

CITY OF LANSING
CITY COUNCIL MEETING

REGULAR MEETING MINUTES
August 1, 2024

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

Ward 2: Donald Studnicka and Jake Kowalewski

Ward 3: Jesse Garvey

Ward 4: Dan Clemons and Pete Robinson

Councilmembers Absent: Kevin Gardner and Kerry Brungardt

OLD BUSINESS:

The Special Meeting minutes of July 18, 2024, were provided for review.

Councilmember Kirby made a motion to approve the Special Meeting Minutes of July 18, 2024, as presented. Councilmember Studnicka seconded the motion. No discussion took place.

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

The Regular Meeting minutes of July 18, 2024, were provided for review.

Councilmember Garvey made a motion to approve the Regular Meeting Minutes of July 18, 2024, as presented. Councilmember Kirby seconded the motion. No discussion took place.

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

Audience Participation:

Presentations:

COUNCIL CONSIDERATION OF AGENDA ITEMS:

Approval of Ordinance No. 1116

Pursuant to Chapter 16, Utilities, Section 16-116 and 16-209 (e), the City Council is to be presented with a list of delinquent accounts and the customer's information. Upon adoption by the City Council and subsequent publication in the Leavenworth Times, this Ordinance shall constitute a lien against the real estate for which service is supplied. Staff does not submit this ordinance for assessment until August 25, 2024. Residents are given the opportunity to be removed from the Ordinance by setting up a payment plan with the city before that date

Councilmember Robinson made a motion to approve and adopt Ordinance No. 1116 for assessment of delinquent sewer and trash bills. Councilmember Clemons seconded the motion.

- Councilmember Studnicka and Finance Director Sanford discussed which delinquencies are sent to collections and why.
- Councilmember Garvey and Finance Director Sanford discussed the number of citizens on the list and the change in the amount from the previous year.

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

Approval of Ordinance No. 1117

Pursuant to Chapter 8, Health and Welfare, Section 7, Weeds of the Code of the City of Lansing, Kansas, a copy of Ordinance No. 1117 listing the account name, property address, and delinquent amounts for property owners who failed to pay weed removal fees is attached. Upon adoption by the City Council and subsequent publication in the Leavenworth Times, this Ordinance shall constitute a lien against the real estate for which service was supplied.

Councilmember Clemons made a motion to approve and adopt Ordinance No. 1117 for assessment of delinquent fees for weed removal. Councilmember Kirby seconded the motion.

- Councilmembers Studnicka and Clemons discussed with Finance Director Sanford about the procedures and number of property owners associated with the weed abatement ordinance.

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

Approval of Resolution No. B-10-2024, Reinvestment Housing Incentive District

At the April work session, the City Council reviewed the idea of establishing RHID Districts throughout Lansing as a means to create more residential development that would be attainable for more residents. Establishment of the RHID does not cost the city money up-front. However, new property taxes generated in the district after construction can be rebated for up to 25 years back to the developer as a means to make housing more attainable. The city would come up with an agreement with each parcel/developer as to the timeline and percentage/rate of return. To begin, the RHID will identify six parcels:

- 1) Fairway Estates Parcels (3)
 - a. Main Parcel, 25.5 acres
 - b. Secondary Parcel, 16.9 acres
 - c. DeSoto Access Parcel, 1.9 acres
- 2) Fairlane Townhomes, 3.1 acres. Fairlane Townhomes, 1st Plat, Lot 1
- 3) Fawn Valley Parcel-8.52 acres. Fawn Valley South, 2nd Plat, Lot 5
- 4) City Property at West Mary & DeSoto-37.1 acres, Archdiocese Addition, Lot 2

Councilmember Robinson made a motion to approve and adopt Resolution No. B-10-2024 – A Resolution to create a Reinvestment Housing Incentive District. Councilmember Kowalewski seconded the motion.

- Council discussed with City Administrator Vandall and Economic Development Director Gentzler the process and stipulations of how the RHID would affect the city's development plans, negotiation capabilities for agreements, and taxing options for future developments.
- Councilmember Garvey asked City Administrator Vandall to clarify the number of properties associated with this application and how any additional properties would be added.

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

REPORTS:

Department Heads: Nothing to discuss.

City Attorney: Nothing to report.

City Administrator:

- Updated the Council regarding the remediation process for the water damage at City Hall and the Community Center:
 - Discussed possible updates to carpeting, paint, and foyer walls to the upstairs.
 - Any bids received will be brought before the council for review at the next meeting.
 - Funding will be discussed with Finance Director Sanford once a decision has been made by the insurance company.

- The volunteer dinner scheduled for October 1 in the Community Center may need to be moved to a different location.

Governing Body:

Councilmember Robinson:

- Great work to everybody in the city for making all this happen tonight and everything you guys have done up at the main building. I know that it's inconvenient, but you guys are professionals and jumped right in.
- To everyone, make sure you stay hydrated. It's hot out there. So, be safe.

Councilmember Clemons: Nothing to add.

Councilmember Studnicka:

- Welcome back to City Administrator Vandall. It was a great thing that you did and bless you for that.
- Our hotel that's still closed, what's the status on that? Discussion continued between Director Gentzler and Councilmember Studnicka regarding the status of the remodel of the Spark by Hilton hotel that was Holiday Inn.

Councilmember Kirby:

- City Administrator Vandall, nice to see you back.
- Discussion continued with Mayor McNeill, City Administrator Vandall and Councilmember Kirby regarding the local business luncheons and how to connect with local business owners going forward.
- Recognized the new owners of Parkwood North and South trailer parks making improvements by removing old buildings and abandoned trailers as well as installing parking pads and allowing city inspections.

Councilmember Kowalewski:

- Thank you to City Administrator Vandall and City Clerk Tish Sims for facilitating the meeting with the department heads.

Councilmember Garvey:

- Discussed with City Administrator Vandall that the hill by the track at the intermediate school off Ida is not being maintained. Asked for someone to follow up with the school district.

ADJOURNMENT:

Councilmember Garvey made a motion to adjourn. Councilmember Clemons seconded the motion. No discussion took place.

Roll Call Vote: Aye: Councilmembers Robinson, Clemons, Studnicka, Kirby, Kowalewski and Garvey; Nay: none; Abstain: none; Absent: Councilmembers Brungardt and Gardner; The motion was approved. No discussion took place.

The meeting was adjourned at 7:27 PM.

ATTEST:



City Clerk Tish Sims, CMC