

## **AGENDA**

### **CALL TO ORDER**

### **PLEDGE OF ALLEGIANCE**

### **ROLL CALL**

### **OLD BUSINESS**

- [1.](#) Approval of Special Meeting Minutes
- [2.](#) Approval of Regular Meeting Minutes

### **AUDIENCE PARTICIPATION**

### **PRESENTATIONS**

### **NEW BUSINESS**

- [3.](#) Ordinance No. 1116
- [4.](#) Ordinance No. 1117
- [5.](#) Resolution B-10-2024 Housing Needs Findings

### **REPORTS** - City Attorney, City Administrator, Department Heads, Councilmembers

### **PROCLAMATIONS**

### **OTHER ITEMS OF INTEREST**

### **ADJOURNMENT**

Regular meetings are held on the first and third Thursday of each month. For information on how to view prior meetings, please visit our website at <https://www.lansingks.org>. Any person wishing to address the City Council, simply proceed to the microphone in front of the dais after the agenda item has been introduced and wait to be recognized by the Mayor. When called upon, please begin by stating your name and address. A time designated "Audience Participation" is listed on the agenda for any matter that does not appear on this agenda. The Mayor will call for audience participation. Please be aware that the City Council and staff may not have had advance notice of your topic and that the City Council may not be able to provide a decision at the meeting. If you require any special assistance, please notify the City Clerk prior to the meeting.

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# AGENDA ITEM

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TO: Tim Vandall, City Administrator  
FROM: Tish Sims, City Clerk  
DATE: July 26, 2024  
SUBJECT: Approval of Special Meeting Minutes

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The Special Meeting Minutes of July 18, 2024 are enclosed for your review.

Action: Staff recommends a motion to approve the Special Meeting Minutes of July 18, 2024, as presented.

**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:**

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City Clerk Tish Sims, CMC

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# AGENDA ITEM

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TO: Tim Vandall, City Administrator  
FROM: Tish Sims, City Clerk  
DATE: July 26, 2024  
SUBJECT: Approval of Regular Meeting Minutes

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The Regular Meeting Minutes of July 18, 2024 are enclosed for your review.

Action: Staff recommends a motion to approve the Regular Meeting Minutes of July 18, 2024, as presented.

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## AGENDA ITEM # 2

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

**REGULAR MEETING MINUTES**  
**July 18, 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 and Kevin Gardner
- Ward 2:** Donald Studnicka
- Ward 3:** Kerry Brungardt and Jesse Garvey
- Ward 4:** Dan Clemons

**Councilmembers Absent:** Pete Robinson

**OLD BUSINESS:**

The Regular Meeting minutes of July 11, 2024, were provided for review.

**Councilmember Brungardt made a motion to approve the Regular Meeting Minutes of July 11, 2024, as presented. Councilmember Garvey seconded the motion.** No discussion took place.

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

**Audience Participation:** Janette Labbee Holdeman, 820 4-H Road, requested that City Administrator Tim Vandall receive recognition as an honorable citizen for his charitable act of donating a kidney.

**Presentations:**

**COUNCIL CONSIDERATION OF AGENDA ITEMS:**

**Executive Session – Attorney/Client Privilege**

**Councilmember Kirby made a motion to go 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 a period of 15 minutes, beginning at 7:02 PM and returning to the Council Chambers at 7:17 PM to include the Mayor, Council and City Attorney. 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.**

**Councilmember Garvey made a motion to return to Open Session at 7:17 PM. Councilmember Kirby seconded the motion.** No binding action was taken.

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

**Appointment to unexpired Ward 2 Term**

Three people submitted applications for Ward 2 Council position after Council Member Marcus Majure stepped down from his position on July 11, 2024. The unexpired term ends January 2028. The Council held a special meeting on July 18, 2024 and interviewed the three candidates. The Council will make nominations to fill the vacancy.

**Councilmember Kirby made a motion to approve Jake Kowalewski to fill the unexpired term of Ward 2 Council Member ending January 2028. Councilmember Clemons seconded the motion.** No discussion took place.

**Roll Call Vote: Aye: Councilmembers Garvey, Clemons, Brungardt, Studnicka, Gardner, and Kirby; Nay: none; Abstain: none; Absent: Councilmember Robinson; The motion was approved.** City Attorney Greg Robinson recommended that Mr. Kowalewski be sworn in prior to performing duties as a councilmember.

**Oath of Office**

The City Clerk administered the Oath of Office for:  
Councilmember Ward 2 Jake Kowalewski

**Approval of Ordinance No. 1115**

Bond Counsel, Gilmore & Bell, has prepared Ordinance No. 1115 requesting that the City Council authorize and provide for the issuance of Taxable General Obligation Bonds, Series 2024-C, of the City of Lansing, Kansas, for the permanent financing of a portion of the 2020-1 Temporary Notes issued to purchase land at Town Centre.

**Councilmember Kirby made a motion to approve and adopt Ordinance No. 1115 - Authorizing and Providing for the Issuance of Taxable General Obligation Bonds, Series 2024-C, of the city of Lansing, Kansas; providing for the levy and collection of an annual tax for the purpose of paying the principal and interest on said bonds as they become due; authorizing certain other documents and actions in connection therewith; and making certain covenants with respect thereto. Councilmember Clemons seconded the motion.**

Councilmember Gardner asked for clarification whether a payoff of the note in seven years versus ten years would strengthen our financial position or if there will be a penalty. Clayton Kelly with Piper Sandler, financial advisor for the city, stated that there is no penalty for paying early. There have been really good results for the city. The rates dropped in the last three months. He further discussed the bond rates and margins and the city’s credit rating for future bonds.

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

**Approval of Resolution No. B-8-2024**

Bond Counsel, Gilmore & Bell, has prepared Resolution B-8-2024, requesting that the City Council adopt a Resolution authorizing and directing the sale and delivery of Taxable General Obligation Bonds, Series 2024-C, of the City of Lansing, Kansas

**Councilmember Brungardt made a motion to approve and adopt Resolution No. B-8-2024 – A Resolution authorizing and directing the sale and delivery of Taxable General Obligation Bonds, Series 2024-C. Councilmember Kirby seconded the motion.** No discussion took place.

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

**REPORTS:**

**Department Heads:** Nothing to discuss.

**City Attorney:** Nothing to discuss.

**City Administrator:** Absent.

**Governing Body:**

Councilmember Garvey: Get well soon to City Administrator Vandall. Very proud of what he did, and a virtuous person to go under the knife for somebody else.

Councilmember Clemons: Echo what Councilmember Garvey said. You know why we're all in here. Friday, I had some business with ...I walked in and saw ceiling tiles hanging down a foot. We saw emergency vehicles over at city hall. Even with the destruction, it was amazing to see everyone working there. We had Parks and Recreation, Wastewater, City administration, Police were there. We had Public Works that would normally be on the streets. We had the Fire Department there. We had Economic Development people, City Clerk, and Library. Economic Development Director Gentzler picked up a printer, and there were gallons of water that came out of it. They were all like that. A horrendous amount of water came down. City Administrator Vandall took me out to the drain plug where the tree roots had grown up and actually separated the drain plug. Everybody worked together, got it knocked out. You couldn't have seen a better well-oiled machine. Kudos to the entire staff there.

