

**CITY OF LANSING**  
**CITY COUNCIL MEETING**

**SPECIAL MEETING MINUTES**  
**July 18, 2024**

**Call To Order:**

The special meeting of the Lansing City Council was called to order by Mayor McNeill at 6:00 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

**Ward 3:** Kerry Brungardt and Jesse Garvey

**Ward 4:** Dan Clemons

**Absent:** Pete Robinson

**COUNCIL CONSIDERATION OF AGENDA ITEMS:**

**Ward 2 Councilmember Interview**

Ward 2 Council Member Marcus Majure stepped down from his position on July 11, 2024. His unexpired term ends January 2028. Staff advertised the open position as directed by Council. As of June 28, there have been three applications submitted. The applicants are Jake Kowalewski, Timothy Moran and Jeff Martin.

Mayor McNeill went over the procedures.

**Councilmember Garvey**

- Attendance – being at the meetings and being available.
- What conflicts would you have with your work/personal life that would affect you attending meetings.

**Jeff Martin**

- My job is flexible enough I can work around the schedule. I do IT work. Being off for a 2–3-hour council meeting will not be an issue.
- Only conflicts would be vacations.

**Timothy Moran**

- I am fully retired. Kids are grown and do not live in the area.
- Our schedule is very flexible.
- I see no conflicts with the regularly scheduled meetings, work session meetings, or any additional special meetings.
- I do have vacation plans as most people do.

**Jake Kowalewski**

- I'm on the Planning Commission and Lan-Del.
- I'm sitting here on my birthday.
- I work from home managing construction contractors. They work 6-5.
- Plenty of flexibility.

**Councilmember Kirby**

- Highly unusual to get three highly qualified candidates.
- I appreciate all of you making the effort.
- I want to give you one last chance to sell yourself.

**Timothy Moran**

- I chose to live in Kansas.
- I've always liked this part of the state.
- When I went to the citizen's academy, I learned about the city I'm calling home.
- I like the city, the vision of the city, and the way it was put together.

- I have no preconceived plans about how it should grow.
- I was here when Billy Blackwell was the mayor. He had sensing groups. I know the city has two groups of people. One that wants to keep it a bedroom community, and one who would make it more a light industrial base.
- I think I can be a person that blends both of those together.
- I've worked as a project manager, program manager...not necessarily IT but building things. Hardware...roads...things of that nature. So, I understand the process of moving projects from A to B to C to D.
- I don't see any conflict with me working as a member of the City Council.

**Jake Kowalewski**

- So, since I've been old enough to own a home, or not live with my folks, I've lived in Lansing.
- Lansing is my home. Born and raised in Leavenworth County.
- I attended the Citizen's Academy in 2018-2019. The one thing pretty much everyone on this panel echoes is, "Volunteer! Volunteer! Volunteer!"
- I see this next step as potentially being a councilman as the next escalation of public service.
- I've been on Lan-Del since 2019.
- I've been on the Planning Commission since 2019.
- During that time, I've also completed the Leavenworth County Leadership Academy, Southern Leadership of Southern Leavenworth County.
- I view this as my next progression in leadership in the community.

**Jeff Martin**

- Did my volunteering with the kids all the way through.
- Did my school board tour. A lot of learning there.
- Now I've got time when I put forth the effort to make a difference. I want to be a part of it.

**Councilmember Gardner**

- The only thing more impressive than having three people going for a city council position is the information in each one of your applications.
- There's nothing in there that isn't a positive influence for the city and the people you would represent.
- Your qualifications and interests at this point, I'm wondering why you didn't run in the last election.

**Jake Kowalewski**

- I think Mr. Majure did a fantastic job, and I didn't have any interest in it as he represented the city and the ward well.
- That's why I'm applying now.
- I was a believer in what he was doing and felt he was making a positive impact.

**Jeff Martin**

- For me, it's timing. Trying to figure out what that next piece was that you want to put your effort and time into.
- This opportunity presented itself and went that way versus the election piece.

**Timothy Moran**

- I ran for a position before, a state position.
- I realized when I ran for the state position that there is a dichotomy here where unless you are part of the good old boy's system, unless you are born and raised here...you could live here since 1975, and you're still not considered a local. Also, a lot of old names, old people, old families. I have none of that.
- I have in the past put something out. Never got any traction. Doesn't mean I still don't want to be on the city council.

- This presented an opportunity to present myself to the board. I think I can do a good job as a board member and represent Ward 2.

**Councilmember Studnicka**

- I don't want to say personal agenda, but if you are appointed to the board and become a councilman, what are you planning to accomplish or try to get started in the city?

**Jeff Martin**

- Nothing personal.
- Not looking to spin my company up to do bids.
- Not looking for any personnel decisions.
- To me, it's just trying to make Lansing the best it can be.
- I don't have an overall end game or what I want to see Lansing become.
- I want to be a good steward.
- Ask the right questions to hopefully get to the correct decisions.

