

FINAL AGENDA
CITY COUNCIL
Tuesday, March 04, 2025
9:00 AM

The regular meeting of the City Council will be held on March 04, 2025 at 9:00 AM in the City
Council Chambers
455 N. Main Street, Wichita, KS 67202.

OPENING OF REGULAR MEETING

Call to Order

Invocation and Pledge of Allegiance

Approve the minutes of regular meeting February 25, 2025

AWARDS AND PROCLAMATIONS

Proclamations:

American Red Cross Month
Procurement Month
Women in Construction Week

I. PUBLIC AGENDA

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

1. Lafonda Gray - Grants or Donations
2. Sybil Strum - City Council not answering her questions about why her house was torn down and nobody is doing anything about it.

II. CONSENT AGENDA ITEMS 1 THROUGH 13

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

COUNCIL BUSINESS

III. BOARD OF BIDS AND CONTRACTS

1. Board of Bids and Contracts dated March 3, 2025.

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

[03-03-2025 Board of Bids.pdf](#)

[03-03-2025 WAA Board of Bids.pdf](#)

IV. PETITIONS FOR PUBLIC IMPROVEMENTS - NONE

V. UNFINISHED COUNCIL BUSINESS

1. Amendment to Ordinance 52-629, Sidewalk Repair Assessment for 1314 North Oliver Avenue

RECOMMENDED ACTION: Approve the proposed assessments, pass the ordinance, as amended, on second reading and authorize the necessary signatures.

[Agenda Report V-1](#)

[Ordinance No. 52-629 Special Assement for Sidewalks.docx](#)

[03-04-2025 52-629 Special Assement for Sidewalks delineated.docx](#)

VI. NEW COUNCIL BUSINESS

1. Financial Advisory Services Contract

RECOMMENDED ACTION: Approve the contract and authorize the necessary signatures

[Agenda Report VI-1](#)

[25200017 - Municipal Financial Advisory Services_vendor signed with exhibits.pdf](#)

2. Multi-Agency Center Lease and Operating Agreement (District VI)

RECOMMENDED ACTION: Approve the Lease and Operating Agreement and authorize the necessary signatures.

[Agenda Report VI-2](#)

[Multi-Agency Center Lease and Operating Agreement.pdf](#)

3. Request to Set a Public Hearing for a Community Improvement District for Old Town (District VI)

RECOMMENDED ACTION: Waive the local policy requiring the petition be signed by 100% of the property owners, accept the petition, and adopt the resolution setting a public hearing for consideration of the establishment of a Community Improvement District and authorize the necessary signatures.

[Agenda Report VI-3](#)

[Resolution No. 25-104 Old Town CID Public Hearing.docx](#)

4. Childcare Licensing Grant Application and Award

RECOMMENDED ACTION: Approve the application and acceptance for the KDHE Licensing Grant for SFY 2026 and authorize the necessary signatures.

[Agenda Report VI-4](#)

5. Restoration of the Utility Late Fee

RECOMMENDED ACTION: Approve the 1.5% late fee, place the ordinance on first reading, and authorize the necessary signatures.

[Agenda Report VI-5](#)

[Ordinance No. 52-632 Amendment to Section 17.12.090 of the Code of the City of Wichita.docx](#)

[2025 Water Rates and Fees Ordinance RESTORING LATE FEE - DELINEATED.pdf](#)

6. Extend Interim Controls for HPC2025-00011 (District I)

RECOMMENDED ACTION: Extend the interim control period to a total of 180 days (August 4, 2025).

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

[Kansas Historic Resource Inventory.pdf](#)

[HPC2025-00011 UHR demolition permit letter \(250209aeb\).docx](#)

[HPC2025-00011 UHR - Notice and Alternatives 2025.02.20 v2.docx](#)

[Resolution No. 25-098 Extending Interim Controls Prohibiting the Alteration or Demolition of Property Identified as an Undesignated Historic Resource.docx](#)

COUNCIL BUSINESS SUBMITTED BY CITY AUTHORITIES

PLANNING AGENDA

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

VII. NON-CONSENT PLANNING AGENDA

1. CON2024-00247– Conditional Use Request in the City to Allow Short-Term Rental in the SF-5 Single-Family Residential District, Generally Located on the West Side of North Battin Avenue and Within 350 Feet South of East 2nd Street North (227 North Battin Avenue). (District I)

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

Alternatives:

- 1) Override the MAPC, adopt alternate findings, and approve the Conditional Use request (requires six of seven votes); or
- 2) Return the case to MAPC for additional consideration (requires four of seven votes).

