoring this process and to - to get the best cost but then also the best quality.

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Captain Jason Cooley, Police Department, stated correct.

Council Member Johnson stated thanks, Mayor. And then just - just to add to that, as this entire team was looking at this proposal, I'm sure some of the focus was getting more dollars than what we were now in addition to everything that Josh talked about and what's in this proposal. So even if a negotiation of numbers doesn't happen, we're looking at something that's better than what we currently had, which is what we look for. Yes, we could say, hey, give us 80 as well as everything else you're doing to give us better service than what we're getting right now. That could happen. But what it looks like is at the end of the day, this committee, thought that it was worthwhile to bring this to us to get better dollars, better service, and some of that less cost for us as a City to recover these funds. Would I be accurate in saying that?

Captain Jason Cooley, Police Department, stated you would, sir.

Council Member Johnson stated okay. Thank you. with that, again, to the Vice Mayor's point, 4 percentage points less. that is real money to some folks, but that's also money we haven't been getting. So this item still is a good percentage. It's something I'll be supporting at 76%.

Mayor Wu stated thank you again, Captain Cooley and Josh and the team for this new contract. And again, this is really to revise something that, has been steady since 1999. We've been wanting to recoup costs for people that have had false alarms. And I appreciate Vice Ma- Vice Mayor Johnston mentioning that citizens do get one free per year, correct? One free false alarm per year?

Captain Jason Cooley, Police Department, stated yes.

Mayor Wu stated and that this is really not to punish people who accidentally may trigger their, alarm, and it was not an actual alarm, but I wanted to make sure that that also did

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come out during questioning. So thank you again. With that, I see no one else from the bench who would like to ask questions. We will now open it up for public comment. I see no one from the public. We will now bring it back to the bench.

Motion:

Mayor Wu moved to approve the agreement with PM AM Corporation and authorize the necessary signatures.

Motion carried 6 to 0

4.) [Bond and Note Sale](#)

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

Attachment: [PARITY - City Council.pdf](#)

Attachment: [BASICDOCS -SERIES 836 - final.docx](#)

Attachment: [BASICDOCS-SERIES 837 - final.docx](#)

Attachment: [BASICDOCS-SERIES 322 - final.docx](#)

Mark Manning, Finance Department, reviewed the item.

Mayor Wu stepped away briefly.

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Mayor Wu stated thank you, Mark. I see no questions for you. We'll now open it up for public comment. I see no one from the public who would like to speak.

Motion:

Mayor Wu moved to ratify the award of the bids by the City Manager for each series of bonds and notes, adopt the Bond Ordinances on a Declaration of Emergency basis, adopt the Bond and Note Resolutions, and authorize the necessary signatures.

Motion carried 6 to 0

5.) [2026 Group Health, Vision, and Dental Insurance Premiums](#)

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

Heather St. Pierre, Finance Department, reviewed the item.

Mayor Wu stated thank you, Heather. Questions for staff? I just want to point out, that I appreciate the percentage that you just mentioned. On average, nationally, it is much higher. and on our green sheet, it's not on the presentation, but I always appreciate seeing this, what the actual cost for that insurance is, how much the City pays for that insurance and how much the employee pays for that insurance. And I think it's a really good reminder that, again, while salaries is something that people focus on, benefits is the other part of your compensation that is very vital. I'm always appreciative of organizations that provide health insurance to their employees because the company or organization bears a large majority of that cost for the employee. So a great example right here is, for someone who's a single individual using the select PPO Program for 2026, the total cost is nearly \$666, and the City pays \$617 of the \$666. So the employee only has to pay per month nearly \$49 a month for that health insurance. So again, pointing out how much the City or an organization pays for health insurance is - should be always, part of that conversation. And I would really appreciate if maybe next year during the presentation, what was in our green sheet could be shown so people can see again the value that they're getting from

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their employer. because again, the City of Wichita does care about its 3,000 employees, and having that health insurance is vital for many individuals and families. And again, the City does pay a large portion of that.

Vice Mayor Johnston stated thank you, Mayor. Heather, maybe for you or maybe for the City Manager above, when did the - the City self-insure? When did they start that and basically start the plan they have now?

City Manager Robert Layton stated Vice Mayor, it predates me in terms of self-insurance. It's been a long period of time.

Vice Mayor Johnston stated okay. Yeah. I just - I just want to - I want to compliment whoever did that years and years ago because that - it's very, very efficient. To get 96% actually go to benefits is phenomenal. So you guys do a great job and see employees, not, abusing it too. So appreciate that too. So thank you.

City Manager Robert Layton stated Mayor, if I can, I'd like to pick up a little bit on your statement. I do think it is important for our employees to understand, and I think most of them do after they've taken advantage of our insurance, I think they understand the advantage of, the program that we offer. and we do try to during our new employee orientation as well as other, points in time, we talk - try to talk about the value of that benefit. two things I wanted to mention. First of all, I've talked to council about this before. We are going through a discussion with our employee groups, this coming year about, maybe a different mix of benefits that will be tailored to the employee needs a little better and the possibility of maybe going to some kind of flexible plan or cafeteria plan. Don't know what - what that will look like. We're not going to do it in a vacuum. We want to make sure we're meeting the needs of today's employees, not 20 years ago, which is probably when we designed a lot of our, program. Second thing is, I do want us to go into the discussion for our next year realizing that there's a lot of pressure in the market right now. We're fortunate because our losses, our experience rating has been beneficial. However, it's, we're hearing from our, consultant that it may - the times of low increases for, health insurance premiums may be behind us. And that we're - because of a lot of things

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happening in the industry and if you follow what's happening with - across the country with public and private employers, you're seeing, 9, 10 or more percentage increases, year to year. So, I just - we're - it's great for next year. Really appreciate where we're going. Appreciate the work done, by staff as well as with the Employee Committee. But I - I don't want us to be too euphoric about our health insurance trends, so.

Mayor Wu stated maybe ask this question to Mark because this is something that, again, we just passed the budget for 26, but in 27, just as the City Manager pointed out, how will you be projecting, I guess, and budgeting that into proposed budgets, these possible larger increases? This is just a 3% increase, thankfully, but again, nationally, 7 to 10%.

Mark Manning, Finance Department, stated well, like the Manager noted, we budgeted 3% in 2026, so this action today would be consistent with what we have in the '26 budget. we also, went to 3% in 2027. again, health insurance expenditures, we review them monthly. our outlook was pretty favorable when we made that recommendation three or four months ago. the Manager's exactly right, the trends are not working in our favor. What has helped us here at the City of Wichita, is for 10, 15 years, we have constantly re-evaluated our program. we've realigned, our pharmaceutical contracts. One of the things Heather mentioned this morning is another great example of things we are constantly trying to do to keep the cost low for both the City and for our employees. But having said that, based on what we're seeing and the Manager's right, what we've learned from our consultant is we are an anomaly in - in the health insurance field. our rate increases are significantly lower than what others in the market are seeing locally and nationally, and whether we'll be able to maintain that is, you know, who knows. so, to - to your point, Mayor, yes, it is possible next year when we revise the budget, we may be looking at higher health insurance rates that we'll need to incorporate in the budget, so we'll definitely take a look at that between now and next year, and it would not surprise me if we have to come up with a recommendation to do that.

Mayor Wu stated knowing that information, I would err on the side of conservative and having that already in the '27 budget that it's more than likely go- not going to be 3% but probably a bit higher. Even 1% higher, that would be ideal. but ideal would be lower. But it

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does not seem to be the actual trend of these, costs. So, again, just so that we have, the '27 budget as we're thinking about that, that will have to be part of our conversation. And, again, that's why I pointed out that salaries might not just be the only thing that people focus on but rather also the benefits, because the City of Wichita does provide really great benefits to its employees, to 3000 plus individuals.

City Manager Robert Layton stated Mayor, I will say through the prudent management, exercise by the Finance Department, we do have, some fund balance that can address spikes. But if we're seeing long-term trends then we'll have to be a lot more thoughtful as we prepare budget going forward. But if for some reason we were to see a spike up to 7% because of our losses our fund balance allows us to be able to adjust to something like that. and a reminder, if we go up the employee's contribution goes up as well, so.

