

**Call To Order:**

The regular meeting of the Lansing City Council was called to order by Mayor Mike Smith at 7:00 p.m.

**Roll Call:**

Mayor Mike Smith 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

**Ward 4:** Tony McNeill and Gregg Buehler

**Councilmembers Absent:** Jesse Garvey

---

**OLD BUSINESS:**

**Approval of Minutes:** Councilmember Buehler moved to approve the regular meeting minutes of January 2, 2020, as presented. Councilmember McNeill seconded the motion. The motion was unanimously approved.

**Audience Participation:** Mayor Smith called for audience participation and no one came forward.

**Presentations: Lansing Community Library Update:** Library Director Terri Wojtalewicz presented the Council with 2019 accomplishments of the library such as an exterior facelift, adding Overdrive to digital services, eliminating fines, adding more activities and receiving a space utilization study grant. She continued with the Goals for 2020 which include maintaining current service levels, actively marketing library programs and closing for a week in February for the Space Study remodel.

**COUNCIL CONSIDERATION OF AGENDA ITEMS:**

**Election of Council President:** Councilmember Buehler moved to approve the nomination of Don Studnicka as Council President. Councilmember Kirby seconded the motion. The motion was approved with Councilmember Studnicka abstaining.

- Mayor Smith stated welcome Don.
  - Councilmember Brungardt stated congratulations.
    - Mayor Smith stated Don, Dave just said he wanted his spot back.
      - Councilmember Trinkle responded I want my parking space back.

**Treasurer's Report for Quarter Ending December 31, 2019:** Councilmember Brungardt moved to approve the Treasurer's Report for the quarter ending December 31, 2019. Councilmember Kirby seconded the motion.

- Councilmember McNeill stated I got one question.
  - Mayor Smith replied go ahead.
    - Councilmember McNeill asked under the police equipment reserve fund, I'm showing a balance of \$27,000 or whatever. Is that what I am seeing?
      - Finance Director Beth Sanford replied yes.
        - Councilmember McNeill asked ok, was that not what we took the police vehicle out of the previous years.
          - Finance Director Beth Sanford responded no; we took one out of special alcohol.
            - Councilmember McNeill asked so, what is this reserve fund for if we're not going to pay for cars out of it.
              - Finance Director Beth Sanford replied well, we took radios out of here, but we got that grant, so we were reimbursed for part of it.
                - Councilmember McNeill responded no, last month or last

meeting, we just approved a police vehicle out of the general fund but there is \$27,000 in this one. So, I am asking, why are we not using the reserve fund to pay for the police vehicles. I guess that is my question.

- Councilmember Buehler stated would the lights and everything going in that car.
- City Administrator Tim Vandall stated I thought last year, I'm sorry.
  - Councilmember Buehler asked would the lights and everything going in that squad car come from here.
  - Finance Director Beth Sanford replied it can, yeah.
- City Administrator Tim Vandall stated I thought last year or two years ago, we used this to purchase cars and I think we are building it up. So, I don't know if we do it more every other year.
  - Finance Director Beth Sanford responded it's not going to fund more than one police vehicle a time or even one police vehicle some years. So I think a couple of years ago we discussed instead of coming each year with a C&S request for a police vehicle or equipment replacement request for police vehicles, to build police vehicles into the base budget to purchase and then we would use these funds for a police vehicle, or we could use it for radio replacement, or other equipment that they needed as funds were available. That was the reasoning behind it at the time. Typically, if Council would prefer to take it out of here.
  - Councilmember McNeill asked once it's in this fund, can you move it around for something else then.
- City Administrator Tim Vandall replied it has to be law enforcement related.
  - Councilmember McNeill responded that's what I mean, the general fund you can pretty much use for anything. So, if you take \$27k out of this and only use \$5k out of the general fund then you have a lot more in the general fund to use for everything. So, if you pigeonhole money in here, then it's against equipment and it gets up to a certain point then we need to do something with it, buy a car or something. And \$27,000 is a lot. That was my only question. Thanks.

The motion was unanimously approved.

**Change Order Request #2 – City Project 18-02:** Councilmember Trinkle moved to approve the change order request from Linaweaver Construction in the amount of \$30,550 for rock encountered on City Project 18-02. Councilmember Kirby seconded the motion.

- Councilmember Studnicka asked how much did we approve the last time.
  - Councilmember McNeill responded \$69,000.
    - Wastewater Utility Director Tony Zell replied \$69,415.
      - Councilmember Studnicka asked \$69 what.
        - Wastewater Utility Director Tony Zell replied \$69,415.18.
          - Councilmember Studnicka stated and then another \$30,000.
            - Wastewater Utility Director Tony Zell responded correct.
              - Councilmember Studnicka replied so almost another \$100,000 for that project.
  - Mayor Smith asked anymore.
    - Wastewater Utility Director Tony Zell stated I hope not. I don't like it anymore than anyone else does.
  - Councilmember Majure asked this is that project you showed me.

