

CITY COUNCIL PROCEEDINGS

April 15, 2025

MINUTES OF THE MEETING OF THE CITY COUNCIL

Wichita, Kansas, April 15, 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, City Attorney, and Paul Leeker, City Clerk.

Meeting called to order at 9:04 a.m.

[Approve the minutes of regular meeting April 1, 2025 and April 8, 2025](#)

Motion:

Mayor Wu moved to approve the minutes of regular meeting April 1, 2025 and April 8, 2025
Motion carried 7 to 0

[AWARDS AND PROCLAMATIONS](#)

[Proclamations:](#)

[Arbor Day](#)

[National Small Business Week](#)

[Fair Housing Month](#)

[Awards](#)

[JROTC Cadet Aydan Nienhuis](#)

CITY COUNCIL PROCEEDINGS**April 15, 2025**I) PUBLIC AGENDA1.) Arthur Stokes - Advocating for black mold

Arthur Stokes addressed the City Council and stated Good morning, everybody. I'm Arthur Stokes and I'm with leftover. I'm glad to have the opportunity to speak to you all this morning on the topic of black mold. If I would have had to speak last week at this time, I wouldn't have been able to do it because I had to go to the emergency room about 8:00. That morning. My stomach started killing me. And when it get like that, you know, I just go to the emergency room. I'm on the talk about black mold. And. Symptoms that deals with it. This is a very vast, sophisticated. Topic you know. I'm dealing with public housing. The the topic of the starchy bacon, which is more or less. Mycotoxins in in dealing with mold is a very complex everybody immune system in here. Is different. Mine is different. Soon as this stuff starts operating on me, the last time I immediately started having Vertigo that morning. That night. So I was at the emergency room twice. It's kind of like. It's kind of like. When you take a mushroom, you ever watch the mushroom grow? And it keeps growing and growing and growing, and that's how mold black mold operates it. It keeps growing. I. Had like 17 1/2 percent central and toxin that laboratory found in my system at my last dwelling in 16% okratoxins is which where I'm at now. That's a very high volume. That's why it's operates on me a lot differently than it would y'all. I'm an ex athlete also too. See I I played OJ Simpson's protege Tyrone Young back in. Low order for our inner city. Who's who? So my system is going to operate different, but it it still operates on your immune system as it continuously to grow. And here is some of the. Items that I had to get and I had to pay for a doctor. The. The medicine needs get this kit cost me like \$700. Just this stuff here with the the little cylinder that I use to operate this stuff and this powder. It wasn't as good as it is now. It's the first batch was so gross, but I had to take it to try to get well and it came with this little syringe and it had like a little pump that I put the liquid in and after about six times. The pump quit on me. I don't have the pump because I think I threw it away. I mean, you know when it's life or death for me, in trying to get well and that pump stop operating. You know it. It even quit penetrating in my nose. So this is all I can say is I research some of the the people like Ed Mcmanan. The Ballard family, they had like, a \$4 million lawsuit. This stuff just gets expensive. You know, there is like seven families. One family was awarded like \$48 million. I got this stuff right out of the Internet. So all of you can, you know, research it and do more this just so vast of a topic for me to talk about. Comments. Thoughts.

Council Member Hoheisel stated Thank you, mayor. Thank you, Mr. Stokes. I really do appreciate you pursuing and sticking on this issue because it is a very important one. We are drawing up some ordinances right now that will crack down a little more here in a SEC. Maybe I'll see if our city or assistant city manager can give an update. As far as we are with the timeline, some of these issues also especially getting into some of these units to to inspect. We are kind of handcuffed by some state regulations as well, and we've been working with some of our state legislatures to try and find some work arounds and some improved legislation. So that's another topic I would like to discuss with you is how we can advocate to

CITY COUNCIL PROCEEDINGS**April 15, 2025**

the state as far as being able to get in and inspect a lot of these units. We yeah. Troy, can we get a maybe a just? A timeline as far as any of the new ordinances. What we're looking at.

Troy Anderson, Assistant City Manager, stated yes. In fact, we're working through the process right now. You may recall a workshop we had about a year or so ago. We're in the process right now of. Making amendments coming up with a draft ordinance, we're actually gonna have a workshop next month. Bringing back to you all what that draft ordinance looks like, talk to you about some policy sort of decisions and guidance that you can then help us. Finalize where we need to go with some of those revisions will come alongside that with kind of an overhaul of our policy procedures, standard operating procedures in regards to enforcement around those codes and ordinances. But look to see a workshop as soon as next month.

Council Member Hoheisel stated so end of next month, Mr. Stokes, I'll make sure I do have your e-mail. I'll make sure to shoot you an e-mail with the time and date of that workshop, and if you'd like to attend, we don't usually open it up to the public. But at least, but at least get informed and then chat with us afterwards and see what your thoughts are pertaining to.

Council Member Johnson stated thanks Mayor Council Member Hoheisel stole everything I was going to say. So I'll just say that I appreciate you continuing to come up here and talk about this issue. It's something that we continue to hear about and like Council Member Hoheisel said we'll definitely be looking to have the discussion and hopefully take some action to address that. There's too many people being impacted by black mold and some of us have seen that in person and always tell the story about Council Member Ballard and I go into an apartment complex. And that Lady having to go to the emergency room again because of black mold after we had left. So we have to do something. It's not fair for people to be living in conditions like that, and we intend to have that discussion and take some action. That's not right either. So we we got a lot of work to do.

2.) Chief E S Lewis-Negative culture/negative behavior

Chief E.S. Lewis addressed the City Council and stated peace be with you. The Holy Kingdom of Judah extends gratitude and respect to the City of Wichita. The city officials and this honorable council. Never has there been such a horrific chapter in human history as the triangular trade which involved the forced transportation of millions of judaites across the Atlantic Ocean to the Americas for enslavement, primarily by Masonic America. The triangular slave trade, which victimized the royal House of Judah, has been declared a crime against humanity. Therefore, the Holy Kingdom of Judah is entitled to the recognition of our sovereignty, restoration of our Kingdom, and the right to self determination. The Holy Kingdom of Judah commenced the Great City of Wichita for recognizing these troops and establishing the city of Wichita. Judah restoration committee. The American Government must continue to take steps to create and protect, to restore and protect the Holy Kingdom of Judas identity and reputation. Our tribe's national

CITY COUNCIL PROCEEDINGS**April 15, 2025**

identity and respect respected commands are crucial for fostering unity, promoting social cohesion and facilitating international relations. Ultimately contributing to our tribe, stability and well-being. During the triangular trade, the Royal House of Judas majestic identity was intentionally removed by bad actors and replaced by false defamatory identifiers. The most utilized of these defamatory identifiers include Black ***** and the N word black. The word black means unholy, ungodly evil, wicked to black, and then. To black and means to defame. Defamation is not constitutionally protected and may lead to both civil and or criminal charges. Many expert linguists across the country are now the same opinion. Black ***** N word as identifiers. Defended reputation of the Holy Kingdom of Judah. Expert linguist or utilized by judges for language interpretation, text analysis, and forensic linguistics. To provide specialized knowledge and insights that aid in legal decision making. One such expert with over 40 years of judicial service rights in the official report, Judice did not speak Latin, Portuguese or Spanish and would not have utilized ***** to self identify. The doctor goes on to state it is my expert opinion that the use of Black ***** in the N word when describing the judaite is not only highly offensive and not used by judaites to treat when. Thriving themselves, but in this case inaccurate. Our Black ***** and the N word also defamatory. Against the Holy King of judahlaw. com defines defamation in part as follows. The act of making untrue statements about another which damages his her reputation. If the defamatory statement is printed or broadcast over the media, it is liable, and if only oral, it is slander. This may apply to Black ***** and the N word when describing a judaite. These words are imposed names, not statements, but their use or their use in statements may convey or perpetuate contempt, hatred, ridicule, oblique or, or scorn in a respectable and considerable part of the Community TH. Would be considered a defamation of the Holy Kingdom of Judas reputation. The Holy Kingdom of Judah requested City Council establish a resolution banning the N word in all his forms within the full reach of his jurisdiction. The Holy Kingdom of Judah will continue to work with local, state, and federal governments to rectify the wrongs perpetrated. Against our tribe so that Judah will may be fully re established and so that America may finally heal and its reputation as a nation of law. Justice and freedom be restored. Thank you for your time and attention. Please be with you.

Mayor Wu stated thank you, Chief Lewis, I agree with you that the N word should be banned, but unfortunately we do have the ability to have free speech and so we cannot do a resolution regarding that.

Chief E.S. Lewis stated I'd say defamation is not covered by constitutionally protected by a constitution. So that's their definition. So peace be with you.