Mayor Wu stated thank you. I see no further questions from this bench. We'll open it up for public comment. I see no one from the public. I'll bring it back to the bench. Again, thank you, (Heather) and thank you, Mark and thank you, City Manager for that context.

Motion:

Mayor Wu moved to approve the recommended premium equivalents for the 2026 group health and dental plans, approve the inclusion of IMA's Pharmacy Advocate Program and authorize staff to negotiate the terms, and authorize the necessary signatures.

Motion carried 6 to 0

6.) [Public Art for Improvements to Arkansas Riverfront West Bank \(District IV\)](#)

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

Lindsey Benacka, City Manager's Office, reviewed the item.

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Council Member Johnson stepped away briefly.

Mayor Wu stated thank you, Lindsay. Can you tell us - there are three pieces of art, can you talk about the price for each of these for the artists in Illinois, for the artists in North Carolina and for the artists in Michigan?

Lindsey Benacka, City Manager's Office, stated I don't have a breakdown of the budget in front of me. But in total it's a \$700,000 project. I believe the bulk of that is for - well I don't even want to misspeak about it. I'm not sure what the breakdown of the project is. But I can provide that at a later date.

Mayor Wu stated I would, appreciate a breakdown of these three pieces, how much each of them costs. Again, I like the incorporation of Kansas and Wichita history in all these pieces. I know that Council Member Glasscock served on the committee. can we go back to the Wichita Lineman. Probably right there. or maybe the next slide, number 80. So I see that there's a lot of opportunities to climb. And I know that young people, especially kids like to climb on items like this. Will this allow for that?

Lindsey Benacka, City Manager's Office, stated great question, one that came up in heavy discussion with Des- Design Council asked kind of the same thing. in short answer, yes, it will be climbable. that's obviously not the - the goal of the project. But, there's not going to be anything deterring anyone from necessarily doing that. other than hopefully having security elements such as lighting that might, deter unwanted activity. but it will be, eh, extremely durable. So, similar to a jungle gym. We're not anticipating any, structural integrity issues with the piece or if someone does climb it any outstanding injury to be caused from it. So I don't know if that answers your question. But something that we've definitely been thinking about. And as the design evolves we'll be considering, ways to mitigate that as much as possible.

Mayor Wu stated And again this piece is already created, it's called the Arkansas Traveler. And it will now be repurposed to the Wichita Lineman. Because it's already a piece that exists, is there - can you tell me about the cost of that? Because again, it was at Crystal

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Bridges, down in Arkansas, and now it's going to come up to Wichita. Is there a cost savings because it's already created? Can you explain that?

Lindsey Benacka, City Manager's Office, stated there's not that I'm aware of. The - the artist bid, successfully on the project within its budget. and the proposal between both, the existing work and what the modifications are going to have to happen for it, including the - the pole, the fencing around, around the maintenance yard or around the utility area are all included within the project budget. So I can't speak to the - what Crystal Bridges might have paid the artist to what we're paying. I can't speak to that.

Mayor Wu stated and just because this image reminds me that at one point we had a zip line from one side of the river to the next side of the river, east and west were connected. This was during River Festival a few years ago. I wanted to know, can that be repurposed for possible things like a possible, zip line?

Lindsey Benacka, City Manager's Office, stated I do not know. But I would say anything is possible with enough planning and coordination. that is not within the scope of this project currently, but if there's a will, there's a way and - to figuring that out.

Council Member Glasscock stated thank you, Mayor. Lindsay I'll have comments afterward. thank you for your work on this. Two quick questions. actually, this page works really well. I know when we did the site visit that the utility box may be moved out of that. Is that part of the 30% design? because if I remember correct this was the original location of it, and then it was moved to maybe a subsequent location through the design?

Lindsey Benacka, City Manager's Office, stated I'm going to refer to Public Works on the movement of that.

Council Member Glasscock stated and this may be the new location as well but...

Paul Gunzelman, Public Works & Utilities, stated Paul Gunzelman, Public Works and Utilities. Council Member Glasscock, that is - that utility box I believe is staying in place.

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There were some other utility boxes that were going to be remo- or moved. This box contains other drainage, for the Equity Bank Park field so there's other, storm water components to this as well.

Council Member Glasscock stated So there were other utility boxes here that have been relocated a little bit further west.

Paul Gunzelman, Public Works & Utilities, stated yes, there were a few.

Council Member Glasscock stated thank you. A quick question for you, Lindsay. on page 72 or Slide 72, this is more of a just procedural thing, because this was the first I noticed this of artists living and working in the U.S. were eligible to apply. Is that restrictive of all projects we have or was it just in this pro- project in particular?

Lindsey Benacka, City Manager's Office, stated and just for this project. Every project has kind of a different scope. and typically this is led at the direction of Design Council. So given the nature and the budget, the size, the - the impact that this project has we open it up, on a larger scale. There's plenty of projects where we have preference for local artists, where we might open it up nationally but give - give bonus points or special consideration to local artists. It really depends on the project.

Council Member Glasscock stated Oh, I actually meant the opposite way in terms of international applicants. Is that something that we restrict in, City code if international applicants would apply?

Lindsey Benacka, City Manager's Office, stated - I don't believe there's a restriction on that. I know we've had a Canadian artist work on a project within my tenure, so it just depends on the scope of the project.

Mayor Wu stated one more question, Lindsay. Can you go back to the Ebb and Flow, art piece? I know that there have been several conversations, w- from Senator Oletha Faust-Goudeau who really loves to see Wizard of Oz and that theme, represented here in the

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downtown core. I know she has, really advocated for ruby red slippers. However, I wanted to know, because of this Ebb and Flow - and I think maybe another, maybe 84 shows kind of like a rainbow looking, I guess, piece, the mesh, does - can you talk about the mesh and the mesh coloring versus, maybe something that might be multicolored that, again, represents somewhere over the rainbow?

Lindsey Benacka, City Manager's Office, stated great question. I would say the color palette has not been, refined for any of the works that you're - you're seeing today. This is purely in design concept. if there are color recommendations those could definitely be provided to the artist and would be, further approved by the Design Council.

Mayor Wu stated thank you, Lindsay. And then lastly, maybe this question is for Paul. What's the total cost of this project? I know \$700,000 is being allocated for public art. Can you talk about the entire project itself? What's the actual amount?

Paul Gunzelman, Public Works & Utilities, stated yes, we had a \$5 million base grant, and we had \$7 million of general obligation funding plus the \$700,000 art so \$12.7 million.

Mayor Wu stated and, where are we at on the construction of the entire project? I know that I've seen a lot of work along the river. Can you just give us a little bit of a timeline on this \$12.7 million project?

Paul Gunzelman, Public Works & Utilities, stated yes. I'm going to go back to see if I can find a slide here to help. so the seawall has all been constructed along the river, hm, river's edge. They are starting on the, north end, working south of the - the walls and the stairs there just south of Douglas Street. They've done a lot of grading, throughout the corridor project. I had a meeting with them on Friday. They said they're about 6 weeks behind due to all of the rain that we have received. However, they thought they could make that back up. the other thing that affects the schedule a little bit is the, schedule regarding the proposed hotel. And we will coordinate that work between the hotel, the east side of the hotel on the river's edge. So, we might need to wait, remobilize once they get part of that

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done. But we have been in close contact with the private development as well as, our project with Dondlinger. And then I will go back to answer your previous question regarding the artist, contracts. Hocking is - his contract price is \$200,000. Depena is \$270,000. And Pappan is \$100,000.

Mayor Wu stated thank you. So again, \$270,000 for the Ebb and Flow art piece, \$200,000 for the Wichita Lineman and \$100,000 for the Arkanza Nizhuje art piece. Thank you. I see no further questions for staff. We'll now open it up for public comment. I see no one from the public who would like to speak. I'll bring it back to the bench. And again, this is in Council Member Dalton Glasscock's district.

Council Member Johnson stated thanks, Mayor. I just want to say I appreciate the presentation. I love seeing this type of public design. I think it makes Wichita even more unique. And now seeing this on the West Bank, if approved, I think will be really cool. Those are some really cool pieces and lots of things to, have conversations about and take pictures of when you visit Wichita or go over to the West Bank. So I'm looking forward to that, seeing what the final design looks like and seeing it over there on the West Bank. And again, happy to see continued progress on the West Bank.

