

Call To Order:

The regular meeting of the Lansing City Council was called to order by Mayor McNeill at 7:00 p.m.

Roll Call:

Mayor McNeill called the roll and indicated which Councilmembers were in attendance.

Councilmembers Present:

Ward 1: Kevin Gardner and Gene Kirby

Ward 2: Donald Studnicka and Jake Kowalewski

Ward 3: Kerry Brungardt and Jesse Garvey

Ward 4: Dan Clemons and Pete Robinson

Councilmembers Absent:

OLD BUSINESS:

The Amended Regular Meeting minutes of November 7, 2024, were provided for review.

Councilmember Brungardt made a motion to approve the Amended Regular Meeting Minutes of November 7, 2024, as presented. Councilmember Clemons seconded the motion.

Roll Call Vote: Aye: Councilmembers Garvey, Robinson, Clemons, Brungardt, Studnicka, Gardner, Kirby, and Kowalewski; Nay: none; Abstain: none; Absent: none; The motion was approved.

Audience Participation:

Presentations:

Promotion of Police Lieutenant Mike Dickason to Captain

Police Chief Steve Wayman will announce the promotion and will pin Lieutenant Mike Dickason to Captain. Captain Dickason has served on the Lansing Police Department since July 2007.

Letter of Support for Frontier Museum of the US Army

The Frontier Museum of the U.S. Army is expanding through the construction of a new campus to house the Frontier Museum. The new campus is scheduled to be open in 2027, to coincide with Fort Leavenworth's 200th birthday. The Frontier Museum is asking for local jurisdictions with ties to Fort Leavenworth to issue letters of support to aid in raising awareness and funding. George Pettigrew, Chair of the Frontier Museum of the United State Army Foundation, and Bryan Wampler, Executive Director of the Frontier Museum of the United State Army Foundation, are in attendance to give a presentation about the future of the museum.

COUNCIL CONSIDERATION OF AGENDA ITEMS:

Adoption of Reinvestment Housing Incentive Policy

The proposed Reinvestment Housing Incentive Districts (RHID) Policy establishes guidelines and requirements for creating Reinvestment Housing Incentive Districts within the City. Housing projects developed with City partnership through the RHID will be required to meet this policy. The policy aims to facilitate attainable housing development through tax incentives in designated areas, contingent upon approval by the City Council and the Kansas Secretary of Commerce. This item was tabled from the November 7, 2024, meeting and includes clarifying wording in the policy.

Councilmember Clemons made a motion to motion to adopt the Reinvestment Housing Incentive District Policy. Councilmember Kowalewski seconded the motion.

- No discussion occurred.

Roll Call Vote: Aye: Councilmembers Garvey, Robinson, Clemons, Brungardt, Studnicka, Gardner, Kirby, and Kowalewski; Nay: none; Abstain: none; Absent: none; The motion was approved.

Ordinance 1123-An Ordinance annexing land to the City of Lansing, KS

Jayne and Charles Engelhardt, owners of property generally located in the area of 13209 McIntyre Road, have filed a petition for annexation of their property into the City Limits of Lansing, Kansas. The property owners have signed voluntary annexation paperwork for approximately 144 acres to be annexed into Lansing.

Councilmember Brungardt made a motion to approve Ordinance 1123 – An Ordinance annexing land to the City of Lansing, Kansas. Councilmember Clemons seconded the motion.

- Councilmember Studnicka and Community and Economic Development Director Joshua Gentzler discussed the de-annexation option in the contract.
- Councilmember Gardner and CED Director Gentzler discussed the definition of R-1 and R-2 as well as possible fence related from the development and adjoining properties.
- Councilmember Robinson and CED Director Gentzler discussed the accuracy of the number of possible homes in the development and the number of existing homes.
- John Redden, 24170 131st St, spoke against proposed development in plans that had been shared with him.
- Mike Kenaga, 23979 131st Street, spoke regarding possible fencing issues between the proposed housing development and the adjacent farms.
- Jeanette Labbee Holdeman, 820 4-H Rd, questioned the legality of the annexation approval by the city as well as whether this development would be utilizing the new sewer interceptor. Wastewater Director Anthony Zell discussed the location of the new sewer.
- Pat Melvin, 13438 McIntyre Rd., expressed his and his families concerns regarding the change in lot sizes proposed in this development.
- Tanner Bowers, 24169 131st Street, is concerned with the irrigation and flow of rain through the back of his property and how the development company will address the drainage.
- Janie Stockman, 24314 131st and 12909 McIntyre Rd., stated that the size of the lots will affect her and her neighbors' property value.
- City Administrator Tim Vandall addressed the conceptual plans discussed by the citizens as well as the role of the Planning Commission in this decision.

Roll Call Vote: Aye: Councilmembers Robinson, Clemons, Brungardt, Kirby, and Kowalewski; Nay: Councilmembers Garvey, Studnicka, and Gardner; Abstain: none; Absent: none; The motion was approved.

Construction Observation Services Contract for City Project 21-03 (Town Center Sanitary Sewer Extension Project)

Kansas state law requires full time construction observation during all active phases of all sanitary sewer construction. Lansing has previously used Monarch Engineering of Olathe, KS for these services. Monarch Engineering has completed this work for Lansing on four recent sanitary sewer projects with great success. Monarch Engineering has proposed a fee of \$85/hour and \$50/day travel expenses, which represents a \$10/hour increase from previous agreements.

Councilmember Garvey made a motion to authorize staff to execute a contract for construction observation services in support of the Town Center Sanitary Sewer Project. Councilmember Kowalewski seconded the motion.

- Councilmember Kirby, Gardner, Kowalewski, Mayor McNeill and Wastewater Director Zell spoke of the pricing of this service.

Roll Call Vote: Aye: Councilmembers Garvey, Robinson, Clemons, Brungardt, Studnicka, Gardner, Kirby, and Kowalewski; Nay: none; Abstain: none; Absent: none; The motion was approved.

Memorandum of Understanding Pursuant to Interlocal Agreement

Since September, staff has been engaged in negotiations and discussions with High Prairie Township, as well as our partners in Delaware Township, to finalize asset distribution for Leavenworth County Fire District #1. High Prairie’s assets received amount to \$120,151 more than their 24.35% of the assets; thus, upon cash dissolution, the City and Delaware Township would also receive \$120,151 additional cash to be disbursed proportionally amongst Lansing and Delaware. While the final cash amounts may vary slightly, a recent estimate put the figure around \$846,000.

Councilmember Clemons made a motion to approve the Memorandum of Understanding outlining Asset Distribution. Councilmember Kirby seconded the motion.

- City Administrator Vandall was available for questions. No discussion occurred.

Roll Call Vote: Aye: Councilmembers Garvey, Robinson, Clemons, Brungardt, Studnicka, Gardner, Kirby, and Kowalewski; Nay: none; Abstain: none; Absent: none; The motion was approved.

REPORTS:

Department Heads: Nothing to report.

City Attorney: Nothing to report.

City Administrator:

- Ride LV Grant Timeline
- Solid Waste Contract is expiring and want to reform our Solid Waste Advisory Group
- February 9, 2025, attending School Board Meeting verifying Fireworks location and briefing them about the aquatic center and other City happenings
- Transition with Fire District #1 and Update on Petition

Governing Body:

Councilmember Garvey:

- Congratulations to Captain Dickason for his years of service and promotion.

Councilmember Robinson:

- Echo congratulations to Captain Dickason.
- Housing Goals
- Economic Development
- Infrastructure

Councilmember Clemons:

- Echo congratulations to Captain Dickason.
- Leavenworth County Port Authority update.

Councilmember Brungardt:

- Congratulations to Captain Dickason.

Councilmember Studnicka:

- Ditto congratulations to Captain Dickason.
- Annexation – Meeting goals.
- Happy Thanksgiving.

Councilmember Gardner:

- Congratulations to Captain Dickason.
- Thank you to City Attorney Greg Robinson for his work on Fire District #1 transition.

Councilmember Kirby:

- Agreed with everything previously stated.

Councilmember Kowalewski:

- Echoed everything previously stated.
- Congratulations to the Captain on his promotion.

Proclamations: Veteran’s Day Proclamation

ADJOURNMENT:

Councilmember Kowalewski made a motion to adjourn. Councilmember Brungardt seconded the motion. No discussion took place.

Roll Call Vote: Aye: Councilmembers Garvey, Robinson, Clemons, Brungardt, Studnicka, Gardner, Kirby, and Kowalewski; Nay: none; Abstain: none; Absent: none; The motion was approved.

The meeting was adjourned at 8:17 PM.

ATTEST:

City Clerk Tish Sims, CMC