3.) [Janet Johnson - City Council nonpartisan body.](#)

Janet Johnson addressed the City Council and stated Janet Johnson, 523 W Carlyle District 3. The Wichita City Council. As a nonpartisan body is the last bastion of hope for residents who expect their elected officials to listen and to vote for what is best for their districts and the city as a whole. And now, like many other traditions, it has fallen under attack. As a woman, I am watching my rights as a United States

CITY COUNCIL PROCEEDINGS**April 15, 2025**

citizen being removed 1 by 1. And these are rights that our mothers, our grandmothers and beyond fought for. Women were not granted the same rights as men, or I should say white men, because our brothers and sisters of color had to fight for these same rights and more. Women have had to fight for the right to vote, to own property in our own name, to have a bank account and a line of credit in our own name, to file for divorce, to have a shot at gaining meaningful employment. In a good ol boy world to receive equal pay for equal work and to make our own medical choices and have control over our reproductive rights, these rights were not automatically given to us. The women who came before us had to fight for them, and each victory was. Hard fought. Hallelujah. Today we are seeing the rights that we fought for. Taken away, the federal government has removed opportunities for Equal Employment. The state continues to try to take away our medical rights and even though voters sent a clear message in 2022, now the government is trying to pass the SAVE Act, which would prevent U. S. citizens from being able to register to vote without jumping through hoops if. Your current name doesn't match the one on your birth certificate. If the SAVE Act passes, it will impact. 84% of women. And now one of our female Council Members is under attack. We have witnessed male members of the GOP fraudulently get COVID funding, which is a crime. Except major gifts in return for awarding contracts and projects. Encourage and condone their spouse in violating election laws, which that's also a crime. Engage in inappropriate public outbursts in a church and a candidate forum. Form LLC's in other states in order to hide money. An attempt to sabotage a political opponent by spreading fabricated slanderous stories and threaten another person on the statehouse floor. Regarding the topic of racism. Where any of these men censured by the Republican Party. If so, we haven't heard about it. And yet the local GOP wants to censure a woman in their party because they don't like how she votes as a member of a nonpartisan governing authority, Wichita City Council. This is a direct attack on all women using threats and intimidation, and it's a tactic straight out of the Trump playbook. I have to surmise that the actions I noted by male Members align with the GOP values. But a woman who votes the way her constituents want her to is a violation of their moral code. And regarding morals, each of us, unless you're a sociopath, has a moral compass. I have male friends who are members of the Republican Party and on an individual basis they would never do anything to undermine the rights of their wives, their daughters, their sisters or their mothers. But as a collective, they seem to have no problem doing it. I simply can. Wrap my head around that kind of mindset. Anyone who is willing to sell their moral compass and their very soul. To a political party and I include all political parties is in a sad state. Women and the men who support them cannot afford to do nothing. I am calling upon all wichitans to do the just and moral thing and stand behind Councilmember Becky Tuttle and her right to vote in a non partisan manner for her constituents and the residents of Wichita. Thank you.

Council Member Hoheisel stated thank you, mayor. I'd just like to say I stand behind Council Member Tuttle.

Council Member Johnson stated thanks Mayor. Jan. It's always good to see you. I agree with you and I also would like to say for the record, I stand behind Council Member Tuttle.

CITY COUNCIL PROCEEDINGS**April 15, 2025**

Council Member Ballard stated thank you. Janet. It's always good to see you. I agree. I stand with Council Member Tuttle.

Mayor Wu stated thank you, Janet. I will just read you an e-mail that was sent to me by a man, "transphobic racist B. You're done. Go back to Guatemala, where you F belong. Don't you ever run for mayor again? Cuz you may be deported. Hey, here comes ICE, ICE, baby. Love, peace, hope and happiness."

Council Member Glasscock stated thank you, Mayor. Janet. I believe that every person from this bench has the ability to vote their conscience. They were elected by their individual constituencies. They're accountable to their constituencies and I would say that for Councilman Tuttle, as ever as well as any individual on this bench.

Council Member Hoheisel stated thank you, mayor. And speaking on your e-mail, that is absolutely horrible. That is horrendous, and that kind of language has no space in our community, and especially with public dialogue. So. That's horrible. And I hate to hear that. And please stay strong and push back against that kind of dialogue.

Mayor Wu stated thank you.

4.) [Andrew Crane - Public Access/crosswalks](#)

Andrew Crane addressed the City Council and stated good morning. City Council and mayor. I don't know if you read the article that was in The Wichita Eagle. About the crosswalks and curb cuts and that need to be upgraded in downtown Wichita and the also the one-way streets, crosswalks that need to be upgraded. And and that and the Access Advisory Board has been saying this for years. And I don't know why it hasn't got up to the chain of the city manager. To to make it that, we need to get this done as as. A big time city and to make it accessible to the blind and low vision and that disability. Community and I I I would like to encourage you guys to. Step out of your offices and walk the city streets. Because I walk these streets every single day, folks. And it's it's time that we need to. Get get some work done here and to make our city accessible. To the disability community and the blind community I am, I am a citizen of of Wichita. Been been here for. 30 going on 37 years. So. I. I wanted you guys to encourage you guys to read that article and to to get back with the Access Advisory Board and because the the blind community is raising some big. Raising some questions here to the city of Wichita. I would like to hear from Council.

CITY COUNCIL PROCEEDINGS

April 15, 2025

Council Member Hoheisel stated hey Andrew, when is the next Access Advisory Board meeting?

Andrew Crane stated they meet I believe. It is gonna be. The last week in April. On Wednesday 10:00 up at Envision.

Council Member Hoheisel stated I'm gonna try and make the next meeting.

Council Member Glasscock stated thank you, Mayor Andrew. I know we spoke on the phone yesterday. We'll be meeting hopefully in the next couple weeks about this as well. I thank you for bringing it to our attention and also I think the article for bringing it to our attention as well. And thank you for continued being advocate for fighting specifically for blind and visually impaired individuals.

Mayor Wu stated Andrew, thank you again for your advocacy. I know that the Access Advisory Board is the group that tells the Council their opinion regarding some of the changes or any improvements. So my question will now be directed to staff. City manager, can you address how the Access Advisory Board was consulted before the roads changed from one ways to two ways?

City Manager Robert Layton stated Our city and our excuse me, director of Public works in utilities, is the city's representative and has been for a period of time with the Access Advisory Board. I'll let him address that issue.

Gary Janzen, Director of Public Works & Utilities Department, stated so our coordination and collaboration with the Access Advisory Board has been ongoing for many, many years and will continue on everything that we do. Under the guise of the federal laws related to ADA, one thing I just wanted to make clear the fact that we converted downtown streets from one way to two way doesn't create anything different situation than anything we deal with on a regular basis. Cases on any of our street projects on any of our improvements, anything we do related to infrastructure still follows the same guidelines, the same rules. This was not a special circumstance. It was not a special situation. Having said that, I can't tell you that I know for sure that this work that we're doing for conversion of the downtown streets was specifically discussed with the Access Advisory Board, I think. I mean, as far as us presenting a project to them, I'm confident there was a discussion at some point in time with the board about what it was that we were doing. But it was again. Presented in a way that these are the guidelines we follow, this is what we do, asking for their input. The some of the things that are at question here, in particular to the accessibility of the traffic signals, is not a federal requirement at this time. I'll just tell you real quick and I've got some information that that all the Council Members will see at today in regards to this specific issue. In the past, the Access Advisory Board actually advised against utilizing accessible pedestrian signals in the downtown area. It's an environment that creates challenges for noise. Ambient noise with traffic, with the

CITY COUNCIL PROCEEDINGS**April 15, 2025**

buildings. It makes them hard to hear. There were challenges with maintaining those accessible signals. In the past, we heard concerns from residents. There's a variety of things that went into this. We've worked closely with Envision. Also, and the local chapter of the National Federation of the Blind to look very strategically at specific intersections that make sense to consider for accessible pedestrian signals secondary to all of this, there's a very significant cost associated with implementation of these signals, and they've been very unreliable in. Trying to maintain, having said all of that, I think we've done a really good job of collaborating with the Access Advisory Board with other groups again. Envision has got multiple clients. They come to us, they ask us to look at accessible routes. I'm confident that the communication we've had with the board has been what's needed and we will continue that going forward.

Mayor Wu stated thank you, Gary. And for those that want to participate or watch the Access Advisory Board meets fourth Wednesday of the month at 10:00 AM at the Envision Building at 610 N. Main Street. The next meeting will be held on April 23rd, 2025.

Council Member Ballard stated thank you, mayor. So I've had several people reach out since the article came out. I know we talked about it a little bit about my DAB, but. It seems like the visually impaired community thinks that this is kind of coming out of left field like they didn't. They didn't realize that this was not happening. I think some of them were under the impression that we were getting some of the signaling in. Can you speak to a little bit? I know you did a little bit, but it seems like there's some communication gaps somewhere and I want to make sure that personally I know everything comes with the price tag, but they're a big part of our Community too and I want to make sure that we're. Not getting caught up on price and figuring out a way. To make things easier for them as well. I hope that makes sense.

Gary Janzen, Director of Public Works & Utilities Department, stated it does, and I appreciate that. And I don't want anybody to think we're getting caught up on price. I'll set that part aside. It is. It is significant, but, but if we'll set that part aside, I will tell you that going forward, installation of all new traffic signals will include accessible the accessible pedestrian signals because it is heading towards. Federal law requiring that, and so here soon, it's something that will have to do and it'll be. Part of the budget for new projects going forward. Retrofitting of existing signals, especially in the downtown environment, becomes extremely challenging. It actually can add additional infrastructure because of proximity to intersections and back to your original question. I can't find or see anywhere that we ever committed to doing what's being requested. What I'm confident in is that we have had very robust and engaging conversations with the Access Advisory Board. I would just mention. Again, I can go back about somewhere in the last 10 to 15 years. We actually had direction from the Access Advisory Board to not implement accessible pedestrian signals, so audible signals in the downtown area because they were actually creating more confusion than not. So having said that, we continue to work with them. Federation the blind. Staff local chapter Envision has been a great partner ship for us because they work directly.

CITY COUNCIL PROCEEDINGS**April 15, 2025**

With a blind and visually impaired community, we had not made that commitment. I think that came from somewhere else. I've heard a comment made about curb cuts and sidewalks and everything else so far. The best I can tell is that's an anecdotal comment because we can't get any details. We've asked questions and have seen no proof that there's any issues related to that. So until we've got more specific information, I don't know where else to address that.