**Timothy Moran**

- As I alluded to earlier, I see Lansing has two... the city and the people I know of Lansing have two visions: bedroom community or another light industrial type of city. Kansas City, Kansas is moving in this direction. I think Lansing is in a position to position themselves to take advantage of the growth that will be presented.
- I think it needs to be civilized. Meaning we need to be planning, organized, financed partly. So, when the Kansas City (indecipherable) posts to us, we're prepared to be part of the Kansas City suburb and not forgotten little towns as you see in similar places like that.
- I have no secret agenda.
- I just think the city needs to have people that look at the benefit of the city and people overall. The services, budget, improving the overall structures of the city.

**Jake Kowalewski**

- I think the city has done a really good job within their vision of principles of identifying four pillars. Within the home pillar, affordable housing is very critical. Continuing to support the council and city as best we can to help residential development.
- The infrastructure, the economic development, and helping communities I think we are doing fantastic on. That residential growth has stalled.

**Councilmember Brungardt**

- Attracting builders/contractors to Lansing to build houses has been a struggle. Council, we've taken criticism.
- To combat this issue, what would you suggest be done?

**Timothy Moran**

- I believe one of the biggest concerns we have is the younger citizens. Not the high school, but the young people coming up high school/college for them staying in the area or returning to the area. It's not just the bedroom community. We need to have like the swimming park.
- I think our schools are top notch.
- I think we have a very competent police department that provides well protection.
- I think our services in the city are fine.
- We just need to sell the city and still bring in light industry or some sort of restaurants or something like that that will want younger folks to live here, buy the homes, and make this their home as they grow their children.
- How can we do that? You got to go out and stomp and beat the bushes. I'm sure it's very hard. We're so close to Zona Rosa or Legends, but we just got to keep trying.
- The key is to bring services and activities here for folks to move here and not deal with the rush of suburbs of the city.

**Jake Kowalewski**

- I think continuing to work with staff to massage the UDO. Find things there that are going to help promote development, make it personal. I think that will go a long way. The removal of parking limits, lowering lot sizes, those are some things we've done recently with Planning Commission in conjunction with Council that I think are huge and will definitely pay dividends for the future.

**Jeff Martin**

- Not sure that's a councilman's position to solve. Bring ideas, suggest alternatives potentially... To me, it is having city staff connect with other areas that have been successful, other cities. Try to see what worked for them and what didn't'.
- What do we want to grow to and go forward with. I don't have anything specific off the top of my head.
- Suggestions the council can provide, but it's really staff that goes and does that work.

**Councilmember Clemons**

- I've only been here 25 years. So, I'm a newcomer here.
- My big thing is representing the citizens of your ward... and the city at large. When we vote, we vote for the entire city.
- But I'm going to ask you to bring it down to wards. What is your number one issue in concerns to Ward 2?

**Jake Kowalewski**

- Some things I've noticed, I live in Rock Creek. Lot of their complaints are speeding. Folks from the high school come flying down Cottonwood. I think that's an issue.
- Street lighting, it's not great in the neighborhood, and it's not great in some other areas. I've seen some of those complaints.
- Some of those are creature comforts. Some of those are nice to focus on.
- Reaching out and being involved with folks in the ward. Trying to get a pulse of what's going on outside of Rock Creek would be something I'd try to focus on.

**Jeff Martin**

- Some of the speeding pieces, but when the utility construction when we were bringing in the internet provider. That was kind of the biggest piece, because everything was kind of dug up. That was the biggest complaint. You had your easements you could work through. Some people lost some yard. Some sprinkler systems had some repairs. Now we see about all the door-to-door people doing the roofs.

**Timothy Moran**

- I live in old Rock Creek. The speeding is clearly an issue with the high school being right there. In the utilities, it's interesting how storms go out. Some parts of the ward go absolutely black, and across the street the rest of the people are not.
- Also, I've people complain sometimes about the taste of the water. The city water tastes like mud some days.
- The area just south of Cottonwood, that area in there, what's going to happen with that. Utilities, chipping and sealing the roads and stuff.

**Mayor McNeill**

- Thank you all.
- We'll be appointing someone.
- It's the third item on the regular meeting.
- I appreciate you coming and answering some questions.

**ADJOURNMENT:**

Councilmember Kirby made a motion to adjourn. Councilmember Brungardt seconded the motion. Roll Call Vote: Aye: Councilmembers Garvey, Clemons, Brungardt, Studnicka, Gardner, and Kirby. Nay: none; Abstain: none; Absent: Councilmember Robinson. The motion was approved.

The meeting adjourned at 6:28 p.m.

**ATTEST:**



City Clerk Tish Sims, CMC