Councilmember Brungardt: I had witnessed everybody working together too. It was amazing...As sad as it was to look at the building and everything that was going on there, it was pretty cool just to see everybody working together. Also, City Administrator Vandall, it is amazing. Ms. Labbee-Holdeman, I agree with what you said. I don't know what we do, but it's pretty amazing what he did.

Councilmember Studnicka: Congrats to Councilmember Kowalewski. Now the work really begins. I want to thank Tim and Jeff for throwing their hat in the ring. Keep us in mind. Like I said, Planning Commission's going to need help. Water Board's going to need help. Again, to City Administrator Vandall, God bless you.

Councilmember Gardner: There was no candidate that didn't deserve to be up there. There was just only room for one of you. So, thank you for your interest in governing Lansing. City Clerk Sims, thank you for keeping us informed on City Administrator Vandall and how he's doing.

Councilmember Kirby: Echo everything else that's already been said. I was here on Friday too. The teamwork and people were just digging in and getting the work done. Regarding City Administrator Vandall...you would like to think...it's one thing to do it for a family member. It's something else to do it for somebody else. I think that speaks volumes to the character of the City Administrator, and we're lucky to have a guy like that.

Councilmember Kowalewski: I appreciate the opportunity. I'm looking forward to serving the residents and doing what I can for Ward 2.

**ADJOURNMENT:**

**Councilmember Kowalewski made a motion to adjourn. Councilmember Brungardt seconded the motion. No discussion took place.**

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

The meeting was adjourned at 7:32 PM.

**ATTEST:**

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City Clerk Tish Sims, CMC

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# AGENDA ITEM

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TO: Tim Vandall, City Administrator  
 FROM: Elizabeth Sanford, Finance Director  
 DATE: July 26, 2024  
 SUBJECT: Ordinance No. 1116 – Sewer and Solid Waste Assessments

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Pursuant to Chapter 16, Utilities, Section 16-116 and 16-209 (e) of the City’s Code of Ordinances, a copy of Ordinance No. 1098 listing the account name, property address, and delinquent amounts for customers whose accounts are at least two (2) months past due is attached for your review. 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.

Eighty-three (83) properties with a total delinquency of \$116,597.36 are listed on the ordinance.

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. Unfortunately, some residents default on their payment plan after the Ordinance has been published and submitted to the County for assessment against the property. Staff has informed each resident interested in setting up a payment plan that the account will be submitted to a third-party collection agency if the resident misses a payment.

**Action:**

Staff recommends a motion to adopt Ordinance No. 1116 for assessment of delinquent sewer and trash bills.

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## AGENDA ITEM # 3

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ORDINANCE NO. 1116

AN ORDINANCE LEVYING ASSESSMENTS FOR UNPAID CHARGES AGAINST EACH LOT & PARCEL OF GROUND AS A SPECIAL ASSESSMENT TO CONSTITUTE A LIEN UPON THE PROPERTY FOR THE AMOUNT OF DELINQUENT FEES FOR SOLID WASTE DISPOSAL & SEWER ASSESSMENT OF THE CITY OF LANSING, KANSAS.

WHEREAS, section 16-116 and 16-209 (e) of the City of Lansing, Kansas, Code of Ordinances require the Finance Department to compile a list of all customers who are at least two (2) months delinquent on their solid waste Disposal and sewer services bills; and the Governing Body shall, by ordinance, levy and assess the charges and/or penalties against each lot or parcel of ground served as a special assessment.

WHEREAS, said Governing Body of the City of Lansing, Kansas, has determined that the cost for said services rendered be levied and assessed against each lot or parcel of ground for the unpaid charges as a special assessment, which shall constitute a lien upon the property for the amount of said delinquent fees.

WHEREAS, the assessment shall be collected at the same time and in the same manner as ordinary county ad valorem property taxes, subject to the same penalties and procedures provided for such taxes, and all laws applicable to the collection, levy and enforcement of county ad valorem property taxes.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF LANSING, KANSAS:

SECTION 1. Special assessments to pay the cost, including late fees and accrued interest, of the solid waste collection and waste water collection, and treatment, of the City of Lansing, Kansas, be and the same are hereby levied against the several lots, pieces, and parcels of land liable for such special assessments as a result of their failure to pay the unpaid charges as delinquent fees, as follows, such lands being in the City of Lansing, Leavenworth County, Kansas:

