

CITY OF LANSING
CITY COUNCIL MEETING

REGULAR MEETING MINUTES
August 7, 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 17, 2025, were provided for review.

Councilmember Clemons made a motion to approve the Regular Meeting Minutes of July 17, 2025. Councilmember Garvey seconded the motion.

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

Audience Participation: none

Presentations:

Lansing Lions Club Proclamation

The Lansing Lions Club has proudly served our community for the last 71 years. The City recognizes and thanks the Lions Club members and their many acts of service.

COUNCIL CONSIDERATION OF AGENDA ITEMS:

Public Hearing – Ordinance 1135 – Fairlane Townhomes Phase II 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 for Fairlane Townhomes Phase II.

The Development Plan creates the Fairlane Townhomes Phase II RHID which includes the development of approximately 21 townhome units (five triplexes and three duplexes) within the RHID boundaries, located north of Fairlane Street and Santa Fe Drive. Eligible project costs will be reimbursed to the developer on a "Pay-As-You-Go" basis from 80% of the RHID property tax increment, in accordance with the RHID Act (K.S.A. 12-5241 et seq.).

Reimbursement occurs only from 80 % of new property-tax increment actually generated; the City will not issue GO or special obligation bonds.

The project addresses a documented shortage of quality housing in Lansing and supports the City's RHID housing development goals by incentivizing infill residential construction.

Jeremy Greenamyre, Vice President of Greenamyre Rentals, was available for questions.

Councilmember Kowalewski 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 Fairlane Townhomes Phase II. Councilmember Kirby seconded the motion.

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

No discussion occurred.

Councilmember Clemons made a motion to close the public hearing. Councilmember Kirby seconded the motion.

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

Councilmember Brungardt made a motion to approve Ordinance No. 1135 – establishing a Reinvestment Housing Incentive District and adopting the Development Plan for the Fairlane Townhomes Phase II Reinvestment Housing Incentive District. Councilmember Garvey seconded the motion.

Discussion occurred between Community and Economic Development Director Joshua Gentzler, City Attorney Greg Robinson, Mr. Greenamyre, and Council regarding the 20-year cap and construction cost.

Councilmember Brungardt rescinded the motion to approve Ordinance No. 1135 – establishing a Reinvestment Housing Incentive District and adopting the Development Plan for the Fairlane Townhomes Phase II Reinvestment Housing Incentive District. Councilmember Garvey rescinded the second.

Discussion continued between Community and Economic Development Director Joshua Gentzler, City Attorney Greg Robinson, Mr. Greenamyre, and Councilmembers.

Councilmember Brungardt made a motion to approve Ordinance No. 1135 – establishing a Reinvestment Housing Incentive District and adopting the Development Plan for the Fairlane Townhomes Phase II Reinvestment Housing Incentive District with a maximum of \$851,570. Councilmember Garvey seconded the motion.

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

Resolution B-7-2025 – Monroe Manor RHID Public Hearing

The City of Lansing is proposing to establish a Reinvestment Housing Incentive District (RHID) for the Monroe Manor residential development. This 45.28-acre property, located at 724 N Desoto Road, has been identified as a strategic location to address the community's need for new attainable housing.

This project is being pursued under Kansas law K.S.A. 12-5241 et seq., which authorizes cities to use RHIDs to address housing shortages. The adoption of this Resolution will schedule a public

hearing on September 18, 2025, to allow residents and stakeholders to give feedback before the final decision.

The Monroe Manor project represents an estimated \$11.66 million investment, with the developer requesting RHID reimbursement of approximately \$3.03 million in eligible costs on a pay-as-you-go basis. No upfront funding from the City is required. The project is expected to generate roughly \$1.2 million in new property tax revenue annually, which will fund the RHID reimbursements over time.

Staff recommends Council approve Resolution B-7-2025.