5.) Bill Stout

Bill Stout addressed the City Council and stated hi, good morning Bill. Stout District 5, most of you know me. I was going to save this for unfinished business, but I've sat here and watched staff members play on their phones while people speak and it just drives home my point. The issue that was brought up last week about the question of a mayor versus a city manager actually came to head in Wichita 30 years ago, 1995. Bob Knight became the first person elected mayor in over 70 years in our city. That wasn't his first term as mayor. He'd served five one year at a time as an honorary position, and during those years he worked diligently. To get an elected mayor back on the ballot. The intention, as the voting public was make believe. Was it within four to five years with an elected mayor, we'd no longer need a paid city manager. Well, here we are. 30 years later, we have both. Most people in the city have no idea what the difference is between the two, but I will tell you what we do know. We pay the mayor. Please, no offense, \$131,000 a year, and we elected you, so I accept that. We pay the city manager over \$250,000 a year. That does not include benefits and he has zero accountability to the voters. You know. I grew tired of watching the endless stream of bureaucrats paraded in here as members of the city manager's office as they make deals that smell like rotting fish at the expense of the taxpayer with no accountability. In 1995, when we voted for an elected mayor, we were a city of just over 300,000 people and we as a voters decided it was time for an accountable government. Now we have over 400,000. The only thing we've done is grow bureaucracy, grow a question of who's in charge and a bloated and confusing system with a higher price tag. We either need an elected mayor or a city manager. It's time for our government to actually be transparent to those who pay the bills, because to be brutally honest right now, the city, the people of the city have no idea who's in charge. It's clear as mud. Considering some of the outrageous expenditures that we've had to live with recently, like the artwork at the new water facility. By the way, that's still not operational. And the \$250,000 toilets at parks, it might be time for a Doge style audit top to bottom of our city. I understand that local government structure and change is a difficult topic. I know it's a short time frame. That's not the fault of the taxpayers. Nevertheless, we deserve better than another 30 years of confusion and wasting more money. And yes, I said wasting on another out of state consultant to tell us how to run our own city. I find that ridiculous. We, the people of the city of Wichita deserve and expect and demand better stewardship of our money, because at the end of the day, the city doesn't have a product, it collects taxes. That's our money. It's really simple. Comes down to this. We want a government that operates at the will of the voters rather than the desire of bureaucrats.

Council Member Glasscock stated

CITY COUNCIL PROCEEDINGS**April 15, 2025**

thank you, Mayor. Thank you, Bill. I know that we'll have a lot more conversations about forms of government over the coming months. However, I two things I wanted to address. The two the spending projects you worked on were voted on by this Council. They're not voted on by the manager. They're not implemented solely by the manager. They're voted on by this body of government and this body of government should be held accountable for the votes that we take. I will also. Defend our staff. I have sent 3 emails for staff members to staff. In this room that respond to emails regarding whether that be some public comment, whether that be a question I had regarding about something on the agenda and so I can't speak for all the staff, but many of the staff in this, if they're on their phones, it's because. They're responding maybe to questions that we have. They're responding to follow up regarding things and so just because they're on the phones does not mean they're working. They're paying attention, just like we are up here and I will defend our staff because they're incredibly responsive. When I have reached out to them, particularly the ones in right now.

Bill Stout stated I understand that you also have to understand the perspective of those sitting in those speaking, it is extremely disrespectful.

Council Member Johnson stated thanks, Mayor. Ditto to Council Member Glasscock, and just for the record, for everybody watching, there are no \$250,000 toilets in the city of Wichita.

Mayor Wu stated City Manager Layton, can you address where the status of the outdoor restrooms? I did see that. The outdoor restrooms were installed by the river. Can you tell us again the cost of these bathrooms and the status of these bathrooms?

Gary Janzen, Director of Public Works & Utilities Department, stated again current status of the restrooms, the one at a price water park is has been installed as effectively complete. Working on the one at Dasker Park now. We're shooting for mid-May ish to open both of them at the same time. We've got everything ready from an operation standpoint and cleaning standpoint ready to go. My best recollection total cost. All in, which includes everything for water and sewer service. There's concrete flat work associated with these for full installation was was right around \$500,000 for both. I don't remember how that breaks down for the the facility itself, but again, there's a lot of ancillary work things tied to it that have to be done to make these operational.

II) CONSENT AGENDA ITEMS 1 THROUGH 20***Motion:***

Mayor Wu moved to approve Consent Items 1 through 20.

Motion carried 7 to 0

CITY COUNCIL PROCEEDINGS

April 15, 2025

COUNCIL BUSINESS

III) BOARD OF BIDS AND CONTRACTS

- 1.) [Board of Bids and Contracts dated April 14, 2025.](#)

Attachment: [04-14-2025 Board of Bids.pdf](#)

Attachment: [04-14-2025 WAA Board of Bids.pdf](#)

Josh Lauber, Department of Finance, presented the item

Mayor Wu stated I will go to slide #8 please. Can you talk about this? We've had questions from community regarding vacant lots and the responsibility where it lies. Can you talk? Maybe you or someone from staff regarding these vacant lots, how the city will come and do that work, but it will then be the responsibility of the property owner.

Josh Lauber, Department of Finance, stated . Sure, I don't know if I have somebody from housing.

Sally Stang, Department of Housing & Community Services, stated thank you. Good morning, mayor. Members of Council Sally Stang with the Housing Department. This particular bid is only for mowing and edging of the public housing properties. Those that are vacant and up for sale. It takes some time to get through that process. Those properties have to be mowed.

Mayor Wu stated And can you address why the lowest bid was not taken for this one?

Josh Lauber, Department of Finance, stated so this is the lowest bid. It looks it looks deceptive in the fact that Robin Hood Industries LLC only bidden one group or group two. There were two groups requested. So two groups combined and the aggregate is \$48,000. Is the low bid.

Mayor Wu stated Thank you very much, Josh. And can you go to slide #15 really quick?

CITY COUNCIL PROCEEDINGS**April 15, 2025**

Josh Lauber, Department of Finance, stated certainly.

Mayor Wu stated since we just had a proclamation regarding small business. This is a reminder. . Can you address how you're really reaching out to small businesses in our community so that they can bid for these city jobs?

Josh Lauber, Department of Finance, stated Sure. I always love that question. That's a whole topic in itself. So one thing that we're doing is we have a emerging disadvantaged business enterprise program. We have a gentleman that overseas that program and part of his strategic plan document is he's outreaching to a certain number of vendors with the state of Kansas Department of Commerce. Minority and women business and. Exporting that data of who's registered with the state. Contacting within that spreadsheet based on ZIP code start with cities. Start with South Central Kansas, then work the entire state. We basically gotten to the point after a year of the entire state, and now we're just refreshing the list. We're also working with the cities emerging Business Enterprise program, sending out AI think 10 vendors per week where we're notifying them. Hey, make sure you register with the city Wichita. This is. How you can do with us? I noticed that you don't have commodities or what types of goods and services you offer. Highly recommend you put that so you're. Then you're the 1st and the no. We also are completing a monthly newsletter, emerging and disadvantaged business Enterprise newsletter that will have this calendar and we'll have tidbits or tips. We're also completing strategic events where we're doing education. Bonding typically comes up. Insurance comes up. We'll work with the Small Business Administration. And we'll also work with the McConnell Air Force Base. We'll also work with other purchasing agencies in the in the area as a lead, typically given our size and our volume, we're doing a lot. I would be remiss to say that I am aware of other agencies that that in procurement are doing these types of activities. So I'm I'm very proud of the staff we have and I'm very appreciative of any opportunity to talk about the end roads that we're making anytime that we can work with departments. We're in a unique position where we're advocating for vendors and we're also advocating for the city and the taxpayer in our dollars to make sure that how do we find a good hybrid of both, where in theory I could get you a really good price on a huge. Economies of scale, or do I need to have tracked bidding? Do I need to have lump lump sums of different locations where small business opportunities are made available? So it's a constant process and constant development.

Mayor Wu stated thank you, Josh.

Motion:

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

CITY COUNCIL PROCEEDINGS

April 15, 2025

IV) PETITIONS FOR PUBLIC IMPROVEMENTS

1.) Petitions for Public Improvements

Attachment: [Pegasus Addn.pdf](#)

Attachment: [Resolution No. 25-171 SS 005503 Lift Station Phase I Pegasus 2nd Addition.docx](#)

Attachment: [PFPI.docx](#)

Paul Gunzleman, Public Works & Utilities Department, presented the item.

Motion:

Mayor Wu moved to approve the new petition and budget, adopt the new resolution, and authorize the necessary signatures.

Motion carried 7 to 0

V) UNFINISHED COUNCIL BUSINESS

VI) NEW COUNCIL BUSINESS

1.) Public Hearing and Request by Commonwealth Development Corporation for Approval of a Letter of Intent to Issue Multifamily Housing Revenue Bonds (District III)

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

Attachment: [2025-0415 Application Commonwealth Public Hearing and Request for LOI to Issue IRBs for 5136 S Broadway.docx](#)

CITY COUNCIL PROCEEDINGS

April 15, 2025

Attachment: [2025-0415 Resolution Commonwealth Public Hearing and Request for LOI to Issue IRBs for 5136 S Broadway.pdf](#)

Troy Anderson, Assistant City Manager, presented the item.

Council Member Hoheisel stated thank you, Troy. The the LIHTC part of this is the is a representative here?

Liz Peterson, Commonwealth Development, stated my name is Liz Peterson. I'm a development manager with Commonwealth development, so thank you for having me.

Council Member Hoheisel stated now you guys, I'm sure you're familiar with some of the recent legislation regarding the LIHTC credits.

Liz Peterson, Commonwealth Development, stated correct.

Council Member Hoheisel stated are you still intent on pursuing despite the the obstacles? That kind of are laid at our feet now with it?

Liz Peterson, Commonwealth Development, stated yeah, I think it's important to note. So we will be applying for the. Credits both federal and state in May, and we apply, which hasn't been cut yet, right. So yes, 2025 the decision on that will be around July. So we expect you know if the award is in our favor, which again the local support the support from the City of Wichita is very critical both in the form of the Irb's as well. As we have been presenting to the Affordable Housing Review Board. And so. It's just very important to us to have this city support, so if we do receive the tax credit award, we expect to close on our construction loan at the end of 2025 and we expect about a 14 month construction duration. And so that would put us. In the spring of 2027, we'll be welcoming those 42 units to the community, OK?

Council Member Hoheisel stated and you still, even if you don't get the LIHTC, you still plan on going through the project?

Liz Peterson, Commonwealth Development that's correct. We would, you know, plan to. Hopefully renew our option to purchase the land and find a, you know, a way to find financing for a further round.

