

CITY OF LANSING
CITY COUNCIL MEETING

MEETING MINUTES
November 17, 2022

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 Dave Trinkle

Ward 2: Don Studnicka and Marcus Majure

Ward 3: Kerry Brungardt and Jesse Garvey

Ward 4: Dan Clemons and Gregg Buehler

Absent:

OLD BUSINESS:

Approval of Minutes of the Regular Meeting of November 3, 2022, as presented.

Councilmember Buehler made a motion to approve Regular Meeting Minutes of November 3, 2022, as presented. Councilmember Clemons seconded the motion. No discussion took place. **Roll Call Vote: Aye: Councilmembers Majure, Garvey, Buehler, Clemons, Brungardt, Studnicka, Trinkle, and Kirby. Nay: none; Abstain: none; Absent: none. The motion was approved.**

Audience Participation: None.

Presentations: None.

COUNCIL CONSIDERATION OF AGENDA ITEMS:

Housing Study Proposal

A few months ago, the City Council discussed conducting a housing study to pinpoint housing needs in Lansing and help guide the City on how to achieve the housing objectives. The City received two proposals to conduct the housing study, one from RDG and the other from Thomas P. Miller & Associates. RDG's proposal was \$30,000, and Thomas P. Miller & Associates proposal was \$79,500.

Councilmember Kirby made a motion to approve the proposal from RDG to conduct a housing study, for an amount not to exceed \$30,000 and authorize the necessary signatures.

Councilmember Studnicka seconded the motion. Discussion commenced between the Council, City Administrator, Mayor, and City Attorney elaborating on the difference between the Comprehensive Plan that is overarching and contains information pertinent to a wide array of future plans for the city versus the proposed housing study that would clarify the specific housing needs of our city. The City Administrator acknowledged that while the cost is a factor, the study allows for the possible use of state or federal programs like the Rural Housing Incentive District program and could affect zoning recommendations. He also stated that the study could be incorporated in the Comprehensive Plan or used to recommend zoning changes to fit the needs of the city. The City Attorney stated that if the council is going to restrict or expand any of the things that will affect the development world outside of our current code, legally they would need a housing study to reduce the risk of litigation. **Roll Call Vote: Aye: Councilmembers Majure, Buehler, Clemons, Brungardt, Studnicka, Trinkle, and Kirby. Nay: Garvey; Abstain: none; Absent: none. The motion was approved.**

Final Plat – Lansing Towne Centre Replat

The Mayor and City Council, property owners of 00000 Centre Dr., have applied for the approval of a final plat for the Lansing Towne Centre Replat subdivision, which will replat an existing group of four parcels into three tracts. If approved, the final plat will allow the property owner to subdivide approximately 18.11 acres into two lots and one tract, allowing for potential future projects to be considered. The property is currently zoned B-3, and no rezoning is being requested at this time. The final plat meets the requirements of the checklist. The Planning Commission voted to recommend the approval of this final plat application with a 5-0 vote.

Councilmember Clemons made a motion to approve the final plat for Lansing Towne Centre Replat. Councilmember Buehler seconded the motion. Discussion commenced regarding the layout of the plat and lots. **Roll Call Vote: Aye: Councilmembers Majure, Garvey, Buehler, Clemons, Brungardt, Studnicka, Trinkle, and Kirby. Nay: none; Abstain: none; Absent: none. The motion was approved.**

Property Sale - Lansing Towne Centre Replat, Lot 1

Kansas City Kansas Community College has approached staff about purchasing Lot 1 of the Lansing Towne Centre Replat for a purchase price of \$30,000 per acre, for a total price of \$360,000 for the 12 acres that make up Lot 1. The Commercial Real Estate Agreement would facilitate the sale of Lot 1 for the future construction of a Community College campus at this location.

Councilmember Clemons made a motion to authorize the Mayor to sign the Commercial Real Estate Sales Contract and other pertinent documents on behalf of the City of Lansing, related to the sale of Lot 1 – Lansing Towne Centre Replat. Councilmember Garvey seconded the motion. Roll Call Vote: Aye: Councilmembers Majure, Garvey, Buehler, Clemons, Brungardt, Studnicka, Trinkle, and Kirby. Nay: none; Abstain: none; Absent: none. The motion was approved.

Dr. Mosier, President of KCKCC, was asked to speak to the council by the mayor regarding the future plans for the construction of the Community College campus. Dr. Mosier thanked everyone involved in supporting the initiative and stated that the estimated opening date would be 2027. Dr. Mosier recognized that the location would allow for multiple school districts to access the facility. He also discussed how mill levy revenue helps build and maintain the schools. Acknowledged the work he has done with the Lt. Governor to bring industry to the state of Kansas. Councilmember Majure asked if technical course options would be at this location. Dr. Mosier stated that both general and technical courses will be available. He also stated that they work with their business and industry partners to develop custom programs or courses to meet specific needs.

Ordinance No. 1091: An Ordinance amending the Unified Development Ordinance of the City of Lansing, Kansas - Section 7.04 Parking Lot Design, A. General Standards, Item 6

This item was remanded back to PC at the October 6th City Council meeting to revise the footage requirement in Item 7.b from 75' to 50'. At the work session on August 25, 2022, the Council came up with requirements for where gravel surfacing should be allowed in the City. The Planning Commission, at their September 21 and October 26th meetings approved recommending changes to the UDO to adopt the parking lot design general standards.

Councilmember Buehler made a motion to adopt Ordinance No. 1091, amending Section 7.04 Parking Lot Design, A. General Standards, Item 6 within the Unified Development Ordinance. Councilmember Studnicka seconded the motion. Roll Call Vote: Aye: Councilmembers Majure, Garvey, Buehler, Clemons, Brungardt, Studnicka, Trinkle, and Kirby. Nay: none; Abstain: none; Absent: none. The motion was approved.

Additional Construction and Inspection Services for the K7 & Eisenhower Project

The City Council approved the initial contract with Benesch for the Construction Engineering and Inspection for the K7 & Eisenhower Project for a total of \$109,650 in February of 2022. The original completion date for the project was November 20, 2022. This action will add up to 8 weeks of Inspection services to cover the remaining work on the project.

Councilmember Buehler made a motion to accept supplemental agreement for CE&I services from Benesch in the amount not to exceed \$38,000 and authorize the Mayor’s Signature. Councilmember Kirby seconded the motion. Discussion occurred between the Public Works Director, Wade Heim from Benesch Construction, and the Council regarding the contingency request and timeline for completion. **Roll Call Vote: Aye: Councilmembers Majure, Garvey, Buehler, Clemons, Brungardt, Studnicka, Trinkle, and Kirby. Nay: none; Abstain: none; Absent: none. The motion was approved.**

REPORTS:

Department Heads: Nothing to discuss.

City Attorney: Nothing to discuss.

City Administrator: Clarified that the updated sales tax rate would not take effect until July 1, 2023 and stated that even at a 9.4% tax rate Lansing would be below neighboring cities sales tax rates. The design contract would be on an upcoming council meeting. Around the December 15th council meeting, there will be documentation for the council to affirm the election and results. Those documents would then be forward on to the Kansas Department of Revenue to begin the process regarding the sales tax increase. No firm dates have been set regarding the timeline for the aquatic center. Completion would be closer to 2025 dependent on delays and supply chain. Public forums could be held to discuss design.

Governing Body:

Councilmember Majure: Recognized the Humane Society and their hard work. Thanked the PIO regarding the Lansing Journal. Thanked the CED Director, City Administrator, and staff for their hard work on the KCKCC proposal. Acknowledged the Public Works Director on all the hard work coordinating the K7 construction.

Councilmember Garvey: Excited about the pool. Stated there are 6,966 registered voters in Lansing. 3,468 people voted in the election.

Councilmember Buehler: Excited about the KCKCC project and the completion of the K7 & Eisenhower intersection. On this day in history, November 17, 1940, the Green Bay Packers were the first NFL team to fly to an away game.

Councilmember Clemons: Thanked KCKCC and staff.

Councilmember Brungardt: Acknowledged that with patience, good things are starting to happen for the community like the pool, Bernard Park updates, and KCKCC opening a campus.

Councilmember Studnicka: Nothing to add.

Councilmember Trinkle: Recognized the hard work the Public Works Director has put into the K7 & Eisenhower construction. Acknowledged the continued work of the staff.

Councilmember Kirby: Agreed with previous statements by the councilmembers. Stated that KCKCC will pay off for years. Looks forward to the aquatic center. Reminded everyone about the Mayor’s Angel Trees out in City Hall.

ADJOURNMENT:

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

The meeting was adjourned at 7:53 p.m.

ATTEST:

City Clerk Tish Sims, CMC