ALLIGOOD, TIFFANY 103 E MARY ST	\$1,247.40	MEIN, ALICIA 208 S MAIN ST	\$437.50
BABCOCK, DAVID 109 N BROOKRIDGE ST	\$1,727.22	MILLER, CHRISMAN 445 HITHERGREEN DR	\$1,663.44
BACKER, MISTY 901 ALLYSSA CT	\$1,230.85	MILLS, CHRISTINA 440 HITHERGREEN DR	\$1,548.85
BARNETT, DENISE 100 KAREN LN	\$304.64	MISKOWIC, SARAH 213 HIGHLAND RD	\$1,322.00
BECK, HEATHER 809 SOUIHFORK ST	\$1,588.08	MITCHELL, BETTY 128 OAKRIDGE CT	\$536.00
BEEMAN-KLEMISH, KATE 615 BROOKMEADOW RD	\$1,176.40	MONTGOMERY, TRENTEN 110 E LOIS ST	\$611.07
BERNARD, WILLIAM, 119 E LOIS ST	\$3,218.29	MURPHY,DUSTIN&SONYA 406WYNDHAM DR	\$3,288.36
BOWEN, RICHARD 130 EMILE ST	\$1,929.34	MURRAY, JENNIFER 518 VALLEY DR	\$1,537.36
BRASWELL, GEORGE 410 HOLIDAY DR	\$1,434.64	NICHOLS, BRANDI 114 ELMWOOD DR	\$1,288.35
BUFORD, MARY 324 VALLEY DR	\$1,258.20	OWENS, SEAN 112 E MARY ST	\$809.50
BULLARD, TONYA 326 OAKHILL ST	\$1,354.64	PARKS, MARY 593 E CONNIE ST	\$1,482.53
CANONICA, IRENE 126 E KANSAS AVE	\$1,220.96	QUINTANA, LAURA 542 HITHERGREEN DR	\$2,027.41
CARPENTER, JENNIFER 409 S DESOTO RD	\$444.21	SANCHEZ, DARIEN/ HOLLY, 702 BROOKWOOD ST	\$1,128.50
CASE, RYAN 709 HOLIDAY DR	\$2,202.32	SAWYER, CHERYL 119 ELMWOOD DR	\$899.00
CLARK, CAROLYN 23802 140 <sup>TH</sup> ST	\$1,046.25	SCHMALBECK, ANNIE 707 HOLIDAY DR	\$2,393.81
CLARK, JEFFREY 126 FERN ST	\$1,403.82	SKAGGS, JON 1014 N 3 <sup>RD</sup> ST	\$2,446.07
COPE, LACY 715 N 2 <sup>ND</sup> ST	\$3,772.28	SMART, BRIANNA 439 HITHERGREEN DR	\$2,407.62
DAVIS, HEATHER 405 BROOKWOOD ST	\$2,257.21	SNODGRASS, MICHAEL 265 HOLIDAY DR	\$2,178.80
DUBOIS, BRIAN 717 S DESOTO RD	\$514.72	STALTER, ERIC 213 FAWN VALLEY ST	\$2,434.74
EVERETT, JACKIE 114 S 3 <sup>RD</sup> CT	\$784.32	STEVENSON, JULIA 201 S 2 <sup>ND</sup> ST	\$513.50
GILBERT, RANDALL 304 BITTERSWEET LN	\$2,218.97	STEVENSON, ZACHARY 110 S 4 <sup>TH</sup> ST	\$1,151.93
GOZO-GOODMAN, SANDRA 599 MORGAN ST	\$935.93	STIMAC, MEGAN 427 HITHERGREEN DR	\$1,220.90
GRAMMER, SHALLON 807 IDA ST	\$1,941.16	SUTTON, GEORGE 126 BROOKWOOD ST	\$2,124.87
HIGGINBOTHAM, JOSEPH 809 ENGLEWOOD ST	\$706.84	THOMAS, WAYLON 801 MERION ST	\$2,312.45
HOSCHOUER, SHAWNA 117 E MARY ST	\$523.24	THOMPSON, KARA 503 FORESTGLEN LN	\$1,331.72
HOWELL, PATRICIA 875 HOLIDAY DR	\$1,767.66	TUTTLE, JAMIE 616 MEADOWLARK RD	\$2,817.35
HUNDLEY, CHASE, 127 PARK VIEW CT	\$1,350.73	VAN DE BERGHE, KELLY 124 FERN ST	\$2,236.32
JENSEN, VICKI 105 TIMBERCREEK CIR	\$1,376.90	VIGIL, PAUL 320 HOLIDAY DR	\$3,116.13
JOHNSON, TODD 14092 ROBIN RD	\$452.66	WACKER, JASON 220 E LOIS ST	\$830.94
JOHNSTON, BROOKS 205 EMILE ST	\$259.00	WACKER, TERRIE 308 E KANSAS AVE	\$2,000.60

JUSTICE, NATALIE 243 FAIRLANE ST	\$520.57	WALDREN, KIMBERLY 619 MEADOWLARK RD	\$431.71
KITSMILLER, LACEY 316 HOLIDAY DR	\$3,681.27	WALSH, CHARMAINE 1113 N 2 <sup>ND</sup> ST	\$1,455.68
KRISS, COURINEY 119 EIHELLN	\$577.08	WALSH, THOMAS 101 E CAROL ST	\$1,377.90
KRITES, CHAD 504 1 <sup>ST</sup> TER	\$1,530.77	WALSTRUM, MARK 309 FAWN VALLEY CT	\$2,689.45
LAMPHIER, JESSIE 128 PARKVIEW CT	\$437.50	WEDDLE, TIM 1008 N 4 <sup>th</sup> ST	\$1,644.20
LEHMAN, JESSICA 296 HOLIDAY DR	\$1,519.23	WELLS, AUSTIN 121 WOODLAND RD	\$1,510.31
MARTIN, DAVID 115 KAREN LN	\$1,323.90	WHEELER, JEFFREY 1104 N 3 <sup>RD</sup> ST	\$1,559.18
MARTIN, EMMETT 806 ENGLEWOOD ST	\$1,510.52	WORKMAN, 138 FAIRLANE ST	\$908.01
MARTIN, THOMAS 310 HIGHLAND RD	\$2,670.11	WRIGHT, ROBERT 700 WILLOW DR	\$1,777.18
MARTINEZ, JOSEPH 938 STONECREST DR	\$352.45		
MCKERNAN-POLLARD, JAMIE, 825 STONECREST	\$1,889.21		

**SECTION 2.** This ordinance shall take effect after publication once in the official city newspaper.

**PASSED AND APPROVED** by the Governing Body of the City of Lansing, County of Leavenworth, State of Kansas on this 1st day of August 2024.

{SEAL}

ATTEST:

\_\_\_\_\_  
Tish Sims, City Clerk

\_\_\_\_\_  
Anthony R. McNeill, Mayor

APPROVED AS TO FORM:

Published: *Leavenworth Times*  
Date Published:

\_\_\_\_\_  
Gregory C. Robinson, City Attorney

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# AGENDA ITEM

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TO: Tim Vandall, City Administrator  
FROM: Elizabeth Sanford, Finance Director  
DATE: July 26, 2024  
SUBJECT: Ordinance No. 1117 – Weed Removal Assessments

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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.

Action:

Staff recommends a motion to adopt Ordinance No. 1117 for assessment of delinquent fees for weed removal.

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## AGENDA ITEM # 4

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**AN ORDINANCE LEVYING ASSESSMENTS FOR UNPAID CHARGES AGAINST EACH LOT & PARCEL OF GROUND AS A SPECIAL ASSESSMENT TO CONSTITUTE A LIEN UPON THE PROPERTY FOR THE AMOUNT OF DELINQUENT FEES FOR WEED REMOVAL ASSESSMENTS OF THE CITY OF LANSING, KANSAS.**

**WHEREAS**, said governing body of the city of Lansing, Kansas has determined that the cost for said services rendered be levied and assessed against each lot or parcel of ground for the unpaid charges as a special assessment, which shall constitute a lien upon the property for the amount of said delinquent fees, and after due notice, pursuant to Chapter VIII. Health and Welfare, Article 3 8-311, Weeds and Noxious Weeds of the Code of the City of Lansing, Kansas, said delinquent fees should be assessed against the property owners.

**BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF LANSING, KANSAS:**

**Section 1.** Special assessments to pay the cost, including late fees and accrued interest, of the weed removal fees, of the city of Lansing, Kansas, be and the same are hereby levied against the several lots, pieces, and parcels of land liable for such special assessments as a result of their failure to pay the unpaid charges as delinquent fees, as follows, such lands being in the city of Lansing, Leavenworth County, Kansas:

US SFE Asset Company 1 LLC                    \$391.53  
924 S Valley Drive  
Sub: Stonecrest Replat  
Parcel ID: 052-107-25-0-10-06-010.00-0

**Section 2.** That this ordinance shall take effect from and after its adoption by the governing body and upon publication in the official city newspaper as provided by law.

