



CITY OF LEAVENWORTH  
100 N. 5th Street  
Leavenworth, Kansas 66048

City Commission Regular Meeting  
Commission Chambers  
Tuesday, June 25, 2024 6:00 p.m.

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**CALL TO ORDER** - The Governing Body met for a regular meeting and the following commission members were present in the commission chambers: Mayor Griff Martin, Mayor Pro-Tem Holly Pittman, Commissioners Nancy Bauder, Edd Hingula and Jermaine Wilson.

**Staff members present:** Interim City Manager Patrick Kitchens, Assistant City Manager Penny Holler, Parks & Recreation Superintendent David Sommerla, Planning & Community Development Director Julie Hurley, Public Information Officer Melissa Bower, City Attorney David E. Waters and City Clerk Sarah Bodensteiner.

Mayor Martin asked everyone to stand for the pledge of allegiance followed by silent meditation.

#### **PROCLAMATIONS:**

**Parks & Recreation Month**– Mayor Martin read the proclamation recognizing the month of July as Parks & Recreation Month. The proclamation was accepted by Parks & Recreation Superintendent David Sommerla.

#### **OLD BUSINESS:**

##### **Consideration of Previous Meeting Minutes:**

Commissioner Hingula moved to accept the minutes from the June 11, 2024 regular meeting. Commissioner Pittman seconded the motion and the motion was unanimously approved. Mayor Martin declared the motion carried 5-0.

##### **Public Comment:** *(Public comment on non-agenda items or receipt of petitions- limited to 2-3 minutes)*

Misty Underwood, 2229 Girard Ave.:

- Lack of parking on street
- Asked if parking on the street could be allowed to one side of the street or another option to allow for parking

#### **Resolutions:**

**Resolution B-2371 First City Creatives Special Events Street Closures for Possession & Consumption of Alcohol** – City Clerk Sarah Bodensteiner presented for consideration a resolution allowing for closure of the 400 to 600 block of Delaware Street and 5<sup>th</sup> Street from Shawnee Street to Cherokee Street for the First City Creatives Special Events scheduled for August 3, 2024 and December 7, 2024 to allow for the sale, possession and consumption of alcoholic liquor.

Commissioner Hingula:

- Asked if the 4<sup>th</sup> Street project will cause any issues with the event and possible detours

Mr. Kitchens:

- We'll figure it out as best we can during the project with detours in the area

Commissioner Pittman moved to approve Resolution B-2371 for the First City Creatives Special Events as presented. Commissioner Wilson seconded the motion and the motion was unanimously approved. Mayor Martin declared the motion carried 5-0.

### **First Consideration Ordinances:**

**First Consideration Ordinance Rezoning 300 Santa Fe Street from PUD to RMX** – Planning & Community Development Director Julie Hurley presented for first consideration an ordinance to rezone the property located at 300 Santa Fe Street from Planned Unit Development District (PUD) to Residential Mixed Use District (RMX). The owner is requesting the rezoning in order to develop a workforce housing project in the existing building. The existing building is listed on the National Register of Historic Places, and was originally built as a furniture manufacturing facility in 1909. Since ceasing operations, the building has been utilized for a variety of uses. It is currently occupied by Besel's Home Improvement Company, with the majority of the building being unutilized. The applicant plans to develop a multifamily workforce housing project, which will provide an attainable, quality housing option to the Leavenworth community. The initial phase of the project will be the remodel of the existing building into approximately 102 multifamily units, consisting for one, two, and three bedroom apartments, with the potential for future development on the site. Any development on the site, to include the remodel of the existing building, will be required to meet all applicable city standards to include parking, infrastructure, utilities, design, etc. The Planning Commission considered this item at their June 3, 2024 meeting and voted 4-0 to recommend approval of the rezoning. Ms. Hurley reviewed the Conditions of Determination that were referenced in the Policy Report.