Mayor Wu stated thank you. Liz, I have a couple questions for you. You're a new developer into Wichita from Wisconsin. Can you share why you decided to come to Wichita? And are there other opportunities for more affordable housing?

CITY COUNCIL PROCEEDINGS**April 15, 2025**

Liz Peterson, Commonwealth Development, stated sure. Thank you for your question. So again, Commonwealth is a national developer. We really look for communities that have a need for affordable housing. We know that the need is great here. We see. You know that there is about 30,000 households, according to Hud's Comprehensive Community Survey. So those 30,000 households, you know, those are the most vulnerable people within our community and I think you know, we have our expertise which is bringing affordable housing to communities and. You know, we've been working with the City of Wichita again, Sally staying. With the housing department, you know, been working to get the recommendation for our project from the Affordable Housing Review Board. So yeah, really just our intention to reach out to all stakeholders within the project and again just identify that community need.

Mayor Wu stated I have a couple questions for Troy. This is more in regards to over the last year and a few months we've had several of these types of proposals. For affordable housing, is there a database of the number of units that are coming online because they did receive a LIHT? Not get the LIHT and that's the reason why we're not getting the units. Is there a running total of these that we can share with community? Because I know that there's a big development on in Council Member Tuttle's district regarding senior citizens and affordable housing. So is there a list where we can look at all those units? That are getting either federal state as well as local incentives.

Troy Anderson, Assistant City Manager, stated so I'm going to answer it a really, really high level and then I might turn to our housing. Expert. KHRC manages the database of all the projects that are awarded and will identify the number of units and prep. But again, I might call on Sally Stang our Housing Director. She might have a a more articulate answer.

Sally Stang, Housing and Community Services Department, stated again, I do have a spreadsheet of awards and allocations back to 2017. It's a little bit challenging because the way KHRC releases that data is not consistent between the 4% and the 9% and so often times we're not able to see the number of units, but we can see the dollars in. I am happy to share that with you after the meeting.

Mayor Wu invited public comment. No one came forward.

Council Member Hoheisel stated thank you, mayor. We all know that there's a definite need for more affordable housing in our community, and I think the old saying is you take down an elephant, one bite at a time this this looks like a pretty decent bite right here.

Motion:

CITY COUNCIL PROCEEDINGS

April 15, 2025

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

Motion carried 7 to 0

- 2.) [Public Hearing and Request by Lange Gen Y, LLC for Approval of a Letter of Intent to Issue Industrial Revenue Bonds \(District IV\)](#)

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

Attachment: [2025-0415 Application Gen Y Public Hearing and Request for LOI to Issue IRBs for 4729 S Palisade.docx](#)

Attachment: [2025-0415 Resolution Gen Y Public Hearing and Request for LOI to Issue IRBs for 4729 S Palisade.pdf](#)

Troy Anderson, Assistant City Manager, presented the item.

Council Member Glasscock stated few questions. You know at the end of the especially the green sheets says I reserve mechanism for achieving sales tax exemption, property tax abatement for companies that are expanding and maybe hiring new employees. Is Lange hiring new employees with this restructure.

Troy Anderson, Assistant City Manager, stated I'll let the representative speak to that.

Mark Elder, Lange Development, stated good morning, Mark Elder with Lang development. Lang is. And most of this is going to be relocating. But we are going to be expanding offices to be able to hire additional employees into the future. I don't have a count on that, but you know, as we expand, we'll be we're going to have opportunities to have that growth within the offices.

Council Member Glasscock stated is that the justification for when we seeking the sales tax exemption and not the property tax abatement?

Mark Elder, Lange Development, stated that's part of the reason why at this time, we're not seeking the

CITY COUNCIL PROCEEDINGS**April 15, 2025**

property tax abatement. We're ready to go on the project and so we need we're seeking that sales tax exemption in order to move forward with that construction and start the expansion

Council Member Glasscock stated nd the total expansion efforts are approximately about \$3,000,000, correct. As far as the construction FF and E. The land acquisition has occurred, but it's not part of this because it's it's not applicable for the exemption, OK. This might be a question for Troy. So Troy, given that they're making \$3,000,000 investment to the property, likely their property taxes would increase on this property. Do we know what they're currently paying and what maybe the subsequent investment will be?

Troy Anderson, Assistant City Manager, stated I do not have those. I do not have that information available to me at this moment. I can certainly get that information and give you some estimates of what we think the property tax obligation would be thereafter. An estimate.

Council Member Glasscock stated so let's say we have current property tax rules because of an investment. Will we the the city be? Or when will the city see the full return of \$8770 in terms of the tax revenue back because the property tax investment?

Troy Anderson, Assistant City Manager, stated I'd be remiss if I even started kind of guessing right. Let let me get you some information on how quickly sort of that return on that investment would be.

Council Member Glasscock stated yeah, I'd be interested in just the ROI if it's, you know, next year or if it's ten years or it's 20 years, like when will we see the full return of our abatement for the sales tax on the property tax portion of it?

Troy Anderson, Assistant City Manager, stated yeah, we'll we'll go back. We'll evaluate what the property tax obligation is today. As it's broken out, the various taxing jurisdictions. We'll have to do some comps with regards to other sort of office buildings in and around that area. We'll make some projections on what we think that what that \$3,000,000 impact will be on the future tax obligation and yeah, let me let me do some some calculations, some analysis and let me get back with you

Mayor Wu stated can you find that out before we actually vote for this? I just wanna know what the property taxes are right now. On this current property and that should be someone that can find that. Can you let us know currently what the property taxes are for that location?

Council Member Hoheisel stated thank you, mayor. Yeah, you guys. That's one of the things I was going to ask about is usually we have an ROI, we get on investment attached with these and don't have one here

CITY COUNCIL PROCEEDINGS**April 15, 2025**

City Manager Robert Layton stated the ROI normally is done when you have a property tax exemption, but I don't believe we calculate one when there's just solely a sales tax

Council Member Hoheisel stated I appreciate that. I'm still. I'm curious about that as well though. The other taxing jurisdictions, when do they hear? Hear this and what is their part in the process? School District USD259, kinda specifically, but also county.

Troy Anderson, Assistant City Manager, stated so during the process right, we rely on. The the city's economic development guidelines. As the the guidelines for bringing applications such as the such as these to City Council, so as projects are brought before the city and ultimately City Council, we use those guidelines which were ultimately agreed upon by at least city and county. Right. That's why they are called the City of Wichita. Sedgwick County economic development guidelines. Those rules and regulations around incentive programs that are being brought before City Council have all been mutually agreed upon, right. We engaged that school district on occasion, right. But for all intents purposes, there is not a review by all of the other taxing jurisdictions as part of every application. The framework for incentives was was kind of set forth years ago in the guidelines. That's the best way I can probably answer that question today

Council Member Glasscock stated thank you, mayor. I'd be interested to see if there's any public comment. I'd like the hard numbers. Before voting on it. And so if we can't get those today, I'm likely to table. I know. Maybe an ROI isn't customary for this, but it also is adding no new jobs. And so when we're looking at baiting from the city's perspective, \$8,770 in terms of investment and a full sales tax exemption of \$1,112, I could justify that if we were adding jobs to the property, not just relocating one location to another without an ROI, because I think that would be the return. In terms of jobs, and so we're not taking a risk, but the city is taking. Being a loss by an individual purchasing it with no new jobs and then abating the sales tax exemption from it. So I would be interested in just when will we get an RI in terms of property tax abatements that were made whole with trying to help leverage maybe the assets for the original \$3000 investment? So I want to hear more conversation, but that's my initial thoughts.

Mayor Wu stated I'm actually looking at the city of Wichita's website. When you click on departments and then economic development. This is the area where we talk about IRBs, and since we're specifically talking for a for profit company, it does say for profit, companies may be considered for IRBs if they are investing capital to develop new facilities, add machinery and equipment, and create new jobs. So there's an. And there the following paragraph says to qualify. Companies must generate the majority of their revenue. From outside of Sedgwick County. And wages for the new jobs must meet certain standards. So my question now will be to Mark Elder, who represents Lange. Is a majority of the revenue coming from outside of Sedgwick County for your company.

CITY COUNCIL PROCEEDINGS**April 15, 2025**

Mark Elder, Lange Development, stated I do not have the actual calculation in front of us, but Redbox ships containers throughout the world. So this is actually just one of several manufacturing facilities, but we manufacture and ship not only throughout the US, but throughout the world.

Troy Anderson, Assistant City Manager, stated again, really high level need to do a deep dive just to make sure, but pulling up the property tax roll property tax record for this in 2023, the property tax obligation was. Valued at. Bear with me for just a second. Was valued at \$1. 8 million. And as a result, the obligation was approximately \$200,000 a year. So if that again, we're back of napkin math, that was the entire tax obligation, \$200,000 for a \$1. 8 million project. If they add \$3,000,000 in CapEx, you probably won't see that full \$3,000,000 added. To property value you might see. 6575% of that. So let's say that doubled, right? And now all of a sudden the property value and the assessed value was double that. So 1. 83 point \$6 million. The general tax obligation that would be paid would arguably sort of double, right? And so that obligation would jump from probably \$200,000 to go to almost \$400,000 a year. That would get made-up. Arguably in very short order. We can get you some better exact numbers, but that's back of napkin

Mayor Wu stated will you guys be coming back for property tax abatement?

Mark Elder, Lange Development, stated we actually have several expansion projects going on at this time. I'm I have not been informed on whether we'd be coming back for property tax abatement at this time. I am aware that we're coming forward for the sales tax exemption, so no. I'm at this time I'm not been told that we are asking for property tax abatement.

Mayor Wu stated so this is only for sales tax and we won't come back in a few months and ask for property tax abatement. Is that correct?

Mark Elder, Lange Development, stated it's my understanding that we're we're asking for the sales tax exemption. I I haven't been given a directive that we would be coming back for property tax abatement.

