

CITY COUNCIL PROCEEDINGS
January 28, 2025

MINUTES OF THE MEETING OF THE CITY COUNCIL

Wichita, Kansas, January 28, 2025
Tuesday, 09:00 AM

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

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

I) Public Agenda

Mayor Wu opened Public Agenda. Nobody from the audience came forward.

III) BOARD OF BIDS AND CONTRACTS

1.) Board of Bids and Contracts dated January 27, 2025.

Josh Lauber, Finance Department, reviewed the item.

Council Member Ballard stated thank you, Josh. I have a couple questions. I think it's on page or slide four. Maybe three? No. Oh, yes, this one. I just wondered if you could explain the price discrepancy or accepting the engineer's bid.

Josh Lauber, Finance Department, stated yeah. Paul, I'm going to need you to help me with that.

Paul Gunzelman, Public Works & Utilities, stated Paul Gunzelman, Public Works and Utilities, for the record. Yes, Barkley's original bid was \$261,083, which was the low bid. However, we are awarding it for \$289,300 just in case we once we get in to start construction, if we find anything unknown.

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Council Member Ballard stated okay. Awesome, thank you.

Mayor Wu stated I have a follow-up question to that. So does that mean that the contractors know that our maximum is \$289,000 so they have leeway to continue charging up?

Paul Gunzelman, Public Works & Utilities, stated we are awarding for that amount, but we will only use that we wouldn't go over that but we would pay like the major quantities, only what the work they need.

Bob Layton, City Manager, stated Paul, would you clarify that this is a unit price bid?

Paul Gunzelman, Public Works & Utilities, stated yes, it is a unit price bid, so we'll track of the unit, the measured quantities that are utilized, and we'll only pay for that amount of the quantities utilized on the bid.

Bob Layton, City Manager, stated Mayor, the contract can't go up unless we approve additional work because it is based on unit price, not on a total cost for all the work.

Council Member Ballard stated Josh, I have a couple more questions for you, sorry. Thank you, Paul. On slide six, similar to why one of the bids was lower and we accepted a higher bid.

Josh Lauber, Finance Department, stated sure, that's a great question, thank you for asking. So on this one, Roston Construction LLC, they're a new vendor to us, and they've done really great work for our construction and paving. On this one specifically, they don't have a general contractor's license, so the vendor is scheduled to test for the general contractor's license in February. They've enrolled in study courses, and the general contractor's license test being four hours covering the general aspects of construction, but the Roston license is only for concrete and asphalt. So the reason we are awarding the second low bid is that they are the responsive bid meeting all specs.

Council Member Ballard stated awesome, thank you. And last one is on slide eight. There's just obviously a huge discrepancy in the two bids that we did get.

Josh Lauber, Finance Department, stated yeah, thank you. That's a great question as well. So Thrasher Systems, when they submitted they were looking for the manufacturer's quotation for raw goods and materials for them to complete the final completion. When they actually submitted the bid, they received

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the supplier quote, my understanding is after the bids were accepted, and the and the supplier, the raw manufacturer, would have been much higher than their bid allowed. So that's why they requested a bid withdrawal. And that, without putting the actual price, the modified price, not allowing that modified price, but it would be more closer in alignment to what you're seeing with the second bidder.

Council Member Ballard stated okay, awesome. And I was curious how your events are going, trying to recruit new vendors.

Josh Lauber, Finance Department, stated it's fantastic. Thank you for asking. We've been working a lot more with resource partners in the area. We, at the city, we've been a very strong advocate for small businesses within the purchasing ecosystem, but I think what we've done more now is creating more marketing events and more outreach with our partners. I think last year the reason we went to Topeka for Supplier Diversity Fair. This year, we're working with McConnell on a Boots to Business program for veterans who are exiting the service that may be interested in contracting with government. So anywhere we can find entrepreneurs or small businesses, we are trying to partner with them to advocate and educate on government contract processes. Because of us, we want to have the largest pool possible. So we've had a lot of success. We've had a lot of resource partners being impressed with the efforts that we're doing. And, I can't thank Chris Hazlett enough for his work on this.

Council Member Ballard stated awesome. I appreciate that and, you know, I used to have a couple of my own small businesses and I'm sure some businesses are a little intimidated on what that might look like doing work with local government. So I appreciate you trying every way possible and different avenues and trying to get creative to get new vendors, so thank you.

