

LIGHTNING STRIKE



Lightning struck a communications tower Saturday on the roof of the Leavenworth County Courthouse. The lightning strike was captured on security camera video. Leavenworth County Emergency Management Director Chuck Magaha said the lightning strike damaged some of the equipment used by Emergency Management. *Courtesy of Leavenworth County Emergency Management*



RHID

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Project plans call for the construction of 406 homes at 13209 McIntyre Road.

As other local taxing entities, the County Commission and Lansing Board of Education have until 30 days from July 17 to veto the RHID if they determine the district would cause adverse effects. If neither body vetoes the district, the RHID will go into effect.

County commissioners discussed the RHID when they met Wednesday. But Commission Chairman Mike Smith suggested that commissioners wait to vote on the matter until Aug. 13. This would be within the 30-day deadline.

Under the terms of an agreement between the developer and Lansing, the RHID would exist for 20 years. During the first 15 years of the district, 80% of additional tax revenue created as a result of the development could be used to reimburse the developer for eligible expenses. The remaining 20% would be distributed to taxing entities.

After the 15th year of the RHID, the portion of the additional revenue that is reimbursed to the developer would begin to incrementally decline. In the final year of the RHID, only 55% of the additional tax revenue could be used to reimburse the developer.

During a public comment portion of Wednesday's meeting, county commissioners heard from audience members who are opposed to the RHID. Commissioners later met with two people who were speaking on behalf of the proposed development.

Smith said there are numbers he wants clarification on, and he suggested revisiting the matter in two weeks.

"I have concerns about this," he said.

Commissioner Mike Stieben questioned why Smith wanted to put off the matter for two weeks instead of only one week.

Commissioner Vanessa Reid said the Lansing Board of Education likely will take up the matter during an Aug. 11 meeting. If commissioners wait until Aug. 13, they should know by then how the school board responded.

Stieben asked the representatives of the developer if the project would proceed without the reinvestment housing incentive district.

Joe Oaks, an attorney representing the developer, said the project would not proceed.

"It does not make financial sense to proceed," he said.

Stieben said he took this as a sign that the market has spoken.

"That's the way I look at it," Stieben said.

In a letter written to commissioners, County Administrator Mark Loughry indicated he believes the project will have an adverse impact on the county. He points to costs he believes will result from the need for services for the residents of the development as well as the potential impact on the rest of the housing market in the county.

In other business

The County Commission:

- Approved a request to rezone property at 17210 Hemphill Road from a rural residential district that requires a minimum lot size of 5 acres to a rural residential district with a minimum lot size of 2.5 acres.
- Approved a special use permit for a property at 22617 155th St.
- Approved a final plat to divide a 14.7-acre parcel at 12051 214th St. into two lots.
- Voted to table a proposed policy for addressing right-of-way vacation requests. The matter was tabled for two weeks.

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