Vice Mayor Johnston stated thank you, Mayor. Lindsay, quick question for you. just quick math that equals \$570,000 and the budget was \$700,000. Extra \$130,000.

Lindsey Benacka, City Manager's Office, stated sure. Definitely a chunk of that goes to the - the art consultant and to the prime engineering firm to take an administrative fee.

Council Member Glasscock stated thank you, Mayor. Cortney, was a great lead on this project and I just want to thank Lindsay and, (Jana) and then also the artists Chris, Ivan, and Scott. I had the chance to go to on-site visit with them. Unfortunately, I had the chance to go to Monarch afterward, after we toured the locations. But I'm very thankful for the work they've done on this project. I think this ties in the cultural, historical and environmental nature of our community in a very unique way. Where I think it ties in the river, ties in the

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Kansas winds and also ties in our historical heritage. And so I think the artists did a really good job capturing Wichita. And I'm thankful for the selection committee as well and all the conversations that went as part of this. I think I'm proud of all these pieces when I've traveled. I think I mentioned it, when we had Lineman Day in Wichita when I traveled abroad. What Wichita known - was known for was the Wichita Lineman. And having a piece named after that and really homage to that and then just the, durability of Wichita people I think is something that, is, super transformative for our community along the river. again, tying to the historical nature and then also, just the - the wind and the water as well. So thank you for all the work on this.

Motion:

Council Member Glasscock moved to approve the 30% design concept for public art.

Motion carried 6 to 0

7.) [Public Art for Redbud Trail, Woodlawn to K-96 \(District II\)](#)

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

Lindsey Benacka, City Manager's Office, reviewed the item.

Vice Mayor Johnston stepped away briefly.

Council Member Glasscock stated can we go quickly back to slide 100? So I wasn't expecting a 12-foot wide path to be this soon on the agenda.

Lindsey Benacka, City Manager's Office, stated it's the bridge. It's the bridge.

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Mayor Wu stated Lindsay, can you just tell us what's the total, for this project?

Lindsey Benacka, City Manager's Office, stated for the art, or for the total project?

Paul Gunzelman, Public Works & Utilities, stated yes, we have 12.1 million dollars. And then in - in addition to the art funding, we have approximately 4.4 million dollars of federal funding for the project out of that 12.1 million.

Mayor Wu stated thank you very much. I know that this is one of the items that we advocated for when we went to Washington, D.C. last year. And I, am grateful to see that again, federal dollars are coming down to assist, our City. So I appreciate this. Thank you, Lindsay. I see no one else on the board to ask questions. We'll now open it up for public comment. I see no one from the public who would like to speak.

Council Member Tuttle stated thank you very much. thank you to Lindsay and to Jana. I really appreciate all your help on this. the selection process was amazing. And to have 93 artists, it was like Christmas to be able to go through all of the submissions. So thank you for helping to shepherd me through the process. Also, thank you to the staff screening and selection committee. I was able to serve on that committee. And again, it was - it was just a wonderful process, and appreciate all of staff's input. thank you to Paul, and to Gary, and to James Wagner, who have been intimately involved in this, especially the path part and making sure that working with the artists. we wanted the bridge to be beautiful. But as mentioned, we also needed it to be extremely functional. we want to make sure that it's safe, that it's durable, as - as Lindsay mentioned. So, um - a big thank you to Mr. Carpenter, Ed Carpenter, the artist, who has done other things in our community. But, I think this has become a passion project for him. Rock Road is the most traversed road arterial in the - in the City. And so many, many, many people are going to see this - this, amenity to our community. So we want to make sure we get it just right. and then I also want to thank the community who came out to the listening sessions. We had several listening sessions in District 2, not only at the district advisory board meeting, but other evening opportunities for people to come. And we heard such passion about finishing this project, the last three miles of a 30-mile trail, and how much people really want to see it completed. And the fact that we're going to do a pedestrian bridge so that we can ensure safety of our community as

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they're trying to get across Rock Road is just something that I'm quite proud of and excited to be a part of.

Motion:

Council Member Tuttle moved to approve the 30% design concept for public art.

Motion carried 6 to 0

- 8.) [Public Art for Improvements to Douglas from Seneca to Meridian \(Districts IV and VI\) - Moved from II-12 per City Manager](#)

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

Attachment: [e.Douglas Pub Meet V2 2025.07.09.pdf](#)

Lindsey Benacka, City Manager's Office, reviewed the item.

Mayor Wu stated thank you, Lindsay. Questions for staff? I have a couple. First, maybe it's another Paul question. What's the total for this entire project?

Paul Gunzelman, Public Works & Utilities, stated \$11,897,000. And again, we have \$3.9 million of federal funds within the project.

Mayor Wu stated and for the - just so that we're clear, give me the number one more time? \$3.9 is federal funds of the?

Paul Gunzelman, Public Works & Utilities, stated \$3,912,000 of federal funding. And we have \$11,897,000, for the total budget.

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Mayor Wu stated thank you. And of that, \$400,000 is public art. Is that correct? Just wanted to, ask staff, can we have that within the financial considerations moving forward? I think it's helpful for community to see the total of the project. Again, this is not just for public art. There's improvements that will happen on Douglas Street. And that is the reason why there now is additional funds to specifically, work on public art, so that's one.

City Manager Robert Layton stated yeah. Mayor, I'm sorry, you've asked for that in the past and that was part of our process. We just, didn't get that included here on these.

Mayor Wu stated thank you, City Manager. and I just wanted to point out, can you go back to art piece A? Thank you. I just wanted to make mention that again, this is in support of a local artist, Armando Minjarez. And so I know that we've gone through multiple art pieces today, and multiple, of these individuals were outside of our community. but this one in particular has a local tie, and I'm very appreciative that we're also supporting our local artists. and so again, just wanted to point that out. And then, this is kind of out of order, but I mentioned earlier the ebb and flow, piece along the river, and I mentioned somewhere over the rainbow. However, I do have a consideration. This is going to be completed next year. Is that correct?

Lindsey Benacka, City Manager's Office, stated I believe that's the goal.

Mayor Wu stated so next year happens to be America's 250th anniversary. And Lindsay and I were in a meeting last week on Thursday regarding America's 250th, and I'm on the infrastructure group, and s- or capital improvement group. And so I was curious if the mesh could be red, white, and blue, which matches our Wichita flag, as well as the American flag? Could there be consideration for red, white, and blue, and that could be part of our America 250th, as well?

Lindsey Benacka, City Manager's Office, stated related to the Ebb and Flow piece, same answer, anything is possible. The - the color concepts have not been identified yet by the artist or design council. I will say for that project in particular, we are looking at lighting

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elements. so that might be an alternative versus, a permanent color palette that might only be thematic in the one year. Not that it's not always thematic. but, something that we could change in the future. But we can definitely look into that.

Council Member Johnson stated thanks, Mayor. Just - just to add to the conversation as a different perspective. I would, love to see what the ebb and flow piece looks like as the artist wanted it, and maybe, if we want to do something red, white, and blue, that would just be some new thing that we put out in RFP rather than, permanently impacting that piece. I don't know what color the artist was going to make that, but I would assume ebb and flow, some shade of blue or something. I think that looks great as is, and we should try to ask for unique pieces for 250.

Mayor Wu stated I see no further comments from the Board. We will now 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.

Council Member Glasscock stated just one brief comment. I want to thank the artist for their work on this, and also, being flexible when, we didn't necessarily like one of the renditions from this bench, turning it back to the artist for some additional consideration. And I think we came away with a better product. And, so thank you for that, and thank you for the flexibility of the artist.

Council Member Ballard stated Lindsay, thank you for, all of your work on this. And I'm very excited about this project.

Motion:

Council Member Ballard moved to approve the 30% design concept for public art.
Motion carried 6 to 0

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9.) Park & Recreation Master Plan

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

Attachment: [Resolution No. 25-425 Park and Recreation Master Plan.docx](#)

Attachment: [3007-302-00 Agreement Wichita-RDG Parks & Recreation Master Plan](#)

Katie Eddie, Park & Recreation Department, reviewed the item.