Vice Mayor Johnston stated thank you, mayor. I also pulled it up on the county's website and Troy is correct. Last year it was \$1,816,000 which is a 3% decrease from the year before. Of \$1,874,000. And some change, which is a 73% decrease from when it was occupied when it was occupied. It was a little over \$7,000,000. So now if the building is occupied, will be occupied again. I would expect that value to be somewhere at \$7,000,000 range and the property taxes will go up significantly. 100,000 as well, correct? Yeah. So I'm I'm more than comfortable with it with voting for it, so.

CITY COUNCIL PROCEEDINGS

April 15, 2025

Mark Elder, Lange Development, stated that would be our expectation as well, correct.

Mayor Wu invited public comment.

John Todd addressed the City Council and stated my name is John Todd. I live at 1559 N. Payne, a District 4 Council Member of a Ballard district, is it 6? Excuse me? I thought I may be moved. But we're not. I speak as a private citizen for myself and not for any other group. I'm going to make this short. I am no fan of property. Any type of tax abatements for select businesses. They're not fair to other businesses or to the taxpayers. If you're going to offer tax abatements for property or sales tax, your general policy should be to offer to everyone and not just select businesses, because it isn't fair. It doesn't pay. It doesn't. It's not a level playing field and on issues that do impact the taxes for other gab manly units like the school district and the county, I really believe that they they should have a right to weigh in on these type of decisions. I do applaud the developer for doing the fine project for Delano. I strongly support that, but I don't support the the tax abatement.

Mayor Wu invited further public comment. No one came forward.

Council Member Hoheisel stated thank you, mayor. I just had a question maybe for Council Member Johnston, who has a little more knowledge on this. Does property value really go down if the building that that much of A building is unoccupied?

Vice Mayor Johnston stated it does. I have personal personal experience for that. So to the to the detriment of my bottom line. And I I might add just there, it is correct that the property taxes were two almost 203 thousand, 2324. It was a little less than 54,000, so it drops considerably. When it when it's empty, it's just not not worth as much.

Council Member Hoheisel stated when was the last time that building was occupied two years ago?

Vice Mayor Johnston stated two years ago, yeah.

Council Member Hoheisel stated and then it does it just naturally depreciate like that. Or is that a?

Vice Mayor Johnston stated you asked for maybe a reassessment. You sometimes you have to ask for it. Yes, that is true. You have to ask for it and properties valued on on the the location, the building itself and

CITY COUNCIL PROCEEDINGS**April 15, 2025**

income. And obviously, if there's no income that the building value will significantly drop and decrease. Therefore the county appraiser will drop the value of that building.

Council Member Glasscock stated thank you, mayor. I think this might be the first one that's come before I've been here. Where no jobs are added. With an exemption, I could stand corrected, but this feels unique compared to some of the other ones. I appreciate Troy, the back of the napkin math. I think it's very helpful and I would just like to see that maybe a little bit more solidified those and I'm thankful you can do math that quickly and add it on. There is a little messy, but if we could just have a quick solidification of that. So when it comes that we can see an ROI that's panned out pretty quickly, we have a Council meeting now that we're going to be adding on April 22nd. And I would feel comfortable just tabling this for a week to be able to get those hard numbers to be able to come back. I'm supportive of the project. I think it could be a great project, especially for Southwest Wichita. I've been out to the facility. I've talked to the applicant previously about it, and I'm thankful they're bringing jobs and investing very heavily in South Wichita industry and so I would I this would be a question for Jennifer. We haven't officially taken the Council agenda item or adding the 22nd to our meeting. But we're doing that later in this meeting to add next week. Can I add this to the agenda?

City Attorney Jennifer Magana stated you can. You can say subject to the motion subsequent being approved to schedule that April 22nd meeting.

Council Member Glasscock stated I don't think a week should probably hurt the project or delay the project and so seeing there's nobody else on the agenda, I would make a motion that we hear this public hearing request by Lang Gen. Y LLC for the approval letter intent. Subject to a. Subsequent motion to add April 22nd Council agenda to add this to the Council agenda, if that motion is prevailing later.

City Attorney Jennifer Magana and I'll just suggest that's a motion to defer this motion to defer.

Motion:

Council Member Glasscock moved that we hear this public hearing request by Lang Gen. Y LLC for the approval letter intent. Subject to a. Subsequent motion to add April 22nd Council agenda to add this to the Council agenda, if that motion is prevails later.

Motion carried 7 to 0

- 3.) [2025 Wichita River Festival Memorandum of Understanding \(Districts I, III, IV and VI\)](#)

CITY COUNCIL PROCEEDINGS

April 15, 2025

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

Attachment: [Memorandum of Understanding - Wichita Festivals 2025.docx](#)

Attachment: [2024 Riverfest Annual Report.pdf](#)

Lindsay Benacka, City Manager's Office, presented the item.

Mayor Wu stated I will ask Brianna to come forward and just share about River Festival. This will be an opportunity for community to gather as we just did with open streets ICT. My question really is regarding the \$27 million back to the Community and economic impact. Can you, Brianna, talk about what? Are some things that you continue to change or make better enhance for this upcoming river? So that it does become a community wide event.

BreAnna Monk, Wichita Festivals CEO, stated absolutely. Thank you, Council and everyone present for allowing me to speak today in regards to Riverfest, I will do an initial introduction as well. If you have not met me. My name is Brianna Monk and I am the pres. CEO of Wichita festivals. What we have continued to do is to continue to innovate Wichita Festivals. The RIVERFEST has always been a place for families to gather for people to gather in the community and show togetherness for over 53 years, we've been able to do so. So some of the things that we are continuing to bring in, we have our children entrepreneurship network. Who will bring in over 100 children's entrepreneurship booths that will line Douglass and wrap around to Main Street, where the kids will actually be able to present their crafts, present their different businesses and things that they have to offer? And I think that is one of. The neatest things that we absolutely have some of the other things that we are bringing. Into our riverfest this year or not only our concert. But also we have different tournaments we are partnering in with ESPN Wichita. We are also doing a variety of partnerships in with, with schools and educational organizations. We have our future fest which used to be called Steam City to basically continue to move forward. And what that looks like for science and technology and different things that will wrap around for the children. We also have a big movie night. Our military night is also one of our big nights that we have. It'll be on Wednesday and as we continue to move forward, we are building the cornerstones that are going to show in year over year for what we can bring into the Community. Those are just our basic ways of how we are continuing to build in and bring more and more revenue into the Wichita community. d

Mayor Wu stated can you remind us the dates again?

CITY COUNCIL PROCEEDINGS

April 15, 2025

BreAnna Monk, Wichita Festivals CEO, stated absolutely. May 30th through June 7th are the dates of Riverfest this year.

Mayor Wu stated so it's nine days.

BreAnna, Wichita Festivals CEO, stated nine days of fun and exciting activities for you and your families.

Mayor Wu stated and can you talk about the buttons? Right now, there's a discounted rate. Is that correct?

BreAnna Monk, Wichita Festivals CEO, stated you are 100% correct. We have our early bird buttons that is going on from April 11th through April 26th. The buttons will be \$15. 00, so for right now you can get the button for \$5 less. After that come in April 27th, the buttons will go up \$5 and they will be \$20

Mayor Wu stated thank you very much, Brianna and the entire team at Riverfest and the hundreds of volunteers that you have nine days of fun for \$15. 00 right now, which is \$1. 66 or so per day per day. So encouraging people to buy those buttons now, right?

BreAnna Monk stated absolutely. If you want to get in, this is the best time to get in on those awesome specials that we continue to have.

Council Member Glasscock stated thank you, mayor. Thank you for unveiling your concert lineup as well. Last year I had an incredible time going to all the concerts and I will say for the record I'm most excited about Florida coming and we'll plan on setting the concert. I imagine with some of my colleagues. So it'll be a lot of fun. Thank you.

BreAnna Monk, Wichita Festivals CEO, stated and I just have one more note. I would like to sincerely thank you to the City of Wichita and to the Council for. Your continued support of Riverfest Riverfest is a not-for-profit organization that we actually look forward to sponsorships and private donors just to make sure that we operate and continue to function within this city. And because of your support, we'll be able to do so this year and years to come.

Mayor Wu invited public comment. No one came forward.

Motion:

CITY COUNCIL PROCEEDINGS

April 15, 2025

Mayor Wu moved to approve the Memorandum of Understanding between the City of Wichita and Wichita Festivals, Inc. for the 2024 Wichita River Festival, which includes \$40,000 for a cash sponsorship and in-kind services provided by the City of Wichita and authorize the necessary signatures.

Motion carried 7 to 0

- 4.) [Design Concept, Supplemental Design Agreement No. 1 and Funding for Harry Street from 127th Street East to 143rd Street East \(District II\)](#)

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

Attachment: [Resolution No. 25-166 Harry Street from 127th Street East to 143rd Street East Improvements.docx](#)

Attachment: [SA#1_Harry127th143rdStE_Signed.pdf](#)

Paul Gunzleman, Public Works & Utilities Department, presented the item.

Council Member Johnson stated Paul. Just real quick on the pedestrian crossing, will there be those flashing lights to show someone going across the street?

Paul Gunzleman, Public Works & Utilities Department, stated we have not gotten that far into design, but that would be, you know, under consideration as we move forward.

Vice Mayor Johnston stated I notice this has that that crosswalk is raised. We talked about that a little bit last week to slow down traffic. Do you anticipate that will slow down traffic and are EMS and stuff OK with that?

Paul Gunzleman, Public Works & Utilities Department, stated we haven't really gotten that far into design, Vice Mayor, as we have shown it in the concept plan. It's just the mark crosswalk at this time. We're not proposing to raise it.

Vice Mayor Johnston stated thank you, Paul.

CITY COUNCIL PROCEEDINGS**April 15, 2025**

Mayor Wu invited public comment. No one came forward.

Council Member Tuttle stated thank you, Paul, for the presentation. Great job as always. Thank you for your team. When this item came to my District Advisory Board, we had some robust discussion. We had a quite a few residents who just had questions about the size of the sidewalk, but I think your staff just did an outstanding job of explaining why it is so wide, so we can have people. Accessibility. If they need wheelchairs or you know, strollers. And all the things. So with that said, I move that the City Council approve the design concept and supplemental design agreement #1 adopt the amending resolution and authorize the necessary signatures.