**PASSED AND APPROVED** by the Governing Body of the City of Lansing, Kansas, on this 1<sup>st</sup> day of August 2024.

{SEAL}

\_\_\_\_\_  
Anthony R. McNeill, Mayor

**Attest:**

\_\_\_\_\_  
Tish Sims, City Clerk

APPROVED AS TO FORM:

Published: *Leavenworth Times*  
Date Published:

\_\_\_\_\_  
Gregory C. Robinson, City Attorney

**STATEMENT**

CITY OF LANSING  
Community & Economic Development  
730 FIRST TERRACE, SUITE 2  
LANSING, KS 66043

Date: July 06, 2024 (Abatement)

US SFE ASSET COMPANY 1 LLC  
5001 Plaza on The Lake Ste#200 Austin, TX 78746 and or Main Street  
Renewals-Rentals 801 NW St. Mary Dr. Ste#220A Blue Springs, MO 64014

Terms: Payable within 30 days of receipt      **TOTAL DUE: \$ 391.53**

1.0 hours	924 S. Valley Dr. Lansing, KS 66043 Case #3588 Parcel ID # 052-107-25-0-10-06-010.00-0 <i>Grass Mowing CCompleted by "The Lone Wolf Landscaping"</i>	241.53
	Second Remediation Administrative Fee	150.00
	<i>Warning- a 2<sup>nd</sup> abatement will put this property on "Chronic Nuisance" list (see enclosed habitual violator language on back of this page.)</i>	
	NOTE: This address will now be listed as a "Chronic Nuisance"	
	<i>Total</i>	391.53

Please see reverse of page regarding information for habitual violator status

**THANK YOU!**

**Sec. 8-321. - Habitual violator.**

- A. A property is classified as a "Chronic Nuisance" property when a second citation for any property maintenance code/nuisance violation is issued, or a second abatement of same is made on the same property in a calendar year. The property will then be placed on a "Chronic Nuisance" list with the Department of Public Works, Community Development Division.
- B. The fee for the first remediation will be the cost, plus a \$100.00 administrative charge.
- C. For any further remediation(s) and/or citations at a "Chronic Nuisance" property within a two-year period, in addition to the cost for remediation, the administrative charge will be \$150.00 for the second offense, with the administrative charge increasing by an additional \$100.00 for each subsequent offense.
- D. Once on the "Chronic Nuisance" list, an annual \$300.00 monitoring fee will be charged to the property owner on January 1 of each subsequent year until the property is maintained for one calendar year (January 1—December 31) without further enforcement action by the City.
- E. Additional fines may be charged by the court.

Any person found guilty of violation of this article shall be fined a minimum of \$200.00 and a maximum of \$500.00 for each habitual violator citation. The Municipal Judge shall have no authority to suspend the minimum fine or any portion thereof. A person cited for violation of this section shall be required to appear in municipal court. In addition thereto, the Municipal Judge shall have the authority to sentence the individual to up to six (6) months in jail. It shall be a defense to an alleged violation of this section for the defendant to have been adjudged not guilty, or the charge dismissed.

# AGENDA ITEM

TO: Mayor McNeill, Lansing City Council  
 FROM: Tim Vandall, City Administrator  
 DATE: July 30, 2024  
 SUBJECT: Reinvestment Housing Incentive District Resolution

Policy Consideration: 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. There are currently no active new subdivisions in Lansing.

The City has had positive conversations with multiple developers who believe this program can help jump start more residential development. To begin, the RHID will identify six parcels. The specific development agreement for each parcel can be established upon approval from the Department of Commerce of the City’s RHID. Additionally, additional tracts can be added as an RHID later on in the process. Below are the parcels included in the initial RHID Resolution.

- 1) Fairway Estates Parcels (3)
  - a. Main Parcel, 25.5 acres, **Tract Description**

S13, T09, R22E, ACRES 25.46, E1/2 SW1/4 LYING S FAIRWAY EST Deed Book/Page 0703/0110 0703/0108 0703/0106 0509/1759

- b. Secondary Parce, 16.9 acres, **Tract Description**

S13, T09, R22E, ACRES 16.89, S1/2 SW1/4 SW1/4 EXC N268.7' OF W364.7' & LESS ROW Deed Book/Page 08 /6478

- c. DeSoto Access Parcel, 1.9 acres, **Tract Description**

S13 , T09 , R22E , N268.7' OF W364.7' OF SW1/4 SW1/4 SW1/4 LESS ROW (SCALED) Lot Width: 270.0 Lot Depth: 314.7 Deed Book/Page 08 /4875 08 /4872 08 /4873 0706/0058

- 2) Fairlane Townhomes, 3.1 acres. Fairlane Townhomes, 1<sup>st</sup> Plat, Lot 1
- 3) Fawn Valley Parcel-8.52 acres. Fawn Valley South, 2<sup>nd</sup> Plat, Lot 5
- 4) City Property at West Mary & DeSoto-37.1 acres, Archdiocese Addition, Lot 2

<https://www.kansascommerce.gov/program/community-programs/rhid/>

Financial Consideration: 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.

Action: Approval resolution to create Reinvestment Housing Incentive District.

# AGENDA ITEM # 5

**EXCERPT OF MINUTES OF A MEETING  
OF THE GOVERNING BODY OF  
THE CITY OF LANSING KANSAS  
HELD ON AUGUST 1, 2024**

The City Council (the “Governing Body”) met in regular session at the usual meeting place in the City at 7:00 p.m., the following members being present and participating, to-wit:

\_\_\_\_\_  
\_\_\_\_\_

Absent: \_\_\_\_\_

The Mayor declared that a quorum was present and called the meeting to order.

\*\*\*\*\*

(Other Proceedings)

There was presented a Resolution entitled:

**A RESOLUTION MAKING CERTAIN FINDINGS AND DETERMINATIONS AS TO THE NEED FOR HOUSING WITHIN THE CITY OF LANSING, KANSAS AND SETTING FORTH THE LEGAL DESCRIPTION OF REAL PROPERTY PROPOSED TO BE DESIGNATED AS A REINVESTMENT HOUSING INCENTIVE DISTRICT WITHIN THE CITY.**

Councilmember \_\_\_\_\_ moved that the Resolution be adopted. The motion was seconded by Councilmember \_\_\_\_\_. The Resolution was duly read and considered, and upon being put, the motion for the adoption of the Resolution was carried by the vote of the governing body as follows:

Yea: \_\_\_\_\_

\_\_\_\_\_

Nay: \_\_\_\_\_

The Mayor declared the Resolution duly adopted and the Resolution was then duly numbered Resolution No B-10-2024 and was signed by the Mayor and attested by the Clerk. The Clerk was directed to arrange for the publication of the Resolution one time in the official newspaper of the City.

\*\*\*\*\*

(Other Proceedings)

**CERTIFICATE**

I hereby certify that the foregoing Excerpt of Minutes is a true and correct excerpt of the proceedings of the governing body of the City of Lansing, Kansas held on the date stated therein, and that the official minutes of such proceedings are on file in my office.