Council Member Glasscock stated thank you. Just one quick question for Katy. Regarding our conversations with the county, around potential, collaboration and consolidation of some services, is the county buying into any of this Master Plan fee?

Katie Eddy, Park & Recreation Department, stated they, are not at this point. They - we are - we are including the county in the scope of it. We're wanting to make sure that we address the entire park system for the Wichita metropolitan area. That does include some parks that are within - within the City, and just on the near outskirts of the City. so we are including them in that scope. But any - any cost sharing at this point, I would - I would defer to the leadership team, either the City Manager or the department director, because we have not discussed any potential cost sharing.

City Manager Robert Layton stated Council Member, the County has been involved in the selection process, being consulted, and had representatives. We have not approached them on cost share. Great suggestion. We will visit with them about that.

Mayor Wu stated thank you. I just wanted to point out that, again, I sat on that committee as well as representatives from USD259, and the county were on there. and I really

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appreciate having that comprehensive group. that's another step forward, and - and again, talking about the spaces we have that can be utilized as pri- public park spaces, even though they might be owned by the county or by, USD259. So I really did appreciate that. And I like seeing that moving forward, having those open conversations. I would like to point out that we also, in the scope of this work, would also look at, neighborhood parks that are maybe, part of an HOA. I'd like to make sure that we are very comprehensive in understanding how many parks we really do have in the City of Wichita, because, again, we want to make sure that people have access to them, and also, that we are comprehensive in looking at this entire plan. Thank you very much. With that, I see no one from the bench. We will now open it up for public comment. I see no one from the - oh, we have someone from the public.

Bryan Frye stated good morning, Mayor and Council. My name is Bryan Frye, 3109 North Ridgeport, in District 5. today, I am here as a board member of the Wichita Parks Foundation. The Wichita Parks Foundation is a volunteer-led 501c3 charitable organization founded in 2011. Its mission is to enhance the quality, while maintaining the heritage of Wichita's park system by assembling necessary resources through the development of partnerships, and the fostering of community relationships. Our primary fundraiser is the Plates for Parks program, with fees from the Wichita Flag Affinity license plates providing a sustained funding source. Since the program began in 2019, the Wichita Parks Foundation has invested \$336,000 into capital projects around the City. Some of our most notable projects include custom-made benches in all six districts, Chester I. Lewis Reflection Square Park, Swanson Park, and L.W. Clapp Park. Recently, we approved \$25,000 towards the Riverside Park Pagoda building renovation. And next week, we'll announce a second contribution for that project. At our meeting earlier this month, the board unanimously approved \$51,250, to cover the Park Master Plan fee in excess of the CIP budget. As I stated earlier, our mission is to enhance the quality while maintaining the heritage of Wichita's park system. We do that by advocating for the development of all City park properties, and directing needed resources into the park and recreation system. Simply put, we exist to make our park system more better. Okay. That may be my line and not the board's, but you get the idea. A robust master plan to guide and deliver for the next decade is necessary in a budget-constrained environment. At the same time, it allows our board to identify opportunities for support and engagement. We believe a strong park system greatly enhances the quality of living for our neighbors and visitors. It should be noted that the

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Wichita Parks Foundation is currently in the middle of our own strategic planning process. We are evaluating our position and future role in the community. A new Master Park Plan for the City of Wichita will be a key component of our strategic plan going forward and how we all work together for Wichita Parks. So, on behalf of the board, we are supportive of the park department's request and encourage the City council to vote in favor of this item. Thank you.

Mayor Wu stated thank you, former Council Member Frye. I see no further individuals who would like to speak, so I'm going to bring it back to the bench.

Council Member Johnson stated thanks, Mayor. How did former Council Member Frye get in this building?

City Manager Robert Layton stated Council Member, I did try to turn off his badge. Apparently, that - I wasn't quick enough.

Motion:

Mayor Wu moved to approve the vendor selection, approve the contract, accept the donation, adopt the bonding resolution, authorize the initiation of the project, and authorize the necessary signatures.

Motion carried 6 to 0

- 10.) [HOME Program; 2024 Housing Development Loan Program, Mennonite Housing Rehabilitation Services, Inc., Funding Allocation \(District VI\)](#)

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

Attachment: [HDLP Funding Agreement - 2301 W Manlo - 09-16-2025.pdf](#)

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Attachment: [HDLP Funding Agreement - 2321 W 34th - 09-16-2025.pdf](#)

Attachment: [HDLP Funding Agreement - 2405 W 34th - 09-16-2025.pdf](#)

Attachment: [HDLP Funding Agreement - 2413 W 34th - 09-16-2025.pdf](#)

Attachment: [HDLP Funding Agreement - 2417 W 34th - 09-16-2025.pdf](#)

Attachment: [HDLP Funding Agreement - 2421 W 34th - 09-16-2025.pdf](#)

Attachment: [HDLP Funding Agreement - 2425 W 34th - 09-16-2025.pdf](#)

Attachment: [AHRB Meeting Minutes 08-25-2025.docx](#)

Carmen Hoffine, Housing & Community Services, reviewed the item.

Angie Mendoza, Mennonite Housing, reviewed the item.

Council Member Ballard stepped away briefly.

Carmen Hoffine, Housing and Community Services, continued to review the item.

Mayor Wu stated thank you, Carmen and thank you, Angie. The only thing I'm going to just point out is I wanted to say thank you to Angie for participating alongside multiple partners, a couple of weeks ago, at the Advanced Learning Library, the Journalism Collectives Priced

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Out event. And I know that, again, this council has, been very supportive of housing. And when I see that there are seven additional houses that will be built, and these houses will be built near 37th and Meridian, I think that again this again signals to the community our commitment to, helping individuals that need just a hand up, have homeownership opportunities. And again, thank you for providing that, you as Mennonite Housing as well as Habitat for Humanity and other partners that do that. So thank you for your work. I see no questions from, this bench. We will open it up for public comment. I see no one from the public. I'm bringing it back to the bench. And I'm going to go ahead and move that the Council approve - sorry.

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

Motion:

Mayor Wu moved to approve the HOME Investment Partnerships Program funding allocation of \$630,000 and authorize the necessary signatures.

Motion carried 5 to 0

Recess from 12:20-12:41

11.) [2024-2025 HUD Consolidated Plan Annual Performance and Evaluation Report](#)

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

Attachment: [CAPER and SAGE Report.pdf](#)

Andrew Tyree, Housing and Community Services Department, reviewed the item.

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Mayor Wu stated thank you, Andrew and thank you to the team and housing. I only had one question and that is on slide 181. This is regarding the Way to Work program. I just want to say thank you, to Nichelle who, leads that program. I love seeing our young people engaged during the summertime with various job opportunities around the entire City. However I also know that there are other organizations, including the YMCA and the Workforce Centers who also have youth employment programs. so my ask is that we come together, the Way to Work program, as well as the Workforce Center and the YMCA Job Prep program, to try to see how we can best collaborate even further. I know that they already do, meetings. However, I've been hearing from people in our community that don't even know that, the City has one, YMCA has another, the - the Workforce Center has another. So, I would like to see or I'd like to get together with these three groups to make sure that we have a convening, of how to move forward in 2026 to maximize.

Sally Stang, Housing and Community Services, stated sorry. Thanks. Thank you, Mayor, Members of Council. Sally Stang, Housing and Community Services Director, for the - for the record. Just the, youth employment collaboration actually does happen. We have an u- an umbrella kind of collaboration called Helping Youth Prepare for Employment that brings those three programs together to discuss ways to be more impactful. we also work hand-in-hand, for example with Workforce Alliance. Our program starts at 14. Their programs generally are limited to 16 and above. Our programs provide subsidy to the employers that hire our folks. The - the employers that use the workforce at - and WISE programs expect the employers to pay that. So we - we actually work to try and hand youth off to those - that next step, that next program, when they've been through our program for a year or two, when it makes sense. Sometimes they still end up staying with us at 16 or 17. Usually that's because we're trying to accommodate some schedule issue, like, they have a camp or something that would be disruptive in the other programs. We will keep them within the TWTW program, but we definitely encourage those who've been through at 14 or 15 to move on to the other programs. So just wanted to clarify that. As well as the number on the slide of 145 is last year's program. Our timing of our program year, the funding for 2024 and '25, we're always a year behind. So this year's program we actually served more than that. Thank you.

