

CITY OF LANSING
CITY COUNCIL MEETING

REGULAR MEETING MINUTES
April 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: Jake Kowalewski

Ward 3: Jesse Garvey

Ward 4: Dan Clemons and Pete Robinson

Councilmembers Absent: Councilmembers Studnicka and Brungardt

OLD BUSINESS:

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

Councilmember Clemons made a motion to approve the Regular Meeting Minutes of April 3, 2025, as presented. Councilmember Kowalewski seconded the motion.

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

Ord No. 1128 - An Ordinance Granting a Change of Zoning

A motion to amend Lansing's zoning map was included on the March 20, 2025, agenda. After a vote was conducted, staff learned of an error in the voting procedure. The error related to the vote and counting of said vote by the Mayor. The Mayor was precluded from voting and tabulating his erroneous vote in the total count resulted in the motion's failure. Attorney General Opinion 92-41 determined that a Mayor does not vote in the Council-Manager form of government on valid protest petitions. The amendment to the zoning map had a valid protest petition, which required a supermajority 6-2 vote for approval. But for the procedural error, the motion would have passed. This motion is not to review the merits or to accept new information or evidence of the previous rezone application, but rather, to retabulate the vote from the March 20, 2025, meeting in accordance with Attorney General Opinion 92-41.

Councilmember Gardner motion to correct the error of including the Mayor's vote on March 20, 2025, to Amend Lansing's Zoning Map and to retabulate the original vote from the governing body per Attorney General Opinion 92-41; resulting in a 6-2 supermajority vote thereby approving Ordinance No. 1128. Councilmember Garvey seconded the motion.

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

Audience Participation: None

Presentations: None

COUNCIL CONSIDERATION OF AGENDA ITEMS:

Public Hearing - Riverbend Heights RHID Adoption Resolution

Ad Astra Development, LLC, requests the establishment of a 20-year RHID to support construction of the Riverbend Heights Subdivision, a 412-lot single-family development in Lansing. By using the RHID tool, infrastructure costs will partially be financed through the future property tax increment rather than special assessments, reducing upfront cost burdens for homeowners.

Councilmember Kirby made a motion to open the public hearing on Riverbend Heights RHID Adoption Resolution. Councilmember Kowalewski seconded the motion.

Public Comments from property owners began at 7:03PM and ended at 7:47 PM:

- Tom Dials – 12500 Knollwood Dr. Leavenworth, KS
- Lisa Holleron – 13382 McIntyre Leavenworth, KS
- Kirsten Workman – 331 Sage St Lansing, KS
- Pat Melvin – 13438 McIntyre Leavenworth, KS
- Scott Tenner – 13697 McIntyre Leavenworth, KS
- Julia Urwin – 24282 126th St Leavenworth, KS
- John Redden – 24170 131st St Leavenworth, KS
- Paul Cromer – 23916 131st St Leavenworth, KS
- Treena Gilfert – 24227 139th St Leavenworth, KS
- Daniel Page – 1101 Sycamore Ridge Dr Lansing, KS
- Janette Labbee-Holdeman – 820 4-H Rd Lansing, KS
- Janie Stockman – 24314 131st St Leavenworth, KS
- Betty Klinedist – 31891 159th St Leavenworth, KS
- Rebecca Mahan – 13883 McIntyre Rd Leavenworth, KS
- Chuck Urwin – 24282 126th St Leavenworth, KS

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

Councilmember Kirby made a motion to Table this item and continue the public hearing to the May 1st Council meeting. Councilmember Kowalewski seconded the motion.

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

Charter Ordinance No. 1-2025, Reinvestment Housing Incentive District

This Charter Ordinance is needed to ensure the City can utilize home rule powers to address local housing needs more flexibly. By exempting the City from the provisions of K.S.A. 12-5250, the ordinance allows Lansing to establish a Reinvestment Housing Incentive District (RHID) with terms better suited to the City's specific housing goals. In an upcoming proposal, this ordinance would allow the City to allocate 20% of the new taxes generated to all taxing entities (City, School Board, and County), instead of capturing all 100% of the taxes.

Councilmember Gardner made a motion to approve and adopt Charter Ordinance 1-2025 - Exempting the City of Lansing, KS, from the provisions of K.S.A. 12-5250 and providing substitute and additional provisions on the same subject relating to Reinvestment Housing Incentive Districts. Councilmember Garvey seconded the motion.

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

Mill & Overlay Bid Approval

The bids for the 2025 Mill & Overlay program were opened and read aloud on April 10, 2025. Public Works recommends accepting the Bids from JM Fahey with the following combination:

- Base Bid: \$551,976.10 - Alt #1 (147th): \$139,456.00 –
Alt#5 (155th): \$130,972 TOTAL: \$822,404.10

Councilmember Clemons made a motion to accept the bids and unit prices as presented and award the 2025 Mill & Overlay project to J.M. Fahey Construction. This project will consist of the Base Bid + Alternate #1 + Alternate #5 for \$822,404.10 plus a 5% construction contingency. Councilmember Kowalewski seconded the motion. Councilmembers Kowalewski and Kirby discussed with Public Works Director Michael Spickelmier about the quality of past work and total number of bids submitted.

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

Bid Approval - Seasonal Right of Way Mowing

The bids for the Seasonal ROW program were opened and read aloud on April 9, 2025. The mowing area is defined as 12.5 acres primarily along Main Street.

Councilmember Gardner made a motion to award the 2025 Seasonal ROW mowing contract to Personal Touch Lawn Services in the amount of \$425 per mow along with the subsequent following year pricing. Councilmember Kirby seconded the motion. Councilmembers Clemons and Garvey discussed with Public Works Director Spickelmier the yearly increases and ability of the bidder to provide the service for the pricing quoted.

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

REPORTS:

Department Heads: Nothing to discuss.

City Attorney: Nothing to discuss.

City Administrator:

- Update on petition re: trees on the right of way near Fairway Estates
- Ideas from residents
 - Wyndham Hill resident asked about stopping fireworks @9pm

- Councilmember Garvey stated fireworks were stopped at 9pm in the past.
 - Senior Discount for pool options
- City Clerk Tish Sims earned MMC certification
- RHID – provided clarification about developer costs and number of houses being built per year in Lansing.
- Kevin Wempe & Chanelle Perez from Gilmore & Bell is available on legal questions about RHID.
- Just wanted to clear up miscommunication.

Governing Body:

Councilmember Clemons:

- Port Authority
- State will be looking at property on North Hwy 5
- Thank you to the citizens
- Congratulations to City Clerk Tish Sims on her MMC certification.

Councilmember Gardner:

- Congratulations to City Clerk Sims.

Councilmember Kirby:

- RHID – School Board & County are not required to participate in the RHID.

Councilmember Kowalewski:

- Congratulations to City Clerk Sims
- Thank you for the public comments

Councilmember Garvey:

- Congratulations to City Clerk Sims
- Appreciate the comments/accuracy
- City Administrator Vandall doing a great job.

Councilmember Robinson:

- Thank you to City Clerk Sims
- Thank you to the citizens.

ADJOURNMENT:

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

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

The meeting was adjourned at 8:09 PM.

ATTEST:



City Clerk Tish Sims, CMC