Motion:

Council Member Tuttle moved to approve the design concept and Supplemental Design Agreement No. 1, adopt the amending resolution and authorize the necessary signatures.

Motion carried 7 to 0

5.) [2024 Wichita Land Bank Annual Report](#)

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

Attachment: [2024 Wichita Land Bank Annual Report.docx](#)

Carmen Hoffine, Department of Housing & Community Services, presented the item.

Council Member Hoheisel stated thank you, mayor. Thank you, Carmen for the presentation. Now I know this is receiving files, so just not a lot of action we can take right now, but I do have a number of questions. How much money from CDBG goes into the land bank running the land bank every year?

Carmen Hoffine, Department of Housing & Community Services, stated so regard. Sally has this question.

Sally Stang, Department of Housing & Community Services, stated good morning again, mayor and council Sally Stang, for the record, CDBG funds. In order for us to expend CDBG funds, we have to have a known qualifying eligible activity at the end. And so last year, we only spent 650,000 or 650. Dollars in mowing on the 9th and Ashe properties that do have a qualifying activity we didn't sell until 2025, but

CITY COUNCIL PROCEEDINGS**April 15, 2025**

that was an eligible expense under CDBG in 2024. Because we knew we'd have an eligible activity in 2025. So at this point previously we had about \$227,000 in allocated CDBG funds in to be able to acquire potential properties. But we haven't had any come forward where we had interest from an end buyer where we could guarantee an eligible activity if we were to expand CDBG funds and not have an eligible CDBG ending activity. The city beyond the hook to repay. HUD from General Fund, so it's not a steady ongoing cost that we take out every year. It's just it is incident by incident, correct.

Council Member Hoheisel stated that helps a little bit for me. With increasing funding, do any good in the present model, or is it just since we don't have the eligible properties coming down the pipeline that it's if we had funding?

Sally Stang, Department of Housing & Community Services, stated if we had defederalized funding to do additional title work could be. Could be beneficial if we had properties coming forward for us to evaluate the challenges. We really haven't had many. And when we have. We have done our due diligence to try and determine if there's an eligible activity, whether it would be in our an advantage for us to take control of that property, staff spent a lot of time in the two previous tax sales doing outreach to property owners ahead of. The tax sale to try and get owners who were going to be subject to that tax sale to donate, we did not get much traction out of that every once in a while we'd get an owner that would. You know, continue to talk with us and then all of a sudden goose us and go sign. And so even that method we weren't successful in in being able to acquire properties that we thought we would have an eligible activity thereafter.

Council Member Hoheisel yes, I was. So is is the main thing that's holding us back from this being a successful enterprise kind of the way Sedgwick County interprets.

Sally Stang, Department of Housing & Community Services, stated yes and no. I mean, most of the most of the land banks throughout the state of Kansas, the the majority of their properties come from that tax sale. We're not limited to that and we do and that's why we were trying to get ahead of it. We've done outreach to, you know, vacant parcels just having we can't force anybody to donate their property or sell it to the land bank. But in other communities, the majority of their properties do come from the tax sale either by the taxing authority pushes, all parcels that don't sell as part of the tax sale into the land bank. I don't know that that's actually an avenue that we would actually want. Because you don't know what you're getting out of that remnants and pieces that you can't necessarily do, then we have other land banks in, in the state who use a credit bid with a taxing authority and and they're able to pick which parcels they think they can convert for an eligible use or a desired use and use a credit bid against it. It's not something that's available to us here now, and that does make it challenging.

CITY COUNCIL PROCEEDINGS**April 15, 2025**

Council Member Hoheisel that was pretty much all the other land banks. I know Pittsburgh has one. I think Wyandotte Wyandotte has one. Do they add the the specials in the deed?

Sally Stang, Department of Housing & Community Services, stated by state law, the whatever is due that current year gets repaid. Anything that was due from a previous year is wiped under the tax sale and then anything that remains for future specials would continue to the new owner.

Council Member Hoheisel stated so it's only just the one year that that it's gone alright, OK. How's that? Been challenged in court, to your knowledge?

Sally Stang, Department of Housing & Community Services, stated not that I am aware of. I know that Park City also has a land bank, but they've used it only in limited circumstances to deal with a Development that was started during the housing bubble that failed and they used it in that method. My understanding is they haven't really done anything else with it. There are a couple of other really small ones that we found throughout the state, but I'm not aware of anybody challenging it. Legally, we have been, you know, trying, working with law and trying to evaluate whether or not there is another methodology for applying the specials related to either parcel cleanup demolition, because those all get deployed when they happen and then often then they get wiped because they it doesn't. Come to tax sale immediately and it's considered a prior year special assessment. So we continue to try and evaluate those things. The Board of trustees is understanding of the challenges and are doing a little bit of homework themselves. Around you know, how can we keep this tool in our toolbox? But yet still not have it be too much of a drain on capacity. Yeah.

Council Member Hoheisel stated do we have any idea? I know there were some numbers bounded about how much do we lose to the tax sales not bringing the the data alongside per year.

Sally Stang, Department of Housing & Community Services, stated you know, there we did a report about 18 months ago. I will dig it up and resend it to all of you if you like. Where we did an analysis, we actually had to go. We were unable to get the the information directly from the Treasurer's office, so we actually had to go to the court and pull every filing and did a five year look back to see at what percentage you know, what percentage of the taxes owed were actually being collected during the sale. I can dig that up and resell it now.

Council Member Hoheisel stated Please do. And that's the taxes as a whole, not just the past year, correct. OK. I appreciate that. Yeah, I've heard a couple of numbers and I just wanna get refreshed on that, so. All right. I appreciate it. Thank you.

CITY COUNCIL PROCEEDINGS**April 15, 2025**

Council Member Glasscock stated thank you, mayor. I plan to vote for receiving file, so this isn't contingent on any vote, but I do have a few questions. So the land bank was established in 2021. How many wins have we had since 2021? Or how many projects have went through the entire land bank process?

Sally Stang, Department of Housing & Community Services, stated Just the properties at 9th and Ash is the only properties that have flowed through the through the Land Bank.

Council Member Glasscock stated just two since 2021.

Sally Stang, Department of Housing & Community Services, stated correct.

Council Member Glasscock stated And they were actually already owned by the city purchased with CDBG nearly 20 years ago, and CDBG was used to demolish the church that was formerly on that site. And so that those properties were transferred from the Office of Real Estate to the Land Bank because it. Already had a CDBG regulations tied to it and then we were able to put that out and. That council approved the sale of that property to Habitat for Humanity. OK. So we talked about page or slide number 79, talked about dedicated employee. You subsequently said that a lot of the time is spent on the Affordable Housing Fund, which I think is a good use of our time cost wise. I know we may not have the exact amount, but how much staff time and resources do we spend on this? We saw the 6:50, but how much staff time do we divert to focus on this in 2024?

Sally Stang, Department of Housing & Community Services, stated It was very reduced when the the Board of Trustees voted to reduce it down to we were holding monthly. Board meetings. Staff was spending probably 15 to 20 hours a week working trying to get in contact with owners, evaluating their the target area identified by the board of trustees. That really scaled back in in March of 2024, when the board of Trustees voted to really reduce the activity happening with the Land bank. And at that point it was the activity that further engage with the county to look at, you know, other options. Because they recognized we were spinning our wheels.

Council Member Glasscock stated given that the county is likely to not change their policy, we've had multiple discussions and given that we haven't added anything to land banks since 2021 as well on the property, have there been internal discussions in housing? I know we've briefly talked about the land bank at some of our workshops, but has there been discussion among housing just getting rid of the land bank? Because it's not operable, I wouldn't consider the. This is not anything on housing staff. This is just a situation, but I don't consider this program successful. In 2021, if we haven't moved forward on really anything since then.

Sally Stang, Department of Housing & Community Services, stated we absolutely had had that

CITY COUNCIL PROCEEDINGS**April 15, 2025**

conversation about would it make the most sense to sunset the land bank? I'm I'm a believer to try and keep whatever tools we have. If there's a way to keep them in our toolbox because we don't know, maybe an opportunity that may come if we can keep keep the the cost down and keeping it alive because. You know, if someone wants to donate something in the next six months, I would have hated to have dissolved the land. Bank, which gave us that. The statutorily authority to be able to take those programs, forgive all of those back taxes, because that's what it does running through the land bank in order to to move it forward.

City Manager Robert Layton stated Mayor, I could, if you remember. Councilmember, we did have a discussion about this during the last budget season. There are some members of the Land Bank board that would like us to keep this going as long as there are meeting. On an infrequent basis, and I think it, I like them to work with staff so they can present you their case for keeping the tool and maybe just for the reasons identified by Sally and and we not a lot of active staff time devoted to it until we. Find a project that seems to be tailor fit for the land bank. It's similar to what we had for a number of years with. Our. It was our Public building Commission. And didn't need it until we needed it and didn't devote a lot of resources, but it did come in handy in financing some projects in Old Town. And once we got past all of that, we want to eliminating hours because we the county had a similar tool and we could use the counties when we needed to. So anyway, long answer to your question, but I I think the board would like us to at least they like to make a case for keeping it open to help in the future.

Council Member Glasscock stated I'd like to hear the case. Is there a way that maybe we can even look at the boards are only meeting three times a year right now, and that's and they can cancel those even if they don't have business.

Sally Stang, Department of Housing & Community Services, stated the way that the the adjustment to the bylaws was that we'd meet three times a year. We do schedule the monthly meeting and then cancel for lack of business.

Council Member Glasscock stated I'd be interested. And this is maybe offline conversation of how this could happen. But I mean, if they're only meeting three times, we have plenty of boards and commissions that are actively engaged and maybe there's a way to roll this under something else so that their time is well spent and not just coming a minimum three times to be able to engage that their time is well spent. Maybe under a subsequent or a different type of board structure.