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Council Member Tuttle stated thank you. And Sally, great job. before I was on Council I was at the YMCA and the Job Prep program was in my job jar so I was just going to say the same thing. I think the title has changed but it was, yep, it was the Youth Employment Program Collaborative. Keith Lawing really was instrumental in - in pulling all the entities together. And as you mentioned, there is so much collaboration going on but the programs aren't all the same and so they're not one size fits all. so I - I think the need has already been met. there - that group meets frequently but, like, you know, for example, the WISE program just, places kiddos in non-for-profit sectors, right, and there's also a curriculum they have to pass and whatever. So, I - we've already got the problem taken care of. So thank you.

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

Motion:

Mayor Wu moved to close the public hearing, approve the Consolidated Annual Performance and Evaluation Report, and authorize submission to the U.S. Department of Housing and Urban Development.

Motion carried 5 to 0

Council Member Johnson stated thanks, Mayor. Pushed my button a little too late. Due to a conflict of interest, I have to abstain from this item as well.

- 12.) [DER2025-00019 City of Wichita-Sedgwick County Airport Hazard Zoning Code Update](#)

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

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Attachment: [Draft City of Wichita-Sedgwick County Airport Hazard Zoning Code Update-with markup](#)

Attachment: [Draft City of Wichita-Sedgwick County Airport Hazard Zoning Code Update-clean](#)

Attachment: [Proposed Hazard Zoning Map_v2.pdf](#)

Attachment: [Draft Airport Hazard Zoning Map.pdf](#)

Attachment: [Ordinance No. 52-814 DER2025-00019 Airport Hazard Zoning Code Update.docx](#)

Scott Wadle, Planning Department, reviewed the item.

Mayor Wu stated thank you, Scott. I see no questions except for on slide 204, you mentioned that the commission already approved this last week. Was this a unanimous vote?

Scott Wadle, Planning Department, stated yes it was. Yes, Mayor.

Mayor Wu stated thank you. I see no further questions. We will now open it up for public comment. I see no one from the public to - coming forward so we will bring it back to the bench.

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Motion:

Mayor Wu moved to adopt the findings of the Metropolitan Area Planning Commission and approve a resolution adopting the City of Wichita-Sedgwick County Airport Hazard Zoning Code Update., place the ordinance on first reading, authorize the necessary signatures, and instruct the City Clerk to publish the ordinance after approval on second reading.

Motion carried 6 to 0

13.) [Applicant Appeal of HPC2025-00042 \(District IV\)](#)

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

Attachment: [Douglas Flats Cedar - Applicants Rendering.pdf](#)

Attachment: [HPC2025-00042 Staff Report CMR_v5 for DDAC.pdf](#)

Attachment: [HPC2025-00042 final letter to applicant.pdf](#)

Scott Wadle, Planning Department, reviewed the item.

Council Member Tuttle stated Thank you, Scott, for the presentation. I appreciate it. This is a new one for me. I haven't had something like this happen and I've been here a bit. So the Delano, Design Review Committee is it binding? I mean, if they say, no, we don't approve this. I mean, I understand we're here for an appeal but, just compare this to me to like MAPC or explain like where this lands? Does that make sense what I'm asking?

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Scott Wadle, Planning Department, stated Sure. I would characterize this as maybe most similar in some ways to the historic preservation in terms of you've got a board that can take action and unless the City Council overrides, overrules them, then their action stands. And in this case, their action is fine that it's not compliant. So they - they are unable to pull building permits because they would not be in compliance with the zoning unless the City Council, overrides them for this particular design.

Council Member Tuttle stated so we would be potentially stopping an action because we've - we've supported this, right? Or for workforce housing?

Scott Wadle, Planning Department stated yes. I think a challenge that we have here is also that, we have a code that's, an overlay district. It's been in place since 2003. it has not been updated since that time. I think what it envisions, if you look at the code and kind of the design standards, it envisions carrying on with the designs that are found, in my opinion, it envisions carrying on with the designs that are found along Douglas, between Seneca and the river. And so it's more of a kind of, you think of the kind of facade, two stories kind of continuous. for this particular area, this mixed use commercial, I - I get the sense that it - it very much was seeking to continue that kind of architecture. Have things evolved in the last 25 years pretty much? Yes. So but are, the code, again, has not been updated since then.

Council Member Glasscock stated just confirming one thing that I think you had said to, Council Member Tuttle. So the plan, the Delano Revital- Revitalization Plan was 2001.

Scott Wadle, Planning Department, stated yep.

Council Member Glasscock stated there is amendments to in 2003.

Scott Wadle, Planning Department, stated actually, at that point is when the Overlay District came in. Since that time, just a few years ago, I think, 2019 possibly, there was an update to the Delano Neighborhood Plan. At that time, though, there was not an update to the design guidelines or design standards. So those still are from 2003 and still refer, for the purposes of the areas, refer to the 2001 map, in the 2001 plan.

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Council Member Glasscock stated so the design standards have not been updated in 22 years?

Scott Wadle, Planning Department, stated that - that is correct.

Council Member Ballard stated thank you, Mayor. Scott, I apologize if you already mentioned this. Did it fail or was it a tie or...

Scott Wadle, Planning Department, stated sure, so the history on this one is that it went to the Delano Design Review Committee. that committee, at the time, saw that it, was, the opinion was that it was not in compliance. When a project comes up like that, then they usually decide to consult with the Delano Advisory Committee. The Delano Advisory Committee is a number of citizens who volunteer on and are appointed, to a committee to for the specific purpose of reviewing designs in this type of situation. they, at that meeting, there were only four members, because we try and schedule these pretty quickly to keep projects moving, four members were in attendance. they deadlocked on a 2-2 vote on whether or not they thought that this project was in, conformance with the regulations.

Council Member Ballard stated what were their concerns, do you know?

Scott Wadle, Planning Department, stated at that individual meeting, I don't. I can't speak with certainty on that one. I just know the outcome.

Council Member Ballard stated I'm just wondering if it's, if the concerns are things that potentially could just be outdated because the, what am I trying to say, the deal from 2001? I'm like drawing a blank. If just the - the overlay, is outdated if or...

Scott Wadle, Planning Department, stated so the advice from, even though they didn't provide a recommendation, all that feedback comes back to the Delano, Design Review Committee. The Delano Design Review Committee, ultimately came back with the, determination that the design wasn't compliant in the following ways. The first one is the,

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exterior materials and whether or not they're compatible with the historic context. This building proposes to use mainly metal as the exterior, materials. In this area, you do find some metal. There are the diner, there's a thrift, former thrift shop that do have some elements of metal along them, but the o- but the majority of the exteriors are brick. Now again, this is subject to interpretation and I think the applicant has a - a little bit of a different take on this. So that was one of the concerns. Another one is style and architectural detailing. this building would be relatively unique, versus what we see in the immediate area in terms of square kind of shape. you see some architectural detailing on the second floor that you maybe don't see on this one. again, the metal walls, the entrances, how they're not oriented towards, they're - they're more towards a courtyard and I think there's a specific design reason for that, but the code calls for those to be oriented towards the main street or to a side street. in addition, the parking location, that the parking, the code says, "Don't put it on Douglas," and, this has a building on Douglas, although the other half of the lot is used for parking and so the location of the parking lot where it exits onto Douglas. the common walls, I think the issue of the common walls and third stories really does get back to the designs being back and reminiscent and thinking of what's already exists along Douglas and kind of the more commercial area, because it calls for there to be common walls, between buildings. Well, this one's kind of difficult because it's a larger building and there's an opportunity to create some different facades to il- kind of give the illusion of a common wall, but, you know, how much and to what degree should someone have to do that? But the code calls for common walls and then the third one is the third or the last one is the third story. The code calls for them to be set back a minimum of 20 feet from the front facade of lower floors. Well, in this one, it's a straight, height that goes up to the third floor, so, that was another thing.

Mayor Wu stated we will open it up for public comment. Oh, sorry, the applicant gets to address the Council.