MOTION:

Mayor Wu moved to receive and file report, approve the contracts and authorize the necessary signatures.
Motion carried 7 to 0

II) CONSENT AGENDA ITEMS 1 THROUGH 12

no items pulled

MOTION:

Mayor Wu moved to approve Consent Agenda items 1 through 12.
Motion carried 7 to 0

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COUNCIL BUSINESS

IV) **PETITIONS FOR PUBLIC IMPROVEMENTS**

1.) Petitions for Public Improvements

Attachment: PFPI.docx

Attachment: Castaways North Addn.pdf

Attachment: Rennick 4th Addn.pdf

Attachment: Yellowstone Commercial Addn.pdf

Attachment: Yellowstone Addn.pdf

Attachment: Resolution No. 25-036 WDS 065807

Attachment: Resolution No. 25-037 SWD 085601

Attachment: Resolution No. 25-038 SS 035808

Attachment: Resolution No. 25-039 PV 086118

Attachment: Resolution No. 25-040 WDS 035814

Attachment: Resolution No. 25-041 WDS 035816

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Attachment: [Resolution No. 25-042 SWD 085602](#)

Attachment: [Resolution No. 25-043 SS 035812](#)

Attachment: [Resolution No. 25-044 PV 086119](#)

Attachment: [Resolution No. 25-045 WDS 035804](#)

Attachment: [Resolution No. 25-046 SWD 085600](#)

Attachment: [Resolution No. 25-047 SS 035803](#)

Attachment: [Resolution No. 25-048 WDS 035797](#)

Attachment: [Resolution No. 25-049 WDS 035798](#)

Attachment: [Resolution No. 25-050 WDS 035799](#)

Attachment: [Resolution No. 25-051 SWD 085598](#)

Attachment: [Resolution No. 25-052 SWD 085599](#)

Attachment: [Resolution No. 25-053 SS 035800](#)

Attachment: [Resolution No. 25-054 SS 035801](#)

Attachment: [Resolution No. 25-055 SS 035802](#)

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Attachment: [Resolution No. 25-056 PV 086114](#)

Attachment: [Resolution No. 25-057 PV 086115](#)

Attachment: [Resolution No. 25-058 PV 086116](#)

Attachment: [Resolution No. 25-059 PV 086117](#)

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

Mayor Wu stated can you just go back to one of the slides to remind community, that these improvements are mostly driven by specials and not paid for by the rest of the community? Is that accurate?

Paul Gunzelman, Public Works & Utilities, stated that is accurate, yes. These will be special assessments.

Mayor Wu stated and the other question I had was, is there a way that staff can give us the number of properties within the city limits that could be infill locations? That means the water, sewer, streets have already been provided for that area. So an opportunity to really be more direct about housing as that is one of our biggest needs in our community. Can we find the number of infill locations in the city?

Bob Layton, City Manager, stated Mayor, are you asking about properties that we own?

Mayor Wu stated not properties that we own but properties already within the city limits that don't need additional new improvements but could be potentially infill locations. I don't know if there's already a number? I've heard a number, but I want the number to be accurate.

Council Member Johnson stated Mayor, if I could. Mr. Manager, that might be worth just revisiting the Places for People plan that we have and maybe just sending that back out to Council.

Bob Layton, City Manager, stated right, and we have a definition of the ECA and the properties would be located in the ECA. We'll find that.

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MOTION:

Mayor Wu moved to Approve the new petitions and budgets, adopt the new resolutions, and authorize the necessary signatures.

Motion carried 7 to 0

COUNCIL AGENDA

X) **COUNCIL MEMBER AGENDA**

Approve that pursuant to Section 2.04.090 Council Member Johnson's travel expenses, as estimated on the Travel Authorization and Expense Form, to attend Black Legislative Day at the Capitol in Topeka, KS February 17, 2025 for the purpose of interacting with legislators and building relationships with other allies from across the state to advocate, connect, and elevate Black voices across Kansas, consistent with A.R. 3.1, be approved. Upon return from travel, actual expenses shall be reported to the Controller's Office.

MOTION:

Mayor Wu moved to approve that pursuant to Section 2.04.090 Council Member Johnson's travel expenses, as estimated on the Travel Authorization and Expense Form, to attend Black Legislative Day at the Capitol in Topeka, KS February 17, 2025 for the purpose of interacting with legislators and building relationships with other allies from across the state to advocate, connect, and elevate Black voices across Kansas, consistent with A.R. 3.1, be approved. Upon return from travel, actual expenses shall be reported to the Controller's Office.