City Manager Robert Layton stated we we have looked at that and have some preliminary thoughts about that.

Mayor Wu stated when can we expect that conversation?

CITY COUNCIL PROCEEDINGS

April 15, 2025

City Manager Robert Layton stated after the budget, Mayor.

Mayor Wu stated I have a couple questions. Sally, can you go to? Slide number 75. So the very first property, 3981 E. Whitney is that in Plainview, is that correct?

Sally Stang, Department of Housing & Community Services, stated correct.

Mayor Wu stated and so. This specific property. I know we've heard from community wanting more housing and so can you explain again why this one was not accepted as a property?

Sally Stang, Department of Housing & Community Services, stated sure. So when this was a potential property for the land bank to take on, we actually reached out to our affordable housing development partners to determine whether any of them would be interested in the parcel had we took ownership. It was a property it needed to be. The the structure on the property was to be demolished. It would be then at that point of semi vacant parcel, our developer partners declined stating 1 unit in one neighborhood. They don't get the economies of scale. The margins are already thin to build affordable housing, and so our partners tend to want to be able to do several units in a small geographic area so that they can stage their, you know, their expenses and get economies of scale. This one off, we had nobody interested. And then the second location, the 23 unit apartment

Mayor Wu stated can you explain this debt? Because I'm very confused. I remember we had a a small conversation about this.

Sally Stang, Department of Housing & Community Services, stated The debt on this project is about \$300,000 in home funds from the 1990s. What complicated it was back in the 90s, the city allocated the funding to a Community Housing development organization called Sancho at the time, who then granted the money to this particular owner, Sancho. Went defunct about 15 years ago and the debt on the property was still. To the. Community development organization. Our Law Department was able to take that to court and get that debt transferred back to the city because it did originate as home funds. But it is \$300,000 on the property. Two of those loans. It's in three loans. One was due in 2028. The other two would be at the time of transfer. This is an item that could potentially come back to you. Should. And somebody choose to buy this property and they may ask for it to be forgiven. But at this time. It still stands as debt.

Mayor Wu stated And you said that there is a nonprofit that may be stepping up. Yes. So I know that we're still looking for affordable housing in our community. And since this debt is now owed to the city through the now defunct Sancho Group. How would that process work of trying to forgive that loan to the nonprofit?

CITY COUNCIL PROCEEDINGS**April 15, 2025**

Sally Stang, Department of Housing & Community Services, stated sure. Really, it would be an item brought back to a request by. The potential buyer back to the Council to forgive that debt. This debt is more than beyond the 15 year HUD affordability period. It would be entirely a Council decision whether or not they wanted to. You wanted to forgive that debt and the property does need some significant renovation. It hasn't been renovated since the 1990s, so we're we do know they're likely to come back looking. Also, for additional potentially home funds for renovation. In order to keep this property viable for the years to come, it is currently entirely occupied. It's just, it's seen its wear and tear and it needs a renovation to keep it.

Council Member Hoheisel stated I do believe we are looking at additional ways to take some properties like this. I know that is this one, the one that we're acting on as far as we actually accepted it, not through the Land Bank, but possibly or is that the one on South market? OK, yeah. All right. Yep, that was just we're we're finding other avenues to work with this one.

Sally Stang, Department of Housing & Community Services, stated This one's the one on South market.

Mayor Wu invited public comment. No one came forward.

Mayor Wu stated since this is not associated to one district, I'm just gonna add a couple of points really quickly. I look forward to having the budget conversation and then, after the budget conversation, talking about boards. I currently have some vacancies and I'm looking for people to fill those vacancies. Among them, it's the land bank. And this conversation is very timely as now. We can see that you guys are not meeting monthly as there is no new business. And so this is an opportunity for us to look at consolidating some of those boards because the staff time is so critical for other functions. And so I look forward to the conversation when the city manager will bring it back to the Council regarding consolidation of some of. Those boards and staff time.

Motion:

Mayor Wu moved to receive and file the 2024 Wichita Land Bank Annual Report.

Motion carried 7 to 0

- 6.) Establish the April 22, 2025, meeting of the Wichita City Council as a Regular meeting.

Attachment: Agenda Report VI-6

CITY COUNCIL PROCEEDINGS

April 15, 2025

City Attorney Jennifer Magana presented the item.

Mayor Wu stated I will add that that recommendation should also show that the meeting will be held here at the Council Chambers.

Mayor Wu invited public comment. No one came forward.

Motion:

Mayor Wu moved to approve changing the City Council meeting schedule adding a regular meeting in place of a consent agenda meeting at 9:00 a.m. on April 22, 2025, and authorize the necessary signatures. Motion carried 7 to 0

COUNCIL BUSINESS SUBMITTED BY CITY AUTHORITIES

PLANNING AGENDA

VII) NON-CONSENT PLANNING AGENDA

- 1.) [CUP2025-00005 –CUP Amendment to Community Unit Plan DP-280 to Permit Warehouse, Self-Service Storage as a Use and Exclude Architectural Controls on Parcel 4 and a Waiver of Supplementary Use Regulation III-D.6.y\(17\); Generally Located One-Quarter Mile West of North Ridge Road and Within One-Half Mile North of West 37th Street North \(District V\)](#)

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

Attachment: [CUP2025-00005 WCC Supporting Documents.docx](#)

Attachment: [CUP2025-00005 MAPC Minutes Excerpt.docx](#)

CITY COUNCIL PROCEEDINGS

April 15, 2025

Attachment: [CUP2025-00005 Interoffice Memorandum.docx](#)

Attachment: [Resolution No. 25-167 CUP2025-00005_DP-280.docx](#)

Scott Wadle, Planning Department, presented the item.

Vice Mayor Johnston stated thank you, Mayor. Scott, thanks for the presentation. Thanks for the update. Everything you do, I appreciate that. When our when our district Advisory Board heard this case, it was before the MAPC hearing. I think it would have changed their opinion on it if they had known the MAPC hearing what they decided. I think honestly, I think they liked the drawings of it. They did not get to see the drawings that the buildings are rounded, so I am sensitive to that and I'd also like to ask the city manager if I've been trying to get an answer for about a month. On there, to the east of this is a new street. That will service the apartments to the South. And the same owners that are concerned about this are concerned that they are being assessed specials for this street. I don't think that's fair 'cause that street just serves those apartments to get to this circle drive which is there is a light going out there and like to know how those specials were assessed and and how, how it, how it was determined, what specials they were so. If we can get an answer on that. The same owners would like to know why they think they're being assessed for it so. Why that is?

Motion:

Vice Mayor Johnston moved to adopt the findings of the MAPC and approve the CUP amendment and waiver, adopt the resolution, authorize the necessary signatures, and instruct the City Clerk to publish the resolution after approval (requires 4 of 7 votes).

Motion carried 7 to 0

HOUSING AGENDA

VIII) NON-CONSENT HOUSING AGENDA - NONE

AIRPORT AGENDA

CITY COUNCIL PROCEEDINGS

April 15, 2025

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 South Carolina Spring National Conference in Columbia, SC, April 22-25, for the purpose of representing the City of Wichita. The South Carolina Spring National Conference is hosted by the Community Leaders of America South Carolina Forum, for the purpose of education and collaboration. The estimated gift amount for travel, hotel, and meals is \$1,348 not to exceed \$1,500.

Council Member Tuttle stated thank you. Thank you for this request. Considering this request, I just wanted to mention that the Community leaders of America is paying for my flight, my hotel and my meals. So there will be no cost to the city for this travel. I move to approve the travel.

Motion:

Mayor Wu moved to approve the exceeding of the gift limit.

Motion carried 7 to 0

XI) COUNCIL MEMBER APPOINTMENTS AND COMMENTS

Council Member Hoheisel appointed Thank you, Mayor. I'd like to appoint Tim McQuary to Citizen Review board. He has passed his background check and Vanessa Christophersen to the District Advisory Board.

Motion:

Mayor Wu moved to approve all of the appointments.

Motion carried 7 to 0

CITY COUNCIL PROCEEDINGS**April 15, 2025**

Council Member Hoheisel stated thank you, mayor. I'd just like to say just give everybody a little bit of a heads up April 28th at 10:00 AM at the Advanced Learning Library. We are holding a neighborhood workshop. So Neighborhood Association leaders or members of the city across the city that like to come and have a conversation about ways that we can strengthen neighborhood associations and community. Partners, we'll have some special learning sessions. We'll be talking with each other about things that work in particular parts of the city and things we can improve on. One of the main topics will be how to bring younger people into the fold, because if you go around to the Neighborhood Association meetings, you definitely see. One demographic coming out so. That's 10:00 AM at the Advanced Learning Library. Please go to look it up online. I'm not exactly sure where the link is. But enroll for it. Make sure you enroll and register for it. It's free to everybody, so it should be. A really informative and hopefully impactful meeting. And then the second thing, April 15th, don't have the man coming after you. Make sure you file your taxes today as actually responsible this year and got mine done about two weeks ago. So I'm not cutting the last minute like I usually do.

Council Member Johnson stated thanks, mayor. Councilmember Hoheisel you a part of the man now as an elected official.

Council Member Hoheisel stated I'm taking down the man from inside.

Council Member Johnson stated I just wanted to highlight misinformation is something that's really important to me and I was privately asked by e-mail to issue an apology to someone who spoke today who didn't understand my correction. So one of our public speakers said we have \$250,000 toilets, specifically a toilet. So I look at words being used. I am not aware of the city of Wichita ever paying \$250,000. Was for a toilet. We do have public bathrooms that cost about \$250,000 with installation cost. That was why I made the correction. We do not pay \$250,000 for toilets, so I hope the gentleman who spoke earlier who sent the e-mail can see the clarification. As he indicated, we paid that much for a toilet that is in fact not true. We do have two public restrooms that include a toilet, hand washing station actually stays warm in the winter, down to 30°. Has a lot of other features to it, but that is what I was referring to. That is accurate and when staff was asked, they did refer to restrooms and not toilets. So that was my comments. Happy to always break down my comments for anyone who asked. Thank you.