(SEAL)

\_\_\_\_\_  
Tish Sims, City Clerk

**RESOLUTION NO. B-10-2024**

**A RESOLUTION MAKING CERTAIN FINDINGS AND DETERMINATIONS AS TO THE NEED FOR HOUSING WITHIN THE CITY OF LANSING, KANSAS AND SETTING FORTH THE LEGAL DESCRIPTION OF REAL PROPERTY PROPOSED TO BE DESIGNATED AS A REINVESTMENT HOUSING INCENTIVE DISTRICT WITHIN THE CITY.**

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**WHEREAS**, K.S.A. 12-5241 *et seq.*, as amended (the “Act”) authorizes any city incorporated in accordance with the laws of the state of Kansas (the “State”) with a population of less than 60,000 to designate reinvestment housing incentive districts within such city; and

**WHEREAS**, prior to such designation the governing body of such city shall conduct a housing needs analysis to determine what, if any, housing needs exist within its community; and

**WHEREAS**, after conducting such analysis, the governing body of such city may adopt a resolution making certain findings regarding the establishment of a reinvestment housing incentive district and providing the legal description of property to be contained therein; and

**WHEREAS**, after publishing such resolution, the governing body of such city shall send a copy thereof to the Secretary of Commerce of the State (the “Secretary”) requesting that the Secretary agree with the finding contained in such resolution; and

**WHEREAS**, if the Secretary agrees with such findings, such city may proceed with the establishment of a reinvestment housing incentive district within such city and adopt a plan for the development or redevelopment of housing and public facilities in the proposed district; and

**WHEREAS**, the City of Lansing, Kansas (the “City”) has an estimated population less than 60,000 and therefore constitutes a city as said term is defined in the Act; and

**WHEREAS**, the Governing Body of the City has performed a Housing Needs Analysis dated October 11, 2023 (the “Needs Analysis”), a copy of which is on file in the office of the City Clerk; and

**WHEREAS**, based on the Needs Analysis, the Governing Body of the City proposes to commence proceedings necessary to create a Reinvestment Housing Incentive District, in accordance with the provisions of the Act.

**THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LANSING, KANSAS, AS FOLLOWS:**

**Section 1.** The Governing Body hereby adopts and incorporates by this reference as part of this Resolution the Needs Analysis, a copy of which is on file in the office of the City Clerk, and based on a review of said Needs Analysis makes the following findings and determinations.

**Section 2.** The Governing Body hereby finds and determines that there is a shortage of quality housing of various price ranges in the City despite the best efforts of public and private housing developers.

**Section 3.** The Governing Body hereby finds and determines that the shortage of quality housing can be expected to persist and that additional financial incentives are necessary in order to encourage the private sector to construct or renovate housing in the City.

**Section 4.** The Governing Body hereby finds and determines that the shortage of quality housing is a substantial deterrent to the future economic growth and development of the City.

**Section 5.** The Governing Body hereby finds and determines that the future economic well-being of the City depends on the Governing Body providing additional incentives for the construction or renovation of quality housing in the City.

**Section 6.** Based on the findings and determinations contained in *Sections 2* through *5* of this Resolution, the Governing Body proposes to establish a Reinvestment Housing Incentive District pursuant to the Act, within boundaries of the real estate legally described in *Exhibit A* attached hereto and shown on the maps depicting the existing parcels of land attached hereto as *Exhibit B* (the “District”).

**Section 7.** The City Clerk is hereby directed to publish this Resolution one time in the official City newspaper, and to send a certified copy of this Resolution to the Secretary for the Secretary’s review and approval.

**Section 8.** The Mayor, City Administrator, City Clerk, other City officials and Gilmore & Bell, P.C. are hereby further authorized and directed to take such other actions as may be appropriate or desirable to accomplish the purposes of this Resolution.

**Section 9.** This Resolution shall take effect after its adoption and publication once in the official City newspaper.

[BALANCE OF THIS PAGE INTENTIONALLY BLANK]



**ADOPTED** by the Governing Body of the City of Lansing, Kansas, on June 20, 2024.

(SEAL)

\_\_\_\_\_  
Anthony R. McNeill, Mayor

ATTEST:

\_\_\_\_\_  
Tish Sims, City Clerk

**EXHIBIT A**

**LEGAL DESCRIPTION OF PROPOSED  
REINVESTMENT HOUSING INCENTIVE DISTRICTS**

**Fairway Estates Parcels (3)**

Tract 1:

The South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 13, Township 9 South, Range 22 East of the 6th P.M., Leavenworth County, Kansas

EXCEPT: A tract of land in the South Half of the Southwest Quarter of the Southwest Quarter of Section 13, Township 9, Range 22, East of the 6th Principal Meridian, described as follows: Beginning at a point on the West line of Section 13, said point being 662.91 feet North of the Southwest corner of said Section; thence North 87°43'00" East 208.71 feet to a point; thence South and parallel to the West line of said Section 208.71 feet to a point; thence South 87°43'00" West 208.71 feet to a point on the West line of said Section; thence North along said West line 208.71 feet to the point of beginning, Leavenworth County, Kansas. less that part taken for road purposes, as shown on survey dated April 30, 2008, by Donald G. White.

ALSO EXCEPT: A tract of land in the Northwest Quarter of the Southwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 13, Township 9 South, Range 22 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas, described as follows; Commencing at the Southwest corner of said Section 13; thence North 01°20'07" East (assumed), 394.07 feet along the West line of Section 13 to the point of beginning of this tract; thence, North 01°20'07" East 60.00 feet along said West line; thence, North 89°11'24" East 208.71 feet parallel with the North line of the South half of the Southwest Quarter of Section 13; thence, North 01°20'07" East, 208.71 feet to the North line of the South half of the Southwest Quarter of Section 13; thence North 89°11'24" East, 156.00 feet along said North line; thence South 01°20'07" West, 268.71 feet; thence, South 89°11'24" West, 364.71 feet to the point of beginning, Leavenworth County, Kansas. less part taken or used for road and as per survey dated April 30, 2008, by Donald G. White.

Tract 2:

All the part of the East 1/2 of the Southwest 1/4 of Section 13, Township 9, Range 22 that lies South of Fairway Estates, 4th Plat, in Lansing, Leavenworth County, Kansas, subject to that part of any, in streets, roadways, highways or other public rights-of-ways.

Tract 3:

A tract of land in the South Half of the Southwest Quarter of the Southwest Quarter of Section 13, Township 9, Range 22, East of the 6th Principal Meridian, described as follows: Beginning at a point on the West line of Section 13, said point being 662.91 feet North of the Southwest corner of said Section; thence North 87°43'00" East 208.71 feet to a point; thence South and parallel to the West line of said Section 208.71 feet to a point; thence South 87°43'00" West 208.71 feet to a point on the West line of said Section; thence North along said West line 208.71 feet to the point of beginning, Leavenworth County, Kansas. less that part taken for road purposes, as shown on survey dated April 30, 2008, by Donald G. White.

