

CITY OF LANSING
CITY COUNCIL MEETING

REGULAR MEETING MINUTES
July 17, 2025

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: Gene Kirby and Kevin Gardner

Ward 2: Don Studnicka and Jake Kowalewski

Ward 3: Kerry Brungardt and Jesse Garvey

Ward 4: Dan Clemons and Pete Robinson

Councilmembers Absent:

OLD BUSINESS:

The Regular Meeting minutes of July 3, 2025, were provided for review.

Councilmember Kirby made a motion to approve the Amended Regular Meeting Minutes of July 3, 2025, as amended with the correction of the return to open session time after the second executive session. Councilmember Kowalewski seconded the motion.

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

Audience Participation: none

Presentations:

Leavenworth County Port Authority (LCPA) Education Campaign

Mr. Greg Kaaz was in attendance to update Council. The LCPA, in collaboration with the Leavenworth County Development Corporation (LCDC), has launched a countywide education campaign to raise awareness about the importance of sustained investment in economic development

Mr. Kaaz gave a presentation discussing:

- Value of Economic Development
- Transparency and Accountability

Discussion continued between Council and Mr. Kaaz regarding the need for educating the community on economic development and the financial support necessary.

COUNCIL CONSIDERATION OF AGENDA ITEMS:

Public Hearing – Ordinance 1134 - Riverbend Heights RHID

City Council voted to conduct a public hearing in accordance with K.S.A. 12-5245 to consider the establishment of a Reinvestment Housing Incentive District (RHID) and the adoption of the associated Development Plan and Agreement for Riverbend Heights.

The Development Plan creates the Riverbend Heights RHID covering approximately 146 acres southwest of McIntyre Rd. & 131st St. and anticipates the development of approximately 406 single-family homes. Under the agreement, the developer fronts all infrastructure costs and is repaid only from new property-tax growth inside the district. For the first 15 years, 80 percent of that

increment is captured for reimbursement. Starting in **year 16 the capture steps down each year— 75 percent, 70 percent, 65 percent, 60 percent, and finally 55 percent until year 20**so the City's share of new taxes steadily rises over the back end of the term.

Reimbursements are further limited by a hard cap: no more than \$52,500 per finished lot, and never more than \$21.892 million in total.

Chris Colson from Ad Astra spoke to the Council regarding amendments to the development plan, construction options for basements, price point, and square footage.

Councilmember Studnicka made a motion to open the public hearing to consider the establishment of a Reinvestment Housing Incentive District (RHID) and the adoption of the associated Development Plan for Riverbend Heights. Councilmember Brungardt 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.

Public Comments began at 7:31PM and ended at 8:22PM:

April Cromer – 23916 131st St Leavenworth, KS
John Redden – 24170 131st St. Leavenworth, KS
Tom Dials – 12500 Knollwood Dr Leavenworth, KS
Scott Tenner – 13697 McIntyre Rd Leavenworth, KS
Ryan Burton – 13068 McIntyre Rd Leavenworth, KS
Paul Cromer – 23916 131st St Leavenworth, KS
Harland Russell – 934 Wyndham Dr. Lansing, KS
William L. Page – 1101 Sycamore Ridge, Lansing, KS
Janie Stockman – 24314 131st Street Leavenworth, KS
Rebecca Mahan – 13883 McIntyre Rd Leavenworth, KS
Trina Gilfert – 24227 139th St. Leavenworth, KS
Mike Kenaga - 23979 131st St. Leavenworth, KS (Mary and Henry Kenaga Trust)
Chuck Urwin – 24282 126th St. Leavenworth, KS
Joe Oakes - Ad Astra Design Team
Curtis and Jessamyn Buckler - 13749 McIntyre Rd Leavenworth, KS (letter read by Councilmember Kirby.)

Councilmember Brungardt made a motion to close the public hearing. Councilmember Studnicka 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.

Councilmember Brungardt made a motion to approve Ordinance No. 1134 – establishing a Reinvestment Housing Incentive District and adopting the Development Plan for the Riverbend Heights Reinvestment Housing Incentive District. Councilmember Garvey seconded the motion.

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

Board of Zoning Appeals Appointment

The Lansing Unified Development Ordinance requires that the Board of Zoning Appeals be available for the appeal process to administer matters regulated by the UDO.

Brian Payne has agreed to fill the vacant seat typically held by a Planning Commissioner on the Board of Zoning Appeals. Mr. Payne's term will expire April 30, 2028.

Staff recommends Council appoint Mr. Payne to fill the vacant seat on the BZA.

Councilmember Kirby made a motion to appoint Brian Payne to the Board of Zoning Appeals for a term ending on April 30, 2028. Councilmember Clemons seconded the motion.

Discussion occurred with Community and Economic Development Director Joshua Gentzler clarifying that Mr. Suozzo was stepping down as the Planning Commission's representative for the Board of Zoning Appeals.

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

Executive Session – Consultation with Attorney

Councilmember Kirby made a motion to enter into Executive Session for 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 15 minutes beginning at 8:26PM and returning to the Council Chambers at 8:41PM and to include the Governing Body, City Administrator, City Attorney, Police Chief Wayman. Councilmember Kowalewski 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.

Councilmember Kirby made a motion to return to Open Session at 8:41PM. No binding action was taken. Councilmember Kowalewski 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.

REPORTS:

Department Heads: none.

City Attorney: none.

City Administrator:

- RHID – Monroe Manors update.
 - Preliminary plat submitted.
 - Developer is evaluating/considering RHID.
 - No site plan provided by Schimke/Epic Estates.
- RHID – discussion on making the program more stringent or a moratorium.
- National City Manager conference in Tampa Bay and would like to attend.
- New fire truck hopefully in August.

Governing Body:

Councilmember Garvey:

- Commented on the 6" of rain and asked for clarification about how that would affect the Ida Rd closure.

Discussion occurred with City Administrator Vandall and council regarding expected time line for repairs on Ida/Gamble.

Councilmember Robinson:

- Meet with the mayor about making comments on motions.
- Wanted homes that a teacher/fireman could afford.
- Thinks River Bend is too much too fast.
- Opportunity to vote for other developments

Councilmember Clemons:

- Thanked Mr. Payne for volunteering.

Councilmember Brungardt:

- None.

Councilmember Studnicka:

- Anxious to see how the LCPA will develop and educate the community.

Councilmember Gardner:

- Apologized for not following procedure during open meeting.

Councilmember Kirby:

- Spoke of former Councilmember Dave Trinkle stating that you cannot please everyone all the time.

Councilmember Kowalewski:

- None.

ADJOURNMENT:

Councilmember Kowalewski made a motion to adjourn. Councilmember Clemons seconded the motion.

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

The meeting was adjourned at 8:49 PM.

ATTEST:



City Clerk Tish Sims, CMC