Applicant stated hi, Mayor and Council. Thank you for hearing us out. So we've been working on this project since May and, we've presented in front of the Delano Advisory Council twice. we revised our design after the first rejection. We weren't really, aware of how the process was going to take place. So the second one, we really, looked into the design and how we can, accommodate comments. and so what this, what Scott was saying about the guidelines is if you review the commercial mixed-use guidelines, they

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really make sense for everything on Douglas east of Seneca. You know, you got the two-story brick buildings, continuous facade, uh - doors facing Douglas. It - it's - it keeps it - it's oriented towards commercial use, and that commercial use designation in 2001 was continued down Douglas west of Seneca. if you've driven that stretch west of Seneca between Vine and Seneca along Douglas, there's really not a coherent, architectural character. you know, just stepping back from the guidelines, you know, this has been a weedy field for a long time. It's been undeveloped. I think a lot of the area along Douglas, west of Seneca has remained undeveloped. and I think part of that may be because the guidelines are, if - if - if we were to uphold the guidelines to the letter, it would make most uses completely infeasible. we've looked at the layout of the site to try to maximize, our square footage for parking and for, the units themselves. So everything about our design is intentional, to maximize the - the footprint. and just as the guidelines sit, this site would continue to remain, undeveloped, so.

City Manager Robert Layton stated Mayor, if I may interrupt for just a second, we need to take him off the clock. I believe the applicant has as much time as he needs to make his presentation. I don't want him to have to rush through to try to get the cram everything in 5 minutes. So, all right.

Applicant stated appreciate that. You know, I - we, we're, we think this is going to be great for the neighborhood. You know, like I said, just stepping back from the guidelines themselves, this - this is going to improve the area. It's good for the site. It's good for the neighborhood. We want to see this stretch of Douglas get developed. and so, we're hoping for some - some leeway when it comes to enforcement of the guidelines. and - and I'm happy to answer any questions. We've - we've talked to the neighbors, by the way. everybody we've talked to has been very excited about this. and - and so we think the neighborhood's excited for it too.

Mayor Wu stated I know that this came before us a couple of weeks ago, because this is workforce housing. And I believe that it passed unanimously from this Council, again, because we liked seeing that there's housing, especially in undeveloped land. earlier today, we did another, applicant or another vote regarding undeveloped land by 13th and Tyler. So

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again, I appreciate when people are thinking of how do we get, more housing in the City of Wichita. So thank you. I have no questions, and I don't see anyone on the board with questions. So, again, thank you to the applicant. We will open it up for public comment. There's no one here from the public who would like to speak. So we'll bring it back to the bench.

Council Member Glasscock stated thank you, Mayor. I will be supportive of this today. I've talked with the applicant about how to make sure that this project appeals off of Douglas Street. we had talked about even relocating the building to make sure it's contiguous along Douglas. It was not feasible through their engineer, to be able to make that change. In addition, we talked about some screens around HVAC units that they're going to look and consider to make sure that those aren't apparent on Douglas as well. and I'm thankful for the density in the area, the increase for workforce housing, and also have new neighbors. I'm looking forward to this project breaking ground. I know we've talked about this many months ago now. And so I'm excited for to see this project move forward. Before I make a motion, I see that Council Member Tuttle's on the board though.

Council Member Tuttle stated the board might, you might be able to answer my question, if that's okay because you said you're going to be supportive of this. Do you mean supportive of denying?

Council Member Glasscock stated supportive of the alternative.

Council Member Tuttle stated thank you. Okay, so I just want to make sure, because whenever there's a motion that's like in the reverse or whatever. I just always want to make sure I'm doing the right thing. So when you said you were going to be supportive, I didn't know if you meant supportive of denying it or supportive of the project.

Council Member Glasscock stated supportive of the project.

Motion:

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Council Member Glasscock moved to approve the Delano Neighborhood Overlay District design review application for this project.
Motion carried 6 to 0

COUNCIL BUSINESS SUBMITTED BY CITY AUTHORITIES

PLANNING AGENDA

VII) NON-CONSENT PLANNING AGENDA

- 1.) [CON2025-00093 Conditional Use Amendment to CON2024-00212 to Extend Hours of Entertainment Establishment in the City; Generally Located on the Northeast Corner of South Seneca Street and West Pawnee Avenue \(1040 West Pawnee Avenue\). \(District IV\)](#)

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

Attachment: [CON2025-00093 WCC Supporting Docs.docx](#)

Attachment: [CON2025-00093 MAPC Minutes Excerpt.docx](#)

Attachment: [CON2025-00093 DAB IV Report 2025-08-11.pdf](#)

Attachment: [Resolution No. 25-426 CON2025-00093.docx](#)

Scott Wadle, Planning Department, reviewed the item.

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Council Member Glasscock stated thank you, Mayor. I'll have plenty of comments, but I have one quick question. So when we're looking at the noise level ceasing at 11:00, is there additional restrictions that I could put that they're required to vacate the property by a certain time as well?

Scott Wadle, Planning Department, stated yes, sir. I failed to get those to you. Yes. you could add a condition that, guests are required to vacate the premise, I - I would say, in typical 30 minutes after an event ends, would be fairly standard. It gives people enough time to kind of gather their stuff and get out. It does not require the host to leave because typically the host is the one who's responsible for the cleanup, but for guests, to be required to depart.

Council Member Glasscock stated okay. I'll likely be adding that to my motion. Thank you.

Council Member Johnson stated thanks, Mayor. Scott, I was reading through the MAPC minutes. Have any of those claims of them going beyond 10:00 p.m. been substantiated with WPD?

Scott Wadle, Planning Department, stated it is. That was presented. as far as being substantiated, I do believe that our zoning enforcement, was taking actions on that because, they did have the records from PD on that, and so I think that's really what prompted this case entirely, was the fact that those had been substantiated by the police and zoning enforcement was taking action on it.

Council Member Johnson stated okay, and then the one, I don't know if they got this specific, but the one I read about the, maybe not the owner, can't remember which one, I should've highlighted, but the owner or operator said that there were only employees in there, but they were still playing music like the party was still going on, and they said it was just employees and not members there. Do you know if that one was substantiated?

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Scott Wadle, Planning Department, stated yeah. I - I, I'm afraid I don't, sir.

Mayor Wu stated I have a quick question. This is a street, correct? Osage Street? Wraps around?

Scott Wadle, Planning Department, stated oh, it's - it's developed more as an alley. I don't know that it shows up as a street on, I want to double-check the graphics. So, and it's between the structure. So this is - this is the one that wraps around in between the residents to the east and the subject site. And so, as you can see, it's an alley. It's got the kind of the trash and utilities in that area.

Council Member Glasscock stated thank you, Mayor. So I've spoken with the applicant. I've also spoken with, the neighbors in particular that may have made some reports about the applicant and trying to reach some compromise on this. I know that the applicant has installed additional soundproofing, base control measures, acoustic paneling, throughout the whole building. They've also purchased a PA system, and they are instructing DJs and bands that they're not allowed to bring in their own systems. So I think those are good steps. When the applicant came to the District Advisory Board, the manager for the facility brought a booklet about this thick of all the sound readings that they have done independently every time there was an event to show that it didn't go over the decibel level. I talked to the neighbors. They were less concerned about the decibel level. They were more concerned about the bass being used. this venue has, quinceañeras. It also has a lot of weddings. I'm in the wedding season of my life where all my friends are getting married. And so, often attending them, and there's no wedding I've been to that's really extended music past 11:30, but there's also no wedding that's ended music at 10 o'clock. And so, one of, I'll read over the entire motion, but the compromise that I was going to work out was on Fridays and Saturdays, we would end the music at 11 o'clock, and then they would have to, all guests would have to vacate the property by midnight. I hope that that would also cure maybe some of the concerns about music being played in the parking lot because the venue would also, that would also be in their property line, so they would not be able to play music out in the parking lot, and I think 12:00's probably a reasonable time. I looked at a couple of the venues around the area. there is Champs, which is across the street. They

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stay open on Friday and Saturdays 'til 2:00 p.m. Whiskey Dicks is a little bit further, north, but they are also in a residential area, and they stay open 'til 2:00 p.m. or 2:00 a.m. every single day. And so, I think of all those compatibilities, the compromise would be Friday and Saturday, music has to end at 11:00, and then, the individuals have to vacate by midnight. So, I'm interested if there's any push-back from my colleagues on that before I make the motion.