AND

A tract of land in the Northwest Quarter of the Southwest Quarter of the Southwest Quarter of the Southwest Quarter of

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions*

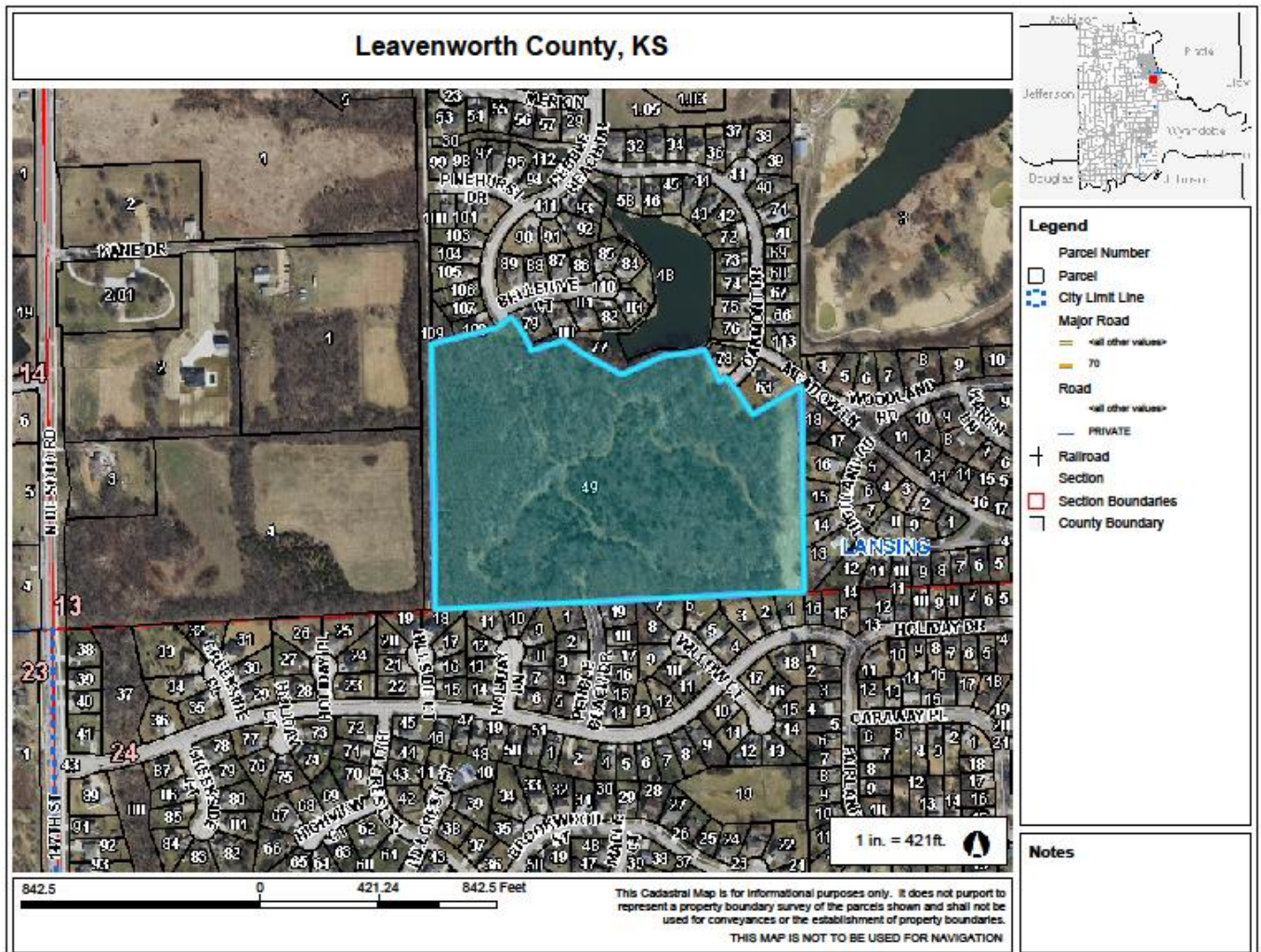
Section 13, Township 9 South, Range 22 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas, described as follows; Commencing at the Southwest corner of said Section 13; thence North 01°20'07" East (assumed), 394.07 feet along the West line of Section 13 to the point of beginning of this tract; thence, North 01°20'07" East 60.00 feet along said West line; thence, North 89°11 '24" East 208.71 feet parallel with the North line of the South half of the Southwest Quarter of Section 13; thence, North 01°20'07" East, 208.71 feet to the North line of the South half of the Southwest Quarter of Section 13; thence North 89°11'24" East, 156.00 feet along said North line; thence South 01°20'07" West, 268.71 feet; thence, South 89°11'24" West, 364.71 feet to the point of beginning, Leavenworth County, Kansas. less part taken or used for road and as per survey dated April 30, 2008, by Donald G. White.

- 1) Fairlane Townhomes, 3.1 acres. Fairlane Townhomes, 1<sup>st</sup> Plat, Lot 1
- 2) Fawn Valley Parcel-8.52 acres. Fawn Valley South, 2<sup>nd</sup> Plat, Lot 5
- 3) City Property at West Mary & DeSoto-37.1 acres, Archdiocese Addition, Lot 2

Together with public rights-of-way adjacent thereto

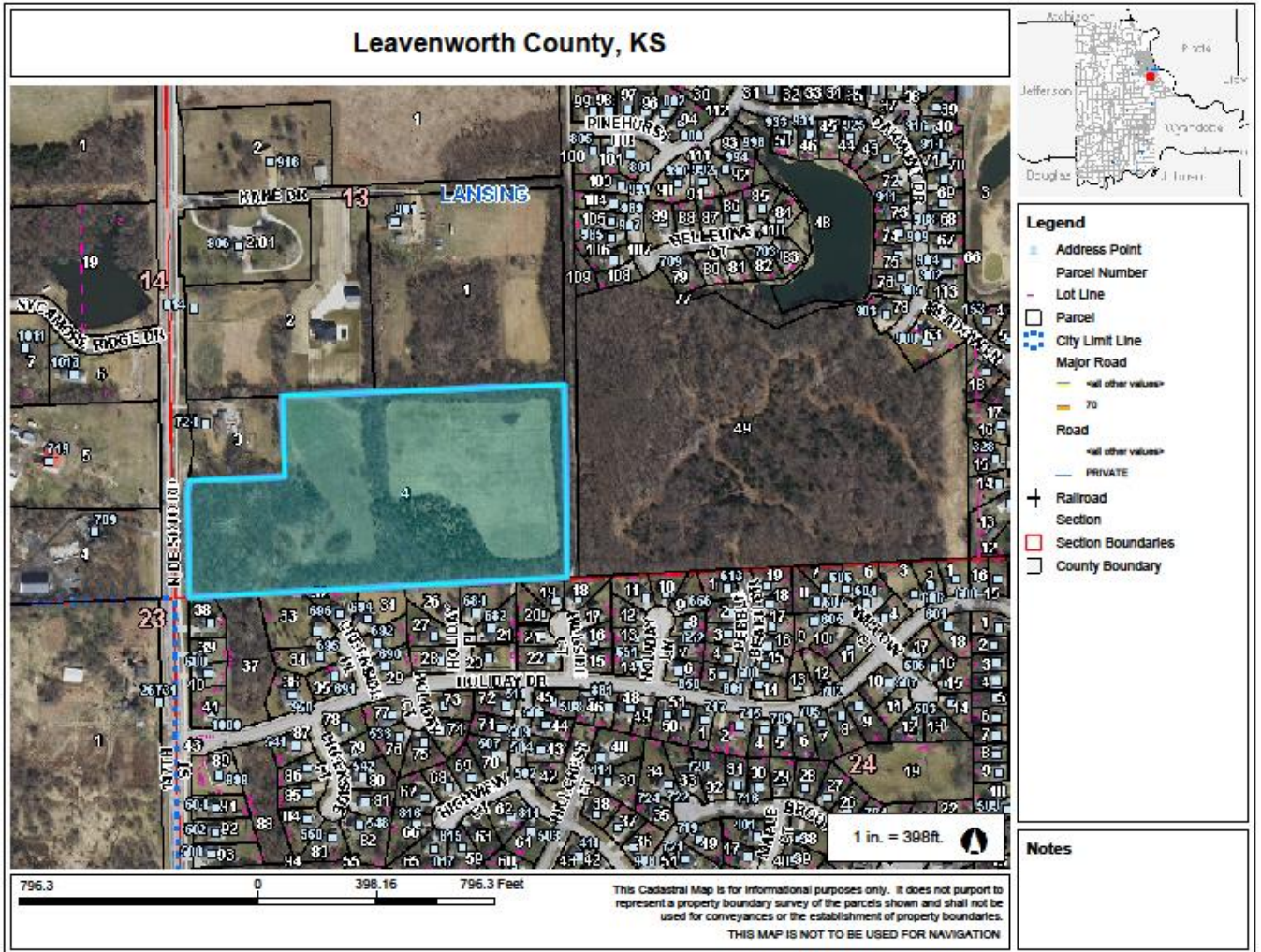
**EXHIBIT B**  
**MAP OF PROPOSED**  
**REINVESTMENT HOUSING INCENTIVE DISTRICT**

1A. Fairway Estates Parcel 1, 25.5 acres

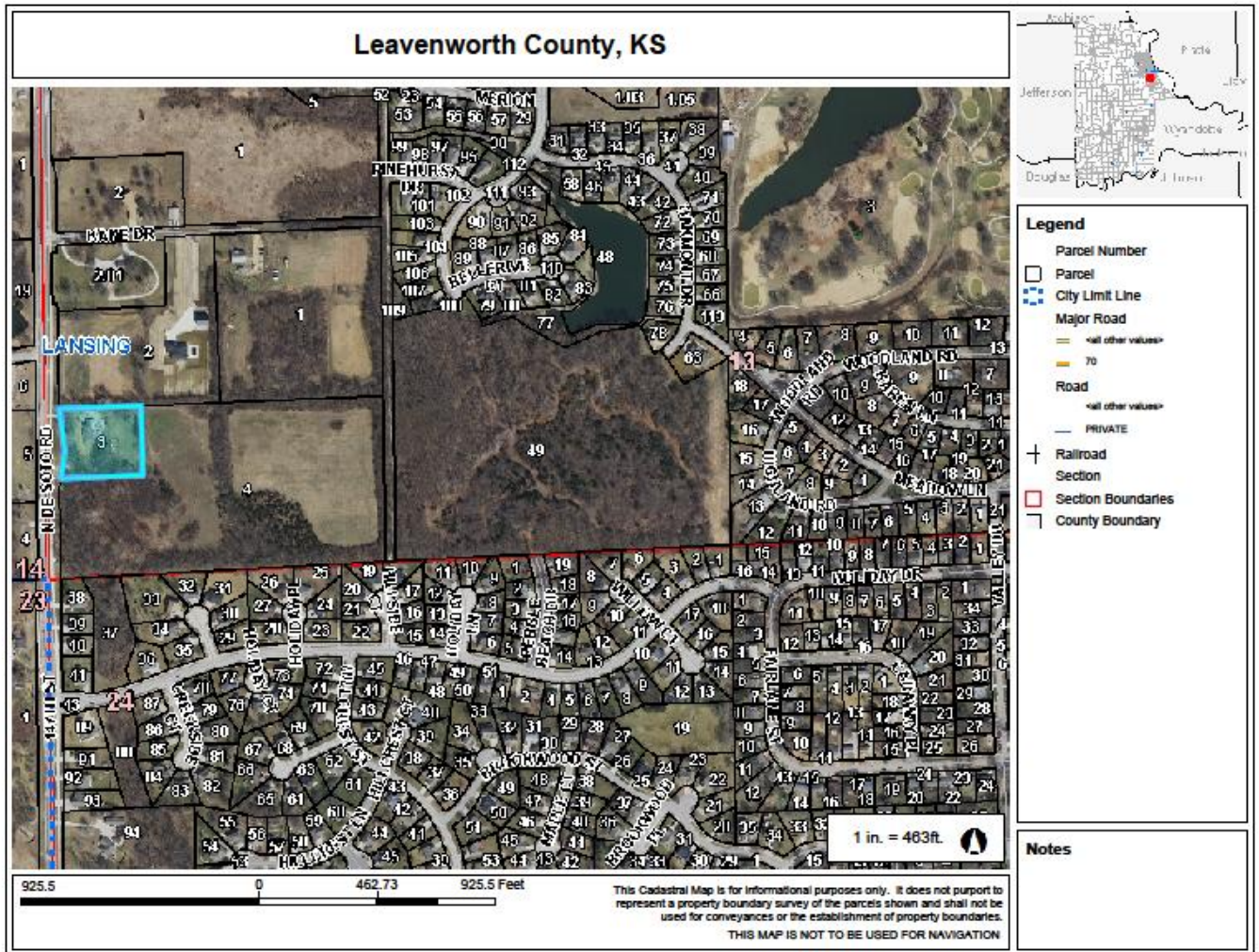




1B. Fairway Estates Parcel 2, 16.9 acres

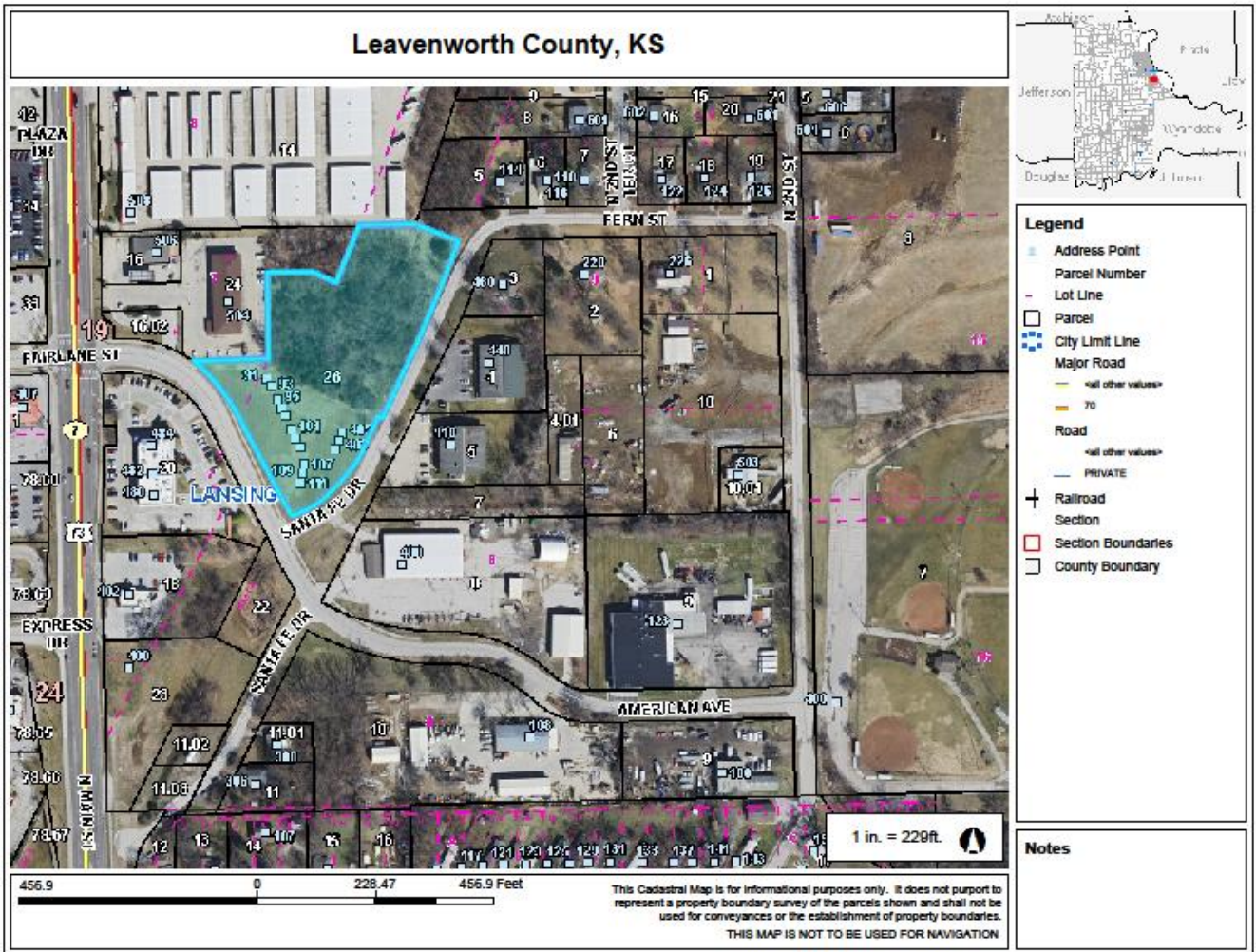


1C. Fairway Estates Parcel 3, 1.9 acres

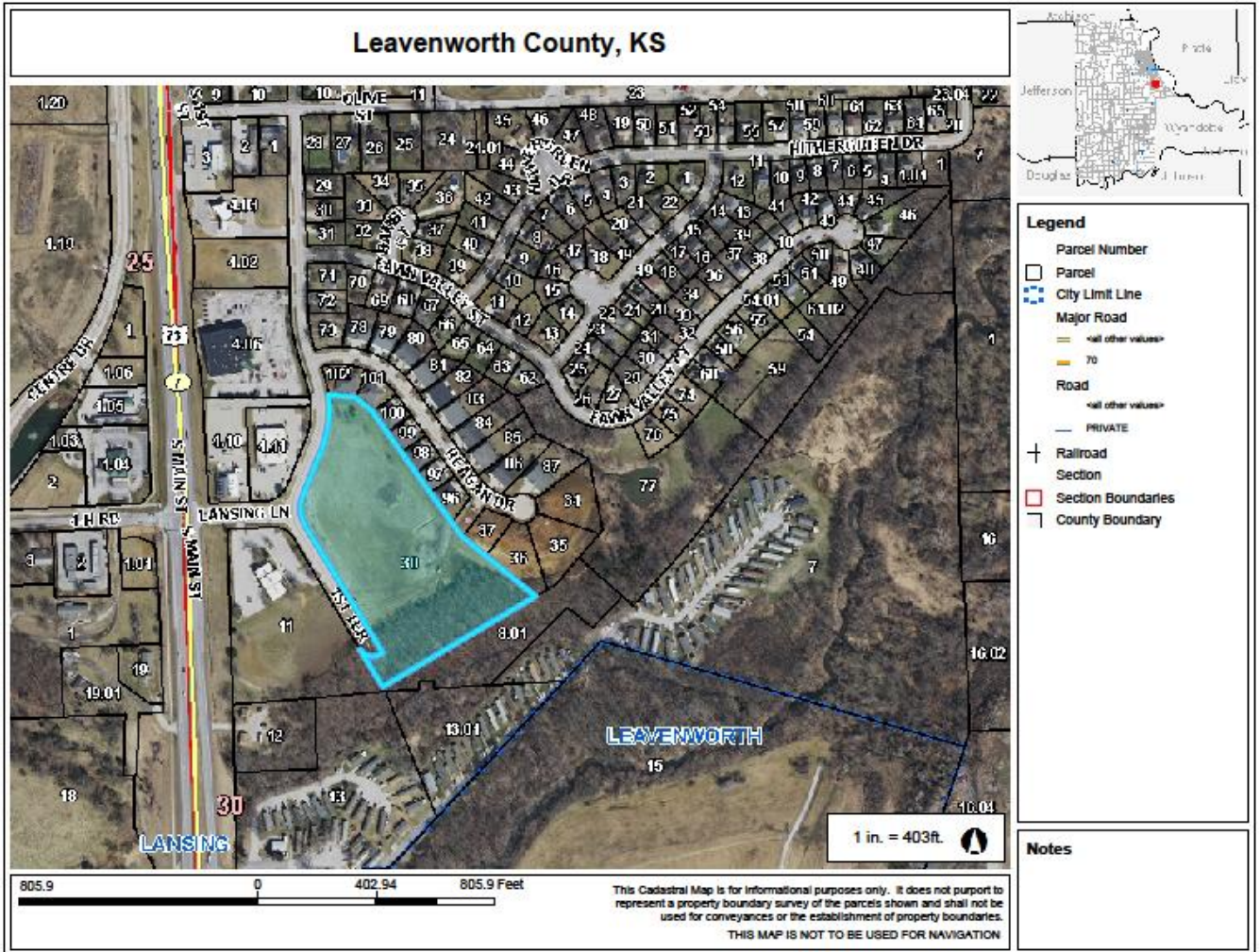




2. Fairlane Townhomes, 3.1 Acres



3. Fawn Valley, 8.52 Acres





4. West Mary & DeSoto, 37.1 Acres