Councilmember Gardner made a motion to approve Resolution B-7-2025 setting a public hearing date for September 18, 2025, to consider the establishment of the Monroe Manor RHID and adoption of the related development plan. Councilmember Garvey seconded the motion. Discussion occurred with Community and Economic Development Director Joshua Gentzler, City Administrator Tim Vandall, Roman Hahn with Circle H, and Council regarding changes from the original preliminary plat, schedule for building, reasons for reduced timeframe for the RHID, and proposed home pricing.

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

2026 Independence Day Fireworks Show Deposit

City staff recommends approval of payment to Victory Pyrotechnics & Special Effects in the amount of \$25,625.66 for the 2026 Independence Day pyromusical display at Lansing High School. This invoice includes soundtrack creation, pyrotechnic choreography, fireworks materials, crew labor, delivery, insurance, pre-production preparation, and required licensing. Victory Pyro's selected payment option includes a 4% discount.

Staff recommends Council authorize the payment.

Councilmember Brungardt made a motion to authorize the City to execute payment to Victory Pyrotechnics & Special Effects for the 2026 Independence Day fireworks display. Councilmember Garvey seconded the motion. Discussion occurred with CED Director Gentzler, City Administrator Vandall, City Attorney Robinson, and Council regarding risk of paying in advance and use of transient guest tax.

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

Executive Session – Economic Development

Councilmember Kirby made a motion to enter into Executive Session for period of fifteen (15) minutes to review Economic Development activities pursuant to the discussion of confidential data relating to the financial affairs or trade secrets of corporations, partnerships, trusts, and individual proprietorship, exception K.S.A. 75-4319(b)(4), beginning at 7:45 PM and returning to the Council Chambers at 8:00 PM and to include the Governing Body, City Administrator, City Attorney and Economic Development Director. Councilmember Kowalewski seconded the motion.

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

Councilmember Kirby made a motion to return to Open Session at 8:00 PM. Councilmember Studnicka seconded the motion. No binding action was taken.

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

Executive Session – Non-Elected Personnel

Councilmember Kirby made a motion to enter into Executive Session for period of fifteen (15) minutes to discuss an employee's performance pursuant to the non-elected personnel matter exception K.S.A. 75-4319(b)(1), beginning at 8:02 PM and returning to the Council Chambers at 8:17 PM and to include the Governing Body. Councilmember Kowalewski seconded the motion.

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

Councilmember Kirby made a motion to return to Open Session at 8:17 PM. Councilmember Kowalewski seconded the motion. No binding action was taken.

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

Councilmember Kirby made a motion to authorize the Mayor to sign Addendum #9 to the City Administrator's contract, providing a financial incentive based on the results of the performance evaluation. Councilmember Studnicka seconded the motion.

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

REPORTS:

Department Heads: none.

City Attorney: none.

City Administrator:

- Delaware Township Board is open to contribute 50% for the slide-in brush truck unit. The Fire Department plans to move forward with bidding for a brush truck.
- New pumper truck arrives in the next few weeks.
- City of Leavenworth looking at their own parcel on Gilman for another transfer station. They have offered to come to a future meeting to discuss.
- Updated utility billing software allows for bills to be emailed.
- Last weekday for the Aquatic Center is August 13, 2025.

- Possible moratorium on RHIDs.

Governing Body:

Councilmember Robinson:

- Recognizing the police department for going above and beyond for assisting our citizens.

Councilmember Clemons:

- Nothing.

Councilmember Brungardt:

- Nothing.

Councilmember Studnicka:

- Recommended keeping the pool open as long as possible.

Councilmember Gardner:

- Recognized and thanked the Lion's Club for all they do for the community.

Councilmember Kirby:

- Nothing.

Councilmember Kowalewski:

- Nothing.

Councilmember Garvey:

- Nothing.


ADJOURNMENT:

Councilmember Garvey made a motion to adjourn. Councilmember Brungardt seconded the motion.

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

The meeting was adjourned at 8:29 PM.

ATTEST:



City Clerk Tish Sims, CMC