Motion carried 7 to 0

Approve that pursuant to Section 2.04.090 Council Member Becky Tuttle's travel expenses, as estimated on the Travel Authorization and Expense Form, to Topeka, KS January 29, 2025 for the purpose of providing testimony on HB 2024, consistent with A.R. 3.1, be approved. Upon return from travel, actual expenses shall be reported the Controller's Office.

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Council Member Tuttle stated thank you. Thank you for considering this travel request. I will be going tomorrow for Kansas Day but then also for the House Taxation Committee. This is our piece of legislation that we asked to be introduced regarding cancer screenings for firefighters. So very excited to be able to go and provide testimony. I just want to make one correction. There's been a little bit of change in developments and I will not be requesting any kind of expense reimbursement because Chief Snow has graciously offered for me to ride with her. So, thank you.

MOTION:

Mayor Wu moved to approve that pursuant to Section 2.04.090 Council Member Becky Tuttle's travel expenses, as estimated on the Travel Authorization and Expense Form, to Topeka, KS January 29, 2025 for the purpose of providing testimony on HB 2024, consistent with A.R. 3.1, be approved. Upon return from travel, actual expenses shall be reported the Controller's Office.

Motion carried 7 to 0

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

Appointments

There were no Council Member appointments or comments.

[ADJOURNMENT](#)

MOTION:

Mayor Wu moved to adjourn.

Motion carried 7 to 0

Respectfully submitted,

Shinita Rice, Deputy City Clerk.

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ATTACHMENT 1 - CONSENT AGENDA ITEMS 1 THROUGH 12

II) **CITY COUNCIL CONSENT AGENDA ITEMS**

1) **Applications for Licenses to Retail Cereal Malt Beverages:**

a.) Applications for Licenses to Retail Cereal Malt Beverages

Attachment: [CMBs for January 28, 2025.docx](#)

2) **Preliminary Estimates:**

a.) Preliminary Estimates for paving improvements to serve Bridger Pawnee Addition (District IV)

Attachment: [E4104 PV Bridger Pawnee Addn NTBA Coversheet Template.doc](#)

Attachment: [E4104 PV Bridger Pawnee Addn NTBA.doc](#)

b.) Preliminary Estimates for paving improvements to serve Brookfield Addition Phase 2B (District II)

Attachment: [E4109 PV Brookfield Addn Ph 2B NTBA Coversheet Template.doc](#)

Attachment: [E4109 PV Brookfield Addn Ph 2B NTBA.doc](#)

c.) Preliminary Estimates for sewer improvements to serve Bridger Pawnee Addition (District IV)

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Attachment: [E4105 SS Bridger Pawnee Addn NTBA Coversheet Template.doc](#)

Attachment: [E4105 SS Bridger Pawnee Addn NTBA.doc](#)

- d.) Preliminary Estimates for drainage improvements to serve Bridger Pawnee Addition (District IV)

Attachment: [E4107 SWD #530 Bridger Pawnee Addn NTBA Coversheet Template.doc](#)

Attachment: [E4107 SWD #530 Bridger Pawnee Addn NTBA.doc](#)

- e.) Preliminary Estimates for water improvements to serve Bridger Pawnee Addition (District IV)

Attachment: [E4108 WDS Bridger Pawnee Addn NTBA Coversheet Template.doc](#)

Attachment: [E4108 WDS Bridger Pawnee Addn NTBA.doc](#)

- f.) Preliminary Estimates for water improvements to serve Brookfield Addition, Phase 2B (District II)

Attachment: [E4110 WDS Brookfield Addn Ph 2B NTBA Coversheet Template.doc](#)

Attachment: [E4110 WDS Brookfield Addn Ph 2B NTBA.doc](#)

- g.) Preliminary Estimates for sewer improvements to serve Bridger Pawnee Addition, Phase 1 (District IV)

Attachment: [E4106 SS Bridger Pawnee Addn Ph 1 NTBA Coversheet Template.doc](#)

Attachment: [E4106 SS Bridger Pawnee Ph 1 Addn NTBA.doc](#)

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3) Deeds and Easements:

- a.) Acquisition of a Temporary Easement from the Property at 3506 East Mt. Vernon Road for the Mt. Vernon Road from Southeast Boulevard to Oliver Street Improvement Project (District III)

Attachment: [Agenda Report No. II-3a.doc](#)

Attachment: [Agenda attachments.pdf](#)

4) Agreements/Contracts:

- a.) Service Employees International Union Second Amendment to Memorandum of Understanding

Attachment: [Agenda Report No. II-4a.docx](#)