Council Member Johnson stated thanks, Mayor. Clarification, when you say vacate, vacate the property or vacate the building?

Council Member Glasscock stated vacate the premises, so the property.

Mayor Wu stated And did you mention that, there are a lot of, the event venue space hosts weddings and quinceanera? So, again, as you mentioned, you're in your wedding season, so by 11:30 p.m., most venues stop music?

Council Member Glasscock stated yeah.

Mayor Wu stated so, this one would be 30 minutes even prior.

Council Member Glasscock stated it'd be 30 minutes prior.

Motion:

Council Member Glasscock moved to override the MAPC, adopt alternate findings, approve the requested Conditional Use, authorize the necessary signatures, and instruct the City Clerk to publish the resolution after approval.

Motion carried 6 to 0

HOUSING AGENDA

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VIII) NON-CONSENT HOUSING AGENDA

1.) [Public Housing Recovery Agreement Status Report](#)

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

Attachment: [List for monthly report - September 2025.pdf](#)

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

Mayor Wu stated just one question. I wanted to know where you can find those listings if people are interested in buying them.

Sally Stang, Housing and Community Services, stated sure, so we have a number of properties out on the market- on the MLS now. They can re-use the Realtor app, you know, Zillow, all of those to find them or reach out to our broker at Home Wichita Real Estate. and they can schedule showings to be able to see those. The units that are under the RFP, we had them open every afternoon yesterday last week and, have had many representatives from more than 20 organizations actually go in and take a look at those last week. So we're very excited to see what type of applications we receive.

Mayor Wu stated I see no further questions. One more thing. Sally, since I did get a response, to a previous question where you, talked about the Way to Work program. I just got a response back from the workforce centers. they want to move forward with a collaborative conversation as they believe that that is necessary moving forward with the three organizations. YMCA, the City's Way to Work, as well as Workforce Centers Youth Program. With that, I will now open it up for public comment. No one from the public is here. I will now bring it back to the bench .

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Motion:

Mayor Wu moved to receive and file the HUD Recovery Agreement status update and

Public Housing Disposition Update Report

Motion carried 6 to 0

AIRPORT AGENDA

IX) NON-CONSENT AIRPORT AGENDA - NONE

COUNCIL AGENDA

X) COUNCIL MEMBER AGENDA

- 1.) [Approve to exceed the gift limit, established by the Ethics Ordinance, for Council Member Tuttle to accept travel and expenses to attend the CityHealth Initiative in Washington, D.C. October 15 - 16, 2025 for the purpose of serving as a member of CityHealth's Policy Advisory Committee. The CityHealth Initiative is hosted by the de Beaumont Foundation + Kaiser Permanente, for the purpose of developing its next policy package to drive bold, equity-focused solutions that help major U.S. cities become healthier, more equitable, and thriving places for everyone. The estimated gift amount for travel, hotel, and meals is \\$1,740.](#)

Motion:

Mayor Wu moved to approve to exceed the gift limit, established by the Ethics Ordinance, for Council Member Tuttle to accept travel and expenses to attend the CityHealth Initiative in Washington, D.C. October 15 - 16, 2025 for the purpose of serving as a member of CityHealth's Policy Advisory Committee. The CityHealth Initiative is hosted by

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the de Beaumont Foundation + Kaiser Permanente, for the purpose of developing its next policy package to drive bold, equity-focused solutions that help major U.S. cities become healthier, more equitable, and thriving places for everyone. The estimated gift amount for travel, hotel, and meals is \$1,740.

Motion carried 6 to 0

XI) COUNCIL MEMBER APPOINTMENTS AND COMMENTS

Council Member Johnson stated thanks, Mayor. I just wanted to highlight there was a wonderful service for Bishop Gilkey, still praying for his family. There is a newly appointed pastor at St. Mark, Cathedral, Pastor Martin, so congratulations to him. But wonderful service, that night and the next day. I know the Mayor was there, with me, believe we were there honoring Bishop Gilkey for three, three and a half hours. Just wonderful service, lots of great messages, and again, sad to see him pass on, but I know he's in a better place. But just a wonderful service and continuing to pray for his family.

Mayor Wu stated thank you, Council member Johnson. we were also joined by, Police Chief Joe Sullivan at that, homecoming cel- life celebration. And again, I'm very appreciative, that the Greater Wichita Ministerial League, was present, and we look forward to working with them as we have multiple initiatives. Last year, one of them was the, rallies for peace, unity in the community, and so I hope to see those continue as we have new leadership at Greater Wichita Ministerial League.

Council Member Tuttle stated thank you, I promised I would mention it every week, so I'm going to, is September is National Library, Card Sign-up Month. we've had some great activities going on at the library. I'll be at a few, I think, all the way through the end of the month. and then this next week at, Leadership Wichita, which I'm a trustee, and it's government day. We'll be celebrating National Library Card Sign-up Month with the, class of 2025 for Leadership Wichita. So if you don't have a library card, please get one and explore the endless opportunities. Thank you.

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Council Member Ballard stated thank you, Mayor. I'd just like to invite everyone out to my District Six breakfast on Saturday, Evergreen from 9:00 to 10:00.

Mayor Wu stated thank you, Council Member Ballard. One last thing. I think it's appropriate, since we just talked about another celebration of life. I just want to recognize that today is Kia Duggan's birthday. And so, my heart still goes out to all the families and friends of those who lost someone during the tragedy in January. And so I'm very appreciative that we have community members that continue to celebrate these lives and will do things in honor of those who've passed. With that, we are not leaving yet. Sorry, Council members. I have a Executive Session motion.

Executive Session from 1:45-2:00 pm.

Motion:

Mayor Wu moved to go into executive session from 1:45 to 2:00 pm.

Motion carried 6 to 0

Motion:

Mayor Wu moved to extend Executive Session from 2:06-2:21 pm.

Motion carried 4 to 0

Motion:

Mayor Wu moved to adjourn at 2:23 pm.

Motion carried 4 to 0

[Adjournment](#)

Respectfully submitted,

Shinita Rice, Deputy City Clerk

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ATTACHMENT 1 - CONSENT AGENDA ITEMS 1 THROUGH 22

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 September 16, 2025.docx](#)

2) Preliminary Estimates:

a.) Preliminary Estimates

Attachment: [PEsforCC_09-16-25.pdf](#)

3) Agreements/Contracts:

a.) Kansas Department of Transportation (KDOT) Supplemental Agreements for 17th Street North from I-135 to Hillside and 21st Street North Intelligent Transportation System (ITS) Projects (Districts I and II)

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

Attachment: [087 N-0760-01 Supplemental \(723-25\).final.pdf](#)

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Attachment: [087 N-0761-01 SA Wichita \(724-25\).final.pdf](#)

- b.) Encroachment Agreement with Black Hills Energy (BHE) for Water Main Extension to Serve Via Christi St. Teresa (District V)

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

Attachment: [Black Hills Agreement 151st Water Project final.pdf](#)

4) Design Services Agreements:

- a.) Supplemental Design Agreement No. 3, Kansas Department of Transportation (KDOT) Agreement, Funding, and Change Order Limit Adjustment for Redbud Trail from Woodlawn to K-96 (District II)

Attachment: [SA#3_Redbud_WdlwnK96_RockRdPedBridge_Signed.pdf](#)

Attachment: [87 N-0794-01 \(230-24\) Wichita WAMPO.finalv3.pdf](#)

Attachment: [Resolution No. 25-427 Redbud Bike Path from Woodlawn to K-96 085888, 24-074, 24-361.docx](#)

Attachment: [Resolution No. 25-428 Change Order Redbud Bike Path from Woodlawn to K-96 085888 CO Limit.docx](#)

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Attachment: [GS_SDA No. 3 & Funding Redbud Trail, Woodlawn-K-96.docx](#)

5) Change Orders:

- a.) Change Order No. 1 for 2024 Outsourced Pavement Preservation Program (OP3)
Ultrathin Bonded Overlay Phase 1 (Districts I, II, IV, and VI)

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

Attachment: [CO #1_2024 OP3 Ultrathin BO PH 1.docx](#)

Uncategorized Items:

6.) Proclamation Votes

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

7.) 2023-2026 Kansas Special Traffic Enforcement Program (STEP) Agreement

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

Attachment: [STEP Notice to Proceed 8.20.25.pdf](#)

8.) DER2024-00008 Day Care, General Land Use in Residential Zoning Districts

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

Attachment: [Daycare AP city-county combined draft 6-25-25_marked.docx](#)

Attachment: [Daycare AP city-county combined draft 6-25-25_clean.docx](#)

Attachment: [MAPC Minutes Excerpt - 08.14.25.docx](#)

Attachment: [Ordinance No. 52-815 DER2024-00008 Daycare.docx](#)

- 9.) [Moved to 9/23/25 by the City Manager on 9/15/2025 - Multiple Agreements, Funding, and Change Order Limit Adjustment for Douglas from Seneca to Meridian \(Districts IV and VI\)](#)

- 10.) [Funding and Change Order Limit Adjustment for 135th Street West from Central to 13th Street North \(District V\)](#)

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

Attachment: [Resolution No. 25-431 135th Street West from Central Avenue to 13th Street North 085756 LST PROTEST, 22-004, 23-100, 23-460, 24-288, 25-325.docx](#)

Attachment: [Resolution No. 25-432 Change Order 135th Street West from Central Avenue to 13th Street North 085756 CO Limit.docx](#)

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- 11.) First Reading of the Bond Ordinance for Multifamily Housing Revenue Bonds (Market Centre Apartments LP) (District VI)

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

Attachment: [Ordinance No. 52-821 Market Centre Apartments.docx](#)

- 12.) Moved to VI-8 per City Manager - Public Art for Improvements to Douglas from Seneca to Meridian (Districts IV and VI)

- 13) Second Reading Ordinances:

- a.) SECOND READING ORDINANCES FOR SEPTEMBER 16, 2025 (FIRST READ SEPTEMBER 9, 2025) ORDINANCE NO. 52-807 AN ORDINANCE AMENDING SECTION 5.05.030 OF THE CODE OF THE CITY OF WICHITA, KANSAS RELATING TO OFFENSES WITHIN THE OLD TOWN ENTERTAINMENT DISTRICT. An ordinance regarding mapping restrictions in Old Town Entertainment District. ORDINANCE NO. 52-808 AN ORDINANCE AMENDING SECTION 5.68.218 OF THE CODE OF THE CITY OF WICHITA, KANSAS RELATING TO FAILURE TO COMPLY WITH MAPPING RESTRICTIONS. An ordinance regarding failing to comply with mapping restrictions. ORDINANCE NO. 52-809 AN ORDINANCE AMENDING SECTIONS 5.44.010, 5.44.020, 5.44.040, AND 5.44.050, AND CREATING SECTION 5.44.070 OF THE CODE OF THE CITY OF WICHITA, KANSAS RELATING TO ILLEGAL DUMPING AND LITTERING. An ordinance regarding illegal dumping. ORDINANCE NO. 52-810 AN ORDINANCE CREATING CHAPTER 5.63, AMENDING SECTION 11.60.240 AND REPEALING CHAPTER 7.41 OF THE CODE OF THE CITY OF WICHITA, KANSAS RELATING TO NOISE NUISANCES. An ordinance regarding the operation of loud vehicles. ORDINANCE NO. 52-811 AN ORDINANCE OF THE CITY OF WICHITA, KANSAS THE CITY, AMENDING ORDINANCE NO. 52-174 AUTHORIZING COMMUNITY

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IMPROVEMENT PROJECTS TO BE FUNDED WITH HYATT SALE PROCEEDS. An ordinance regarding Hyatt Proceeds for District III. Ordinance No. 52-811

Attachment: [List of Second Read Ordinances September 16, 2025.docx](#)

II) CONSENT PLANNING AGENDA ITEMS

- 14.) CUP2025-00022 CUP Amendment to Community Unit Plan DP-67 to Allow Warehouse, Self-Service Storage and Change Development Standards for Parcel 3B, Generally Located on the East Side of North Woodlawn Boulevard and Within One-Quarter Mile South of East 21st Street North. (District II)

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

Attachment: [CUP2025-00022 WCC Supporting Docs.docx](#)

Attachment: [CUP2025-00022 MAPC Minutes .docx](#)

Attachment: [CUP2025-00022 DAB II Interoffice Memorandum.docx](#)

Attachment: [Resolution No. 25-433 CUP2025-00022.docx](#)

- 15.) PUD2025-00015 Zone Change Request in the City from LI Limited Industrial and LC Limited Commercial to PUD to Create the Douglas Flats PUD #146, Generally Located on the Southwest Corner of West Douglas Avenue and South Exposition Street (109 South Exposition Street). (District IV)

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

Attachment: [PUD2025-00015 WCC Supporting Documents.docx](#)

Attachment: [PUD2025-00015 MAPC Minutes.docx](#)

Attachment: [PUD2025-00015 DAB IV Report 2025-08-11.pdf](#)

Attachment: [Ordinance No. 52-816 PUD2025-00015.docx](#)

- 16.) ZON2025-00033 Zone Change request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential District to Build a Two-Family Dwelling, Generally Located South of West 50th Street South and Approximately 1,900 Feet East of South Seneca Street. (District IV)

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

Attachment: [ZON2025-00033 WCC Supporting Docs.doc](#)

Attachment: [ZON2025-00033 MAPC Minutes Excerpt.docx](#)

Attachment: [ZON2025-00033 DAB IV Report.pdf](#)

Attachment: [Ordinance No. 52-817 ZON2025-00033.docx](#)

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- 17.) ZON2025-00034 Zone Change Request in the City from SF-5 Single-Family Residential District to TF-3 Two-Family Residential to Allow Duplex Development, Generally Located Within a Quarter Mile Southeast of East Central Avenue and North Oliver Avenue (440 North Harding Avenue). (District I)

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

Attachment: [ZON2025-00034 WCC Supporting Docs.docx](#)

Attachment: [ZON2025-00034 MAPC Minutes.docx](#)

Attachment: [ZON2025-00034 DAB I Report.docx](#)

Attachment: [Ordinance No. 52-818 ZON2025-00034.docx](#)

- 18.) ZON2025-00035 Zone Change Request in the City from LC Limited Commercial District to GC General Commercial, Generally Located 300 Feet West of North Ridge Road and 300 Feet North of West Central Avenue. (District V)

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

Attachment: [ZON2025-00035 Supporting Documents.docx](#)

Attachment: [2025-08-14 MAPC DRAFT Minutes.docx](#)

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Attachment: [ZON2025-00035 DAB V Interoffice Memorandum.docx](#)

Attachment: [Ordinance No. 52-819 ZON2025-00035.docx](#)

- 19.) ZON2025-00036 Zone Change Request in the City from GO General Office District to LC Limited Commercial District, Generally Located on the Northwest Corner of West Maple Street and North 135th Street (13610 West Maple Street). (District V)

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

Attachment: [ZON2025-00036 Supporting Documents.docx](#)

Attachment: [2025-08-14 MAPC DRAFT Minutes.docx](#)

Attachment: [ZON2025-00036 DAB V Interoffice Memorandum.docx](#)

Attachment: [Ordinance No. 52-820 ZON2025-00036.docx](#)

- 20.) VAC2025-00026 Request in the City to Vacate a Utility and Drainage Easement; Generally Located 1,000 Feet West of North Maize Road and 1,300 Feet North of West 21st Street North. (District V)

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

Attachment: [VAC2025-00026 WCC Supporting Docs.docx](#)

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Attachment: [VAC2025-00026 Excerpt Minutes.docx](#)

Attachment: [VAC2025-00026 Vacation Order.docx](#)

II) CONSENT HOUSING AGENDA ITEMS - NONE

II) CONSENT AIRPORT AGENDA ITEMS

21.) USDA Animal and Plant Health Inspection Service, Wildlife Services 2025
- 2026 Work Plan/Financial Plan

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

Attachment: [20250916 USDA-APHIS 2025-2026 Work Plan.pdf](#)

22.) Saab, Inc. License Agreement - Wichita Dwight D. Eisenhower Airport

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

Attachment: [20250916 ICT Saab License Agreement FINAL.pdf](#)