Council Member Ballard stated thank you, mayor. I would just like to invite and encourage anyone to join me for the river cleanup on Saturday from 8:00 to noon.

Council Member Tuttle stated I'll be there.

Council Member Ballard stated Oh cool. We're meeting at the Red Pedestrian Bridge. I have all the details. On my Facebook pages. So please check that out and then I also wanted to take a second to thank

CITY COUNCIL PROCEEDINGS**April 15, 2025**

the fire department. I was about a block away when the fire happened next to the Orpheum and it was terrifying. It seemed like every firefighter in town showed up with the quickness and got all of that taken care of. So very impressive. Just wanted to say thank you. You and I'm glad that the surrounding buildings are OK.

Council Member Tuttle stated and I misspoke. I'm sorry, Councilmember Ballard. I'm going to be at the downtown cleanup on Saturday. There's so many cleanups, which is all good, and it's so good to see so many people volunteering. I just wanted to highlight that this Saturday for I think the third or fourth year in a row, I will be the MC at the 2025 week of the Young Child Impact Awards, which brings together several 100. Child care providers and we get to honor and celebrate them as entrepreneurs that they are and small business owners. If it were not for childcare providers in our Community, people couldn't go to work and it would have a grave impact on our economy. So child care providers help build our workforce within the city. So it's my pleasure and honor to be their advocate and I'm happy to celebrate them with them on Saturday.

Council Member Hoheisel stated thank you, mayor. Since we brought up cleanups, I have one as well. On Saturday at 1:00 at Lincoln Park. We're going to get the park ready for an Easter egg hunt on Sunday. So we want to make sure that it's looking pretty good for the kiddos out there. So anybody out there in the district that wants to come over or outside the district will be out there at 1:00.

Mayor Wu stated thank you. I will just add a quick comment. Thank you to everyone who attended Open Streets ICT this past weekend at the WSU and Chakra neighborhood area on Sunday in district #1 Councilmember Johnson's district. There are two more opportunities for open streets ICT, so mark your calendars for the Nomar one, which will be held. Sunday, May 4th, 12:00 to 4:00 PM. And the last one, which is open streets, ICT Douglas. It will be held on Sunday, September 28th from noon to 5:00 PM. And we cannot adjourn.

City Attorney Jennifer Magana stated I am so sorry. So, before you make your motion, I do apologize. There's a typo on the motion when you read the motion. Read #1. Disregard item 2 on the front page and read #2 on the 2nd. Thank you very much.

Motion:

Mayor Wu moved that the City Council recess into executive session for 30 minutes to receive information on several lawsuits pursuant to KSA. 75-4319-B2 for legal consultation with the city attorney, which would be deemed privileged in the attorney-client relationship pending litigation legal advice. The executive session is required to protect attorney-client privilege and the public interest. The executive session will begin at 12:50 AM sorry 11:50 AM and will conclude at 12:20 PM. And will resume the City Council meeting inside the chambers.

Motion carried 7 to 0

CITY COUNCIL PROCEEDINGS

April 15, 2025

Motion:

Mayor Wu moved to adjourn

Motion carried 4 to 0

Adjournment

Meeting adjourned at 12:24 p.m.

Respectfully submitted,

Paul Leeker, City Clerk

CITY COUNCIL PROCEEDINGS

April 15, 2025

ATTACHMENT 1 - CONSENT AGENDA ITEMS 1 THROUGH 20

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 April 15, 2025.docx](#)

2) **Preliminary Estimates:**

a.) Preliminary Estimates

Attachment: [PEsforCC_04-15-25.pdf](#)

3) **Agreements/Contracts:**

a.) Agreement with Sedgwick County for Meadowlake Beach 2nd Addition (District III

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

Attachment: [Meadowlake Beach 2nd Addition SC - COW 2025 03 07 - FINAL.docx](#)

b.) Wichita Public Library Pest Control Contract

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

CITY COUNCIL PROCEEDINGS

April 15, 2025

Attachment: [25200025 contract for agenda \(library\).pdf](#)

- c.) Agreement and Funding for Reconnecting Communities Discretionary Pilot Grant (Districts I and VI)

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

Attachment: [240330 contract for signature_S.pdf](#)

Attachment: [Resolution No. 25-168 Reconnecting Communities Discretionary Pilot Grant.docx](#)

4) **Design Services Agreements:**

- a.) Funding and Supplemental Design Agreement No. 3 for Riverbank Improvements (District IV)

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

Attachment: [SA#3_LK Archit_RiverCorrWestbankImprovWtrmnDougl_Signed.pdf](#)

Attachment: [Resolution No. 25-169 Riverbank Improvements.docx](#)

- b.) Supplemental Design Agreement No. 3 for Drainage Improvements to serve Area 151 Addition, Phase 1 (District I)

Attachment: [Agenda Report II-4b.rtf](#)

Attachment: [SA#3_Area151Addn_SWD_DrngStudy.pdf](#)

CITY COUNCIL PROCEEDINGS

April 15, 2025

5) Property Acquisitions:

- a.) Police Department Property Acquisition of Parking Lot (District VI)

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

Attachment: [Real estate agreement - parking lot.pdf](#)

6) Minutes of Advisory Boards/Commissions:

- a.) Transit Advisory Board Meeting Minutes Feb. 19, 2025 Citizens' Review Board Meeting Minutes Feb. 27, 2025

Attachment: [Transit Board Minutes Feb. 19, 2025.pdf](#)

Attachment: [02-27-2025 CRB Minutes.pdf](#)

Uncategorized Items:

7.) Grant Application – 2026 Historic Preservation Fund and Kansas Historic Preservation Conference

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

8.) Sale of City-owned Property in the 1200 Block of North Wellington Place (District VI)

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

CITY COUNCIL PROCEEDINGS

April 15, 2025

Attachment: [Attachments.pdf](#)

- 9.) Sale of City-owned Land in the 1300 Block of South Washington (District III)

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

Attachment: [Real estate agreement and map.pdf](#)

- 10.) Notice of Intent to Use Debt Financing Amendment - Perimeter Fence, Phase 1 - Colonel James Jabara Airport.

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

Attachment: [Resolution No. 25-170 Perimeter Fence, Phase 1.docx](#)

- 11.) Overestimate Bid for Lift Station 56 Improvements (District V)

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

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

- 12.) Overestimate Bid for Lincoln Street Dam Repairs (Districts III and IV)

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

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

CITY COUNCIL PROCEEDINGS

April 15, 2025

II) **CONSENT PLANNING AGENDA ITEMS**

- 13.) DED2025-00005 - Dedication of Sanitary Sewer Easement on Property Located South Along East 26th Street North and 500 Feet West of North Greenwich Road (District II)

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

Attachment: [LSP2024-21 Sanitary Sewer Easement.pdf](#)

- 14.) A25-03: RACS Holdings, LLC Requests the Annexation of Land; Generally Located on the South Side of East 29th Street North and on the East Side of North 127th Street East. (District II)

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

Attachment: [A25-03 Map Sheet.doc](#)

Attachment: [Ordinance No. 52-639 A25-03.doc](#)

- 15.) VAC2025-00002 – Request in the City to Vacate a Platted Access and Maintenance Easement and a Platted Utility Easement; Generally Located Within 500 Feet West of North Fairview Avenue and Within 400 Feet North of West 29th Street North. (District VI)

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

Attachment: [VAC2025-00002 WCC Supporting Documents.docx](#)

Attachment: [VAC2025-00002 Excerpt Minutes.docx](#)

CITY COUNCIL PROCEEDINGS

April 15, 2025

Attachment: [VAC2025-00002 VACATION ORDER.docx](#)

- 16.) VAC2025-00004 – Request in the City to Vacate Portions of Two Platted Utility Easements; Generally Located on the East Side of North 135th Street West and One-Half Mile North of West Maple Street (115 North Angela Street). (District V)

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

Attachment: [VAC2025-00004 WCC Supporting Documents.docx](#)

Attachment: [VAC2025-00004 Excerpt Minutes.docx](#)

Attachment: [VAC2025-00004 VACATION ORDER.docx](#)

- 17.) VAC2025-00005 – Request in the City to Vacate a Portion of a Platted Building Setback; Generally Located One-Quarter Mile South of East Pawnee Avenue and Within One-Quarter Mile East of South Washington Avenue (2635 South Pattie Avenue). (District III)

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

Attachment: [VAC2025-00005 WCC Supporting Documents.docx](#)

Attachment: [VAC2025-00005 Excerpt Minutes.docx](#)

Attachment: [VAC2025-00005 VACATION ORDER.docx](#)

CITY COUNCIL PROCEEDINGS

April 15, 2025

- 18.) ZON2025-00002 – Zone Change Request in the City from LC Limited Commercial District to CBD Central Business District, Generally Located on the Southeast Corner of West Douglas Avenue and South Oak Street (623 West Douglas Avenue, D-O Delano Overlay). (District IV)

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

Attachment: [ZON2025-00002 WCC Supporting Documents.docx](#)

Attachment: [ZON2025-00002 MAPC Minutes.docx](#)

Attachment: [2025-03-03 DAB 4 Feedback on ZON2025-00002.pdf](#)

Attachment: [Ordinance No.52-640 ZON2025-00002.docx](#)

II) CONSENT HOUSING AGENDA ITEMS - NONE

II) CONSENT AIRPORT AGENDA ITEMS

- 19.) Multi Business Services Corporation - Supplemental Agreement No. 3 - Wichita Dwight D. Eisenhower National Airport

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

Attachment: [20250415 2277 EAP SA 3.pdf](#)

20.) Perimeter Fence, Phase 1 - Colonel James Jabara Airport.

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

CITY COUNCIL PROCEEDINGS

April 15, 2025

Attachment: [20250401 Garver SA1 CRS - AAO Fence with attachments part exec.pdf](#)