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

[CON2024-00247 WCC Supporting Documents.docx](#)

[CON2024-00247 MAPC Minutes Excerpt.docx](#)

[DAB I Memo Con2024-00247.pdf](#)

[Resolution No. 25-099 Conditional Use to Permit Short Term Rental on Property Zoned SF-5.docx](#)

2. CON2024-00282– Conditional Use Request in the City to Allow Utility, Major in the SF-5 Single-Family Residential District, Generally Located on the North Side of East 21st Street North and Within One-Half Mile West of North Oliver Avenue. (District I)

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

Alternatives:

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

[Agenda Report VII-2](#)

[CON2024-00282 WCC Supporting Documents.docx](#)

[CON2024-00282 MAPC Minutes Excerpt.docx](#)

[DAB I Memo CON2024-00282.pdf](#)

[Resolution No. 25-100 Conditional Use to Permit Utility, Major on Property Zoned SF-5.docx](#)

HOUSING AGENDA

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

VIII. NON-CONSENT HOUSING AGENDA

1. Public Housing Section 18 Disposition Application for Group 3C

RECOMMENDED ACTION: Approve the resolution and the submission of the Inventory Removal Application and Section 18 Disposition Addendum to the U.S. Department of Housing and Urban Development for 137 single-family homes and seven non-housing properties/ten parcels from the Public Housing portfolio and authorize the necessary signatures.

[Agenda Report VIII-1](#)

[4- Inventory Removal Application Supplemental Attachment Package_Redacted 3C.pdf](#)

[Inventory Removal Application HUD-52860 - 3C to be signed.pdf](#)

[Inventory Removal Application HUD-52860-A - 3C unsigned draft.pdf](#)

[Resolution No. 25-103 Public Housing Section 18 Disposition Application for Group 3C.docx](#)

AIRPORT AGENDA

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

IX. NON-CONSENT AIRPORT AGENDA - NONE

COUNCIL AGENDA

X. COUNCIL MEMBER AGENDA

XI. COUNCIL MEMBER APPOINTMENTS AND COMMENTS

Adjournment

ATTACHMENT 1 - CONSENT AGENDA ITEMS 1 THROUGH 13

II. CITY COUNCIL CONSENT AGENDA ITEMS

1. Applications for Licenses for Cereal Malt Beverages:

- a. Applications for Licenses to Retail Cereal Malt Beverages

RECOMMENDED ACTION: Approve licenses subject to staff review and approval.
[CMBS for March 4, 2025.docx](#)

2. Preliminary Estimates:

- a. Preliminary Estimates

RECOMMENDED ACTION: Receive and file.
[PEsforCC_03-04-25.pdf](#)

3. Deeds and Easements:

- a. Acquisition of a Utility Easement from 522 East 21st Street North for the 21st

RECOMMENDED ACTION: Approve the acquisition, approve the budget, and authorize the necessary signatures.
[Agenda Report II-3a
agenda attachments.pdf](#)

- b. Acquisition of Temporary Construction Easements from 2901 North Mead Avenue and 412 East 29th Street North for the 29th Street North-Interstate 135 to Broadway Avenue Improvement Project (District VI)

RECOMMENDED ACTION: Approve the acquisition, approve the budget, and authorize the necessary signatures.
[Agenda Report II-3b
agenda attachments.pdf](#)

4. Agreements/Contracts:

- a. Encroachment Agreements with Phillips 66 and ONEOK for Falcon Falls 7th Addition (District I)

RECOMMENDED ACTION: Approve the agreements and authorize the necessary signatures.
[Agenda Report II-4a
Encroachment Agreement.ONEOK.docx
Encroachment Agreement.Phillips 66.docx](#)

b. Lease of City-owned Property at 315 North Mead (District I)

RECOMMENDED ACTION: Approve the lease and authorize the necessary signatures.

[Agenda Report II-4b.doc](#)

[Lease signed and RATF.pdf](#)

c. Water Service Area Agreement with Rural Water District 4 for 151st and Kellogg Storage Condominiums (District IV)

RECOMMENDED ACTION: Approve the Water Service Agreement and authorize the necessary signatures.

[Agenda Report II-4c.docx](#)

[151st Kellogg Water Agreement signed ex ict.NOT SIGNED.pdf](#)

5. **Minutes of Advisory Boards/Commissions:**

- a. Ethics Board Meeting Minutes January 15, 2025
MABCD Board of Appeals Meeting Minutes December 5, 2024
Wichita Bicycle & Pedestrian Advisory Board Meeting Minutes January 13, 2025
Wichita Public Library Board of Directors Meeting Minutes January 25, 2025
Wichita Public Library Monthly Report January 2025
Wichita Transit Advisory Board Meeting Minutes January 15, 2025

RECOMMENDED ACTION: Receive and file.

[2025-01-15 Ethics Board Minutes](#)

[MABCD Minutes.pdf](#)

[Wichita Bicycle & Pedestrian Advisory Board Meeting Minutes January 13, 2025.pdf](#)

[WPL Board of Directors Meeting 1.21.2025.pdf](#)

[WPL Monthly Activity Report January 2025.pdf](#)

[Wichita Transit Advisory Board Meeting Minutes January 15, 2025.pdf](#)

Uncategorized Items:

6. Community Event with Alcohol Consumption – Party Out Front (District I)

RECOMMENDED ACTION: Approve the request for temporary street closures, adopt the resolution, and authorize the necessary signatures.

[Agenda Report II-6](#)

[Party Out Front TED Map.pdf](#)

[Resolution No. 25-101 Consumption of Alcohol at the Party Out Front Community Event.docx](#)

7. Community Event with Alcohol Consumption – Courtside at Brick and Mortar (District I)

RECOMMENDED ACTION: Approve the request for temporary street closures, adopt the resolution, and authorize the necessary signatures.

[Agenda Report II-7](#)

[Courtside at Brick and Mortar TED Map.pdf](#)

[Resolution No. 25-102 Consumption of Alcohol at the Courtside at Brick and Mortar Community Event.docx](#)

8. (Moved to VIII-1 Housing Non-Consent per Assistant City Manager Troy Anderson) Public Housing Section 18 Disposition Application for Group 3C

9. **Second Reading Ordinances:**

- a. SECOND READING ORDINANCES FOR March 4, 2025 (FIRST READ FEBRUARY 25,2025)

ORDINANCE NO. 52-629

AN ORDINANCE MAKING A SPECIAL ASSESSMENT TO PAY FOR THE IMPROVEMENT OF AND PROVIDING A TAX LEVY FOR THE COST OF CONSTRUCTION OF SIDEWALKS IN THE CITY OF WICHITA, KANSAS.

An Ordinance regarding special assessments for sidewalks.

ORDINANCE NO. 52-630

AN ORDINANCE AMENDING ARTICLE 4, SECTION 4.2.180 AND REPEALING THE ORIGINAL SECTION THEREOF, AND CREATING SECTION 4.2.060 OF THE WICHITA-SEDGWICK COUNTY UNIFIED BUILDING AND TRADE CODE

An Ordinance amending Wichita-Sedgwick County Unified Building and Trade Code.

ORDINANCE NO. 52-631

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

An Ordinance amending the zoning classification.

RECOMMENDED ACTION: Adopt the ordinances.

[List_of_Second_Read_Ordinances_March_4__2025.docx](#)

II. CONSENT PLANNING AGENDA ITEMS - NONE

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10. Sale of 2336 North Estelle (District I)

RECOMMENDED ACTION: Approve the contract, authorize the necessary signatures, and authorize any necessary budget adjustments for proceeds and disposition expenses.

[Agenda Report II-10](#)

[Real estate agreement 2336 Estelle.pdf](#)

11. Sale of 2707 North Volutsia (District I)

RECOMMENDED ACTION: Approve the contract, authorize the necessary signatures, and authorize any necessary budget adjustments for proceeds and disposition expenses.

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

[Real estate agreement 2707 N Volutsia.pdf](#)

12. Sale of 1110 West Fultz (District IV)

RECOMMENDED ACTION: Approve the contract, authorize the necessary signatures, and authorize any necessary budget adjustments for proceeds and disposition expenses.

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

[Real estate agreement 1110 Fultz.pdf](#)

13. Sale of 1213 East Selma (District III)

RECOMMENDED ACTION: Approve the contract, authorize the necessary signatures, and authorize any necessary budget adjustments for proceeds and disposition expenses.

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

[Real estate agreement 1213 Selma.pdf](#)

II. CONSENT AIRPORT AGENDA ITEMS - NONE

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