Commissioner Hingula:

- Asked for clarification regarding the workforce housing, if it is for a specific business

Ms. Hurley:

- It would be for any worker at any business

Commissioner Pittman:

- Asked if we know what the rent would be

Ms. Hurley:

- It would be income restricted and would have to meet LIHTC standards if they receive those tax credits

There was consensus by the Commission to place the ordinance on first consideration.

**First Consideration Ordinance Rezoning 1820 S 4<sup>th</sup> Street from R1-6 to GBD** – Planning & Community Development Director Julie Hurley presented for first consideration an ordinance to rezone the property located at 1820 S 4<sup>th</sup> Street from High Density Single Family Residential District (R1-6) to General Business District (GBD). The owner is requesting the rezoning in order to bring the property into conformance with development standards for a commercial retail property. The property is located directly on 4<sup>th</sup> Street, a

major commercial thoroughfare, and has always been occupied by a retail business. The business as it exists is considered a legal nonconforming use, and no action is required by the City of Leavenworth in order for the property to continue to function as it is. The owner is intending to remodel and construct an addition to the existing building. The proposed rezoning will bring the property into conformance with the regulations of the GBD zoning district. The Planning Commission considered this item at their June 3, 2024 meeting and voted 4-0 to recommend approval of the rezoning. Ms. Hurley reviewed the Conditions of Determination that were referenced in the Policy Report.

There was consensus by the Commission to place the ordinance on first consideration.

### **Staff Reports:**

**CAMP Leavenworth Update** – Assistant City Manager Penny Holler, Keli O’Neill Wenzel from O’Neill Events & Marketing, and Christine Fritchen organizer of the 5K presented an update on the CAMP Leavenworth event scheduled for September 20 and 21, 2024. Updates included the following:

- Local involvement - vendors and food trucks
- Sponsorships/Partnerships and Marketing
- Entertainment - regional and local acts
- Band line up will be announced in July
- Petting Zoo
- Talent Stage
- New activities are being explored
- 5K run/walk update – hoping for 500 participants
- Entry prices are the same as last year
- Same course as last year
- Great volunteer support from last year, looking for that again for this year
- Looking for sponsors

Commissioner Wilson:

- Asked if there will be new merchandise

Ms. O’Neill Wenzel:

- Looking at expanding/adding, but send me your ideas

Commissioner Bauder:

- Asked if weather is an issue are vendors made aware of what the weather plan is

Ms. O’Neill Wenzel:

- Last year, we spent the morning going around to each vendor letting them know the plan, safety is our first priority
- The vendors know it’s a rain or shine event, and weather can always shut something down

### **Consent Agenda:**

Commissioner Hingula moved to approve Claims for June 7, 2024 through June 20, 2024, in the amount of \$2,581,503.08; Net amount for Payroll #12 effective June 14, 2024 in the amount of \$438,565.59 (No Police

& Fire Pension). Commissioner Bauder seconded the motion and the motion was unanimously approved. Mayor Martin declared the motion carried 5-0.

**Other:**

Interim City Manager Patrick Kitchens:

- Area is under a flood warning
- We are paying very close attention to the Missouri River and will keep an eye on it through the week
- Closures to the brush site and the river campsite may happen
- We are prepared for what may occur
- Traffic signals have been out of sorts, but we are working on them and the signals are functioning

Commissioner Hingula:

- Stay hydrated and stay out of the heat

Commissioner Wilson:

- God bless, stay safe and stay hydrated

Commissioner Bauder:

- Enjoyed our visitors from Wagga Wagga
- Having a Sister City is such a privilege

Mayor Martin:

- Thanked those who came up from Wagga Wagga
- Budget Work Session is Friday at 8:30 a.m.

**Adjournment:**

Commissioner Bauder moved to adjourn the meeting. Commissioner Hingula seconded the motion and the motion was unanimously approved and the meeting was adjourned.

Time Meeting Adjourned 6:34 p.m.

Minutes taken by City Clerk Sarah Bodensteiner, CMC