Attachment: [SEIU MOU 2nd Amendment.pdf](#)

- b.) Agreement for Water Quality Monitoring

Attachment: [Agenda Report No. II-4b.docx](#)

Attachment: [2025 Water Age Modeling Agreement_BMcD Signed.pdf](#)

- c.) On-Call Heating, Ventilation, and Air Conditioning Services

Attachment: [24200168 contract.docx](#)

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Attachment: [24200169 contract.docx](#)

Attachment: [24200170 contract.docx](#)

Attachment: [Agenda Report No. II-4c.docx](#)

5) Change Orders:

- a.) Change Order No. 1 and Change Order Limit Adjustment for Downtown Two-Way Street Conversion (Districts I and VI)

Attachment: [Agenda Report No. II-5a.docx](#)

Attachment: [CO #1_Downtown Two-Way Conversion.pdf](#)

Attachment: [Resolution No. 25-033 085822 CO Limit](#)

6) Property Acquisitions:

- a.) Partial Acquisition of 2365 North Hoover for the Hoover Road: 21st to 29th Street Road Improvement Project (District VI)

Attachment: [Agenda Report No. II-6a.doc](#)

Attachment: [2365 N Hoover supporting documents.pdf](#)

7) Minutes of Advisory Boards/Commissions:

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- a.) Bicycle & Pedestrian Advisory Board Meeting Minutes December 9, 2024.

Attachment: [Bicycle & Pedestrian Advisory Board Minutes December 9, 2024.pdf](#)

Uncategorized Items:

- 8.) [2024 Drug Enforcement Agency High Intensity Drug Trafficking Area Task Force](#)

Attachment: [Agenda Report No. II-8.doc](#)

Attachment: [2024 Drug Enforcement Agency High Intensity Drug Trafficking Area Task Force.pdf](#)

- 9.) [Weapons Destruction.](#)

Attachment: [Agenda Report No. II-9.docx](#)

Attachment: [Exhibit A - Destruction.pdf](#)

- 10) [Second Reading Ordinances:](#)

Second Reading Ordinances For January 28, 2025 (First Read January 21, 2025) ORDINANCE NUMBER 52-618 AN ORDINANCE INCLUDING AND INCORPORATING CERTAIN BLOCKS, PARCELS, PIECES AND TRACTS OF LAND WITHIN THE LIMITS AND BOUNDARIES OF THE CITY OF WICHITA, KANSAS. An ordinance incorporating land at the Southeast Corner of South 155th Street West and West U.S. 54/400 (Kellogg) within the City limits. Ordinance No. 52-618 Annexation Case A24-10 ORDINANCE NUMBER 52-619 CASE NUMBER A24-14 AN ORDINANCE INCLUDING AND INCORPORATING CERTAIN BLOCKS, PARCELS, PIECES AND TRACTS OF LAND WITHIN THE LIMITS AND BOUNDARIES OF THE CITY OF WICHITA, KANSAS. An ordinance incorporating land at the Northeast Corner of North Greenwich Road and East 29th Street North within the City limits. Ordinance No. 52-619 Annexation Case A24-14 ORDINANCE NO. 52-620 AN ORDINANCE OF THE CITY OF WICHITA, KANSAS (THE "CITY"), APPROVING REALLOCATION OF HYATT SALE PROCEEDS TO PARTIALLY FUND AN ACCOUNT FOR

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ENVIRONMENTAL AT-RISK TESTING AND AN ACCOUNT FOR IMPLEMENTATION OF THE TRANSIT SERVICE PLAN. An ordinance reallocating a remainder of Hyatt Sales Proceeds to support public health and transit functions. Ordinance No. 52-620 Authorizing Use of Hyatt Proceeds

Attachment: [List of Second Read Ordinances January 28 2025.docx](#)

II) CONSENT PLANNING AGENDA ITEMS - NONE

II) CONSENT HOUSING AGENDA ITEMS - NONE

II) CONSENT AIRPORT AGENDA ITEMS

11.) License Agreement for Exterior Conduits and Duct Banks Kansas Fiber Network, LLX

Attachment: [Agenda Report No. II-11.docx](#)

Attachment: [20250128 - Conduit Occupancy License Agreement - KFN.pdf](#)

12.) Acquisition of a Temporary Construction Easement to Facilitate the Replacement of Perimeter Property Fence at Jabara Airport (District II)

Attachment: [Agenda Report No. II-12.doc](#)

Attachment: [Agenda Attachments.pdf](#)