

**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:**

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**OLD BUSINESS:**

The Regular Meeting minutes of January 16, 2025, were provided for review.

**Councilmember Brungardt made a motion to approve the Regular Meeting Minutes of January 16, 2025, as presented. Councilmember Kowalewski seconded the motion.**

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

**Audience Participation:** Jeff Root (292 W Gilman Rd) had questions regarding building materials for accessory units. Discussion occurred with Community and Economic Development Director Joshua Gentzler, the council, and Mr. Root, regarding the wording of the code and restrictions of metal accessory buildings in Lansing.

**Presentations:**

**COUNCIL CONSIDERATION OF AGENDA ITEMS:**

**Board of Zoning Appeals Appointment.**

The UDO requires that the Board of Zoning Appeals be available for the appeal process to administer the following matters:

- 1) Appeals of administrative decision;
- 2) Variances; and
- 3) Any other exceptions for relief specifically referred to under the procedures and standards of these regulations.

Charles "Chase" Spears and Peter Im have agreed to fill the vacant seats on the Board of Zoning Appeals. Both terms will be from February 6, 2025, to February 5, 2028.

**Councilmember Brungardt made a motion to appoint Charles Spears and Peter IM to fill the vacant seats on the Board of Zoning Appeals with terms ending February 5, 2028.**

**Councilmember Kowalewski seconded the motion.** Discussion occurred regarding the vacant seats.

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

**Port Authority Appointment**

Each City in Leavenworth County is allowed an appointee to the Leavenworth County Port Authority. For the previous three years, Councilman Clemons has served as Lansing’s appointee to the board. The current term expires on March 25, 2025. Mr. Clemons has volunteered to serve another term on the LCPA Board.

**Councilmember Robinson made a motion to approve Councilman Dan Clemons to the Leavenworth County Port Authority Board. Councilmember Kirby seconded the motion.** No discussion took place.

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

**Resolution B-2-2025 Riverbend Heights RHID**

Ad Astra Development LLC applied for a Reinvestment Housing Incentive District (RHID) to develop a 412-lot Single Family Home subdivision, Riverbend Heights. The request is for the City to approve a 20-year RHID that would result in \$25 million of infrastructure investment to support a residential subdivision. There are currently six other parcels in Lansing within the Reinvestment Housing Incentive District. The RHID Program exists to spur growth and development as well as making housing more attainable.

**Councilmember Kirby made a motion to approve Resolution B-2-2025 to create the RHID for the Riverbend Heights subdivision. Councilmember Clemons seconded the motion.** Joe Oaks with Polsinelli Law Firm on behalf of Astra presented. Chris Coulson (owner/principal), Ross Volgal and Ben Gasper (SMH Consultants - engineers for the project) were available for questions. Council and Mr. Oaks discussed what was being requested for approval, the initial resolution which allows the proposal to be sent to the Department of Commerce, the steps the city and developers would need to take to move forward, and additional green space added to the proposal.

**Roll Call Vote: Aye: Councilmembers Gardner, Kirby, Kowalewski, Garvey, Robinson, Clemons, Brungardt and Studnicka; Nay: none; Abstain: none; Absent: none; The motion was approved.** Patrick Melvin (13438 McIntyre Rd), Katie Burton (13068 McIntyre), and Mike Kenaga (owns property to the south of proposal) voiced concerns regarding the amount of green space allocated, change in lifestyle, questioned the setbacks in reference to the property lines, and accommodations for geographical features. Ben Gasper from SMH Consultants addressed the setbacks and geographical features.

**Executive Session - Economic Development**

**Councilmember Kirby made a motion to go into Executive Session for the preliminary discussion of Economic Development activities, K.S.A. 75-4319(b)(4) for 15 minutes, beginning at 7:46 PM and returning to the Council Chambers at 8:01 PM and to include the City Council, City Administrator, City Attorney and Economic Development Director. Councilmember Kowalewski seconded the motion.**

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

**Councilmember Garvey made a motion to return to Open Session at 8:01 PM. Councilmember Gardner seconded the motion. No binding action was taken.**

**Executive Session – Consultation with Attorney**

**Councilmember Kirby made a motion to go into Executive Session for a consultation with the attorney for the City, which would be deemed privileged in an attorney-client relationship, K.S.A. 75-4319(b)(2) for 5 minutes, beginning at 8:03 PM and returning to the Council Chambers at 8:08 PM and to include the Governing Body, City Administrator, and City Attorney. Councilmember Kowalewski seconded the motion.**

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

**Councilmember Kiby made a motion to return to Open Session at 8:08 PM. Councilmember Kowalewski seconded the motion. No binding action was taken.**

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

**REPORTS:**

**Department Heads:** Nothing to report.

**City Attorney:** Nothing to report.

**City Administrator:**

- Insurance/Travelers Premium will go up 18-20%.
- Travelers did send an engineer to re-inspect City Hall roof claim.

**Governing Body:**

Councilmember Gardener:

- Thanks to Councilmember Clemons with LV Co Port Authority.

Councilmember Kirby:

- CED Director Gentzler and Public Information Officer Ken Miller recognized for their new podcast, Thrive Lansing Kansas.
- Reiterates the need for affordable housing in Lansing.

Councilmember Kowalewski:

- Thanks to those volunteers on the Board of Zoning Appeals.
- Go Chiefs.

Councilmember Garvey:

- Discussed the closure of the Leavenworth County Humane Society.
- Go Chiefs.

Councilmember Robinson:

- Whenever he receives several phone calls and texts, the staff provides information requested to help the citizens understand the process.
- Thanked the staff.

Councilmember Clemons:

- Thank you to the volunteers.
- The McIntyre Sewer Extension was built with future growth in mind.
- Discussed the LV Co Port Authority Funding Survey.

Councilmember Brungardt:

- Thank Mr. Spears and Mr. Im regarding the Board of Zoning Appeals.

Councilmember Studnicka:

- Thanked the volunteers.
- Would like a solution regarding the issue Mr. Root discussed regarding metal buildings.

**Proclamations: Flood Safety Awareness Week**

**ADJOURNMENT:**

**Councilmember Studnicka made a motion to adjourn. Councilmember Brungardt seconded the motion.**

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

The meeting was adjourned at 8:17 PM.

**ATTEST:**

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City Clerk Tish Sims, CMC