- Wastewater Utility Director Tony Zell replied yes.
  - Councilmember Majure responded with the mass amount of additional rock that you found that you were having to, right.
    - Wastewater Utility Director Tony Zell replied yes, sir. The white pile behind La Mesa.
      - Councilmember Majure stated yeah, behind La Mesa. That is a great deal of rock.
- Councilmember Trinkle asked if you didn't have to go this direction, we probably wouldn't be talking right now, would we about this.
  - Wastewater Utility Director Tony Zell replied we would have followed the existing ditch line which wouldn't have required us to break ground.
    - Councilmember Trinkle responded circumstances lead us to completing the project, correct?
      - Wastewater Utility Director Tony Zell stated correct.
        - Councilmember Trinkle stated it's not the contractors. It's the way it came out.

The motion was unanimously approved.

**Parks & Recreation Advisory Board Appointment:** Councilmember Brungardt moved to appoint Dana Fontenot to the Parks & Recreation Advisory Board for a term ending December 31, 2021. Councilmember Kirby seconded the motion. The motion was unanimously approved.

**Parks & Recreation Master Plan Presentation:** Parks & Recreation Director Jason Crum introduced Shannon Gordon from Landworks Studio. Shannon Gordon updated the Council on the draft/final version of the Master Plan. He began with a description of all the parks located in Lansing that included class, acreage and amenities at each. Mr. Gordon went on to note comparable communities in Kansas such as Mission, Tonganoxie, De Soto, Eudora and Bonner Springs. These comparisons included city information, parks, aquatics, city employees and Master Plans status. National Benchmarking has Lansing at 1,961 residents per park and 17.23 acres per 1,000 residents. This states Lansing has high acres with a low number of parks. Through data analysis with each park, design charrettes were created. Charrette One included Kenneth W. Bernard Park which is a regional park as it would provide relief from the other parks. Charrette Two included all other City parks. Willow park, City Park and all the neighborhood parks are not intended to be destination style parks which is why we have traffic problems. The website, ActivateLansing, contained a survey for residents to fill out. A list of preliminary improvements from that survey were presented with each of those being prioritized. The Master Plan for Bernard Park includes renovated and improved soccer fields all along the west edge with additional parking. A space for Lansing Daze would be added in the middle of the expanded park. The space would include restrooms along with rentable shelters at each quadrant. Other activities can occupy this space such as pickle ball, climbing tower for teens and play areas too. To the east of that center would be five baseball/softball fields with t-ball on the sides. Restrooms, shelter, concessions and a small playground would be added as well. This space would include additional parking as well as more parking just north of the middle section. An additional exit point as been added to help alleviate traffic during high volume events. The north part of the park would include space for frisbee golf and a more long-term plan for a nature center, a new trail system, and an arboretum. The space near the current parking area and ponds allows for grass seating and temporary stage for different events. This location was selected due to sound being kept down in that valley in case other events such as Lansing Daze is occurring at the same time.

- Councilmember Majure asked I'm real interested in that second entrance. You said if you park up there in that based on the picture to the north that traffic could go out the second entrance. All the other traffic could go out that entrance as well, right.
  - Shannon Gordon replied well we would monitor it at this location and this location and make sure anyone that is leaving from this side would take the main entrance out. This would take the main entrance out. This would go out this direction and all of this would go out this direction. So, it would still take people time.

- Mayor Smith asked Shannon would that have to be built up on that second exit. Isn't it a creek or water.
  - Shannon Gordon responded there is one crossing here that would need a culvert.

Mr. Gordon continued, at City Park, the long-term recommendation is a shelter in the same location as the current shelter but with a full restroom, rentable sides on both sides along with a destination style splash park and play area. The field at the southeast corner would stay as it is since it is in the best shape and still easy to maintain. The long-term plan would be to close the access point starting on the east side of that field to only be used by the maintenance facility. With the other ball fields being moved to Bernard Park, it would free up that space for a large walking trail at almost a half mile. Exercise stations would be positioned around the trail. Small rentable shelters would be available. At the northwest corner of City Park would be a larger shelter along with basketball and sand volleyball with an expanded parking lot. Willow Park was intended to be a neighborhood park and with the soccer fields being moved to Bernard Park, this can finally happen. The current play structure would be removed, and a new structure would be installed in the center so that the sound is moved further away from homes. Just before the play area would be restrooms and space for events like birthday parties. Just north of the rest area would be a small splash pad along with bocce ball, pickle ball and a small play structure. Some of the space would be artificial turf so that other things like yoga in the park could occur. The south side of the park would include a walking trail with a shelter added along the