

FINAL AGENDA
CITY COUNCIL
Tuesday, September 2, 2025
9:00 AM

The regular meeting of the City Council will be held on Tuesday, September 2, 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 August 19, 2025 and August 26, 2025.

AWARDS AND PROCLAMATIONS

Proclamations:

Hunger Action Month

Saint Francis Ministries Day: 80 Years of Healing and Hope

Awards:

Achievement of Excellence Award - City of Wichita Purchasing Division

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. Celeste Racette - Community Improvement Districts (CID) - Oversight is Missing

2. Yadon Duprez - List of funds dispersal for the unhoused community
3. Holly Terrill - bike lanes on Topeka and Market streets

II. CONSENT AGENDA ITEMS 1 THROUGH 15

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 - CANCELLED

IV. PETITIONS FOR PUBLIC IMPROVEMENTS

1. Petitions for Public Improvements

RECOMMENDED ACTION: Approve the new and revised petitions and budgets, adopt the new and amending resolutions, and authorize the necessary signatures.

[PFPI.docx](#)

[Tallgrass East Commercial 2nd.pdf](#)

[Reber 2nd.pdf](#)

[Resolution No. 25-402 Water Improvements Tallgrass East Commercial 2nd Addition WDS 023195.docx](#)

[Resolution No. 25-403 Sanitary Sewer Improvements Tallgrass East Commercial 2nd Addition SS 023197.docx](#)

[Resolution No. 25-404 Phase 1 Sanitary Sewer Improvements Reber 2nd Addition SS 033114.docx](#)

[Resolution No. 25-405 Phase 1 Sanitary Sewer Improvements Reber 3rd Addition SS 033117.docx](#)

[Resolution No. 25-406 Phase 2 Sanitary Sewer Improvements Reber 3rd Addition SS 010834.docx](#)

V. UNFINISHED COUNCIL BUSINESS

VI. NEW COUNCIL BUSINESS

1. Public Hearing and Request for Amended of Letter of Intent for Industrial Revenue Bonds (Market Centre Apartments) (District VI)

RECOMMENDED ACTION: Close the public hearing, and adopt the resolution of intent and authorize the necessary signatures.

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

[Resolution No. 25-416 Resolution of Intent Market Centre Apartments.docx](#)

[09-02-2025 25-416 LOI.docx](#)

2. Park & Recreation Budget Adjustment

RECOMMENDED ACTION: Approve the budget adjustment, authorize the project budget and transfers, and authorize staff to take appropriate actions to implement the City Council action.

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

3. Kansas Department of Health & Environment (KDHE) Planning Grant Agreement

RECOMMENDED ACTION: Approve the grant agreement, authorize staff to reallocate funds between projects, as necessary, and authorize the necessary signatures.

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

[E-RAMP Subrecipient Agreement-Wichita-7-16.docx](#)

[Wichita Resilience Plan March 2025 Draft \(PDF\).pdf](#)

4. Funding for 2026 Water and Sewer Main Improvements

RECOMMENDED ACTION: Approve the projects, adopt the resolutions and authorize the necessary signatures.

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

[Resolution No. 25-407 2026 Arterial Water Mains.docx](#)

[Resolution 25-407 AWM Notice of Intent.docx](#)

[Resolution No. 25-408 2026 Sanitary Sewer Collection Mains Replacement.docx](#)

[Resolution No. 25-408 CMR NOI.docx](#)

[Resolution No. 25-409 2026 Water Dead-End Mains Replacement.docx](#)

[Resolution No. 25-409 Dead Ends NOI.docx](#)

[Resolution No. 25-410 2026 Water Distribution Mains Replacement.docx](#)

[Resolution No. 25-410 WDMR NOI.docx](#)

[Resolution No. 25-411 2026 Water Mains for Future Development.docx](#)

[Resolution No. 25-411 WMFD NOI.docx](#)

5. HOME Program; 2024 Housing Development Loan Program, Mennonite Housing Rehabilitation Services, Inc., Funding Allocation (District VI)

RECOMMENDED ACTION: Approve the HOME Investment Partnerships Program funding allocation of \$270,000 and authorize the necessary signatures.

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

[MHR SI 2024 HDLP Funding Agreement - 3501 N Sedgwick - 09-02-2025.pdf](#)

[MHR SI 2024 HDLP Funding Agreement - 3505 N Sedgwick - 09-02-2025.pdf](#)

[MHR SI 2024 HDLP Funding Agreement - 3510 N Sedgwick - 09-02-2025.pdf](#)

[AHRB Meeting Minutes 07-28-2025.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 and City Council policy is to not accept applicant or public comments at the Council meeting. The adopted Council Policy #9 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. CON2025-00088 Conditional Use Request in the City for an Accessory Apartment on Property Zoned SF-5 Single-Family Residential; Generally Located on the South Side of North Richmond Avenue and within 915 Feet North of West 21st Street North (2377 North Richmond Avenue) (District VI)

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 4 of 7 votes).

Alternatives: 1) Override the MAPC, adopt alternate findings, and approve the Conditional Use with the additional Condition, as recommended by DAB VI (requires 5 of 7 votes); 2) Override the MAPC, adopt alternate findings, and deny the requested Conditional Use (requires 5 of 7 votes); or 3) Return the case to MAPC for additional consideration (requires 4 of 7 votes).

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

[CON2025-00088 WCC Supporting Docs.docx](#)

[CON2025-00088 MAPC Minutes Excerpt.docx](#)

[CON2025-00088 MAPC DAB Memo.pdf](#)

[Resolution No. 25-412 CON2023-00088.docx](#)

2. ZON2025-00025 Zone Change Request in the City from MF-29 Multi-Family Residential District to LC Limited Commercial District for Vehicle Repair, Limited, Generally Located on the East side of South Hillside Avenue, within One-Half Mile South of East Pawnee Avenue. (District III)

RECOMMENDED ACTION: Adopt the findings of the MAPC and approve the requested zone change, authorize the necessary signatures, and instruct the City Clerk to publish the ordinance after approval (requires four of seven votes).

Alternatives: 1) Override the MAPC, adopt alternate findings, and deny the requested zone change (requires five of seven votes); or 2) Return the case to MAPC for additional consideration (requires four of seven votes).

[Agenda Report VII-2.docx](#)

[ZON2025-00025 WCC Supporting Documents.docx](#)

[ZON2025-00025 MAPC Minutes.docx](#)

[2025-07-02 DAB 3 ZON2025-00025 Interoffice Memo.docx](#)

[09-09-2025 52-805 ZON2025-00025.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 - NONE

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

1. Selection of Appeal Panel to hear Appeal of Additional Conditions to Drinking Establishment License

RECOMMENDED ACTION: Select three Council Members to preside over the administrative appeal of the license amendment.

[Agenda Report X-1.doc](#)

2. Approve that pursuant to Section 2.04.090 Council Member Tuttle's travel expenses, as estimated on the Travel Authorization and Expense Form, to serve as a member of CityHealth's Policy Advisory Committee in Washington, D.C. October 15-16, 2025 for the purpose of representing the City of Wichita, consistent with A.R. 3.1, be approved. Upon return from travel, actual expenses shall be reported to the Controller's Office.
3. Approve that pursuant to Section 2.04.090 Council Member Johnson's travel expenses, as estimated on the Travel Authorization and Expense Form, to attend City to City in Detroit, MI October 8 - 10, 2025 for the purpose of representing the City of Wichita, consistent with A.R. 3.1, be approved. Upon return from travel, actual expenses shall be reported to the Controller's Office.

XI. COUNCIL MEMBER APPOINTMENTS AND COMMENTS

Adjournment

ATTACHMENT 1 - CONSENT AGENDA ITEMS 1 THROUGH 15

II. CITY COUNCIL CONSENT AGENDA ITEMS

Applications for Licenses:

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 September 2, 2025.docx](#)

2. Agreements/Contracts:

a. Contract Approval for Bus Driver Safety Barriers

RECOMMENDED ACTION: Approve the contract, authorize the necessary signatures, and approve any necessary budget adjustments.

[Agenda Report II-2a.docx](#)

[250121_vendor signed revised.pdf](#)

[Internal Audit Review Checklist.pdf](#)

3. Design Services Agreements:

a. Design Agreement for Falcon Falls 7th Addition (District I)

RECOMMENDED ACTION: Approve the design agreement and authorize the necessary signatures.

[Agenda Report II-3a](#)

[Agmt_FalconFalls7thAdd_W_S_SWD_Signed.pdf](#)

b. Design Agreement for Towne Parc 10th Addition, Phase 2 (District II)

RECOMMENDED ACTION: Approve the design agreement and authorize the necessary signatures.

[Agenda Report II-3b](#)

[Agmt_TowneParc10thAddPh2_W_P_Signed.pdf](#)

4. Change Orders:

a. Change Order No. 1 and Change Order Limit Adjustment for Fire Storage and Department Operations Center (DOC) Facility

RECOMMENDED ACTION: Approve Change Order No. 1, and change order limit adjustment resolution, and authorize the necessary signatures.

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

[CO #1 Fire Storage EOC.pdf](#)

[Resolution No. 25-413 Change Order Wichita Fire Department Vehicle Storage and Operations Center.docx](#)

5. Minutes of Advisory Boards/Commissions:

- a. WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION MINUTES JULY 24, 2025 BOARD OF ELECTRICAL APPEALS MINUTES JULY 8, 2025 BOARD OF ELECTRICAL APPEALS MINUTES AUGUST 12, 2025 BOARD OF APPEALS OF REFRIGERATION, AIR CONDITIONING, WARM AIR HEATING AND BOILERS MINUTES JULY 3, 2025

RECOMMENDED ACTION: Receive and file.

[2025-07-24 MAPC FINAL Minutes.pdf](#)

[BOEA MINUTES 07.08.2025.pdf](#)

[BOEA MINUTES 08.12.2025.pdf](#)

[REFRIGERATION, AC, WARM AIR HEATING AND BOILERS MINUTES 07.03.2025.pdf](#)

Uncategorized Items:

6. Proclamation Votes

RECOMMENDED ACTION: Receive and file the report.

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

7. Overestimate Bid for Mt. Vernon from Southeast Boulevard to Oliver (District III)

RECOMMENDED ACTION: Approve the revised budgets, overestimate bid, waive City Council Policy No. 2, adopt the amending resolutions, and authorize the necessary signatures.

[Agenda Report II-7](#)

[revised Bid Tab.pdf](#)

[Resolution No. 25-414 Mt. Vernon from Southeast Boulevard to Oliver.docx](#)

[Resolution No. 25-415 37th Street North and Ridge Road Intersection Improvements.docx](#)

8. Police Firearms

RECOMMENDED ACTION: Approve the firearm purchases.

[Agenda Report II-8](#)

9. 2025 Community Services Block Grant Budget Adjustment

RECOMMENDED ACTION: Approve the 2025 CSBG budget adjustment, reallocating up to \$55,000 to support The Way To Work program and cover indirect costs.

[Agenda Report II-9](#)

10. Authorization of the Second Five-Year Tax Exemption (Textron Aviation) (Districts II, III and IV)

RECOMMENDED ACTION: Approve the second five-year 100% ad valorem tax exemption for Textron.

[Agenda Report II-10](#)

II. **CONSENT PLANNING AGENDA ITEMS**

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.

11. PUD2025-00011 Zone Change Request in the City from SF-5 Single-Family Residential to PUD to Create the Tyler Substation Planned Unit Development #145 to Expand Existing Electrical Substation with Custom Development Standards, Located on the South Side of West 2nd Street North, One-Quarter Mile East of North Tyler Road. (District V)

RECOMMENDED ACTION: Adopt the findings of the MAPC and approve the requested zone change, place the ordinance on first reading, authorize the necessary signatures, and instruct the City Clerk to publish the ordinance after approval on second reading (requires four of seven votes).

[Agenda Report II-11](#)

[PUD2025-00011 WCC Supporting Documents.docx](#)

[PUD2025-00011 MAPC Minutes.docx](#)

[PUD2025-00011 DAB V Interoffice Memorandum.docx](#)

[Ordinance No. 52-806 PUD2025-00011.docx](#)

II. **CONSENT HOUSING AGENDA ITEMS**

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12. Sale of 3032 East Stadium Drive (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-12](#)

[Real Estate Agreement - 3032 E. Stadium.pdf](#)

13. Sale of 2056 North Volutsia Avenue (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-13](#)

[Real Estate Agreement - 2056 N Volutsia.pdf](#)

14. Sale of 830 North Spruce Street (District I)

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

[Agenda Report II-14](#)

[Real Estate Agreement 830 N. Spruce.pdf](#)

15. Sale of 2608 North Spruce Avenue (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-15](#)

[Real Estate Agreement 2608 N. Spruce.pdf](#)

II. CONSENT AIRPORT AGENDA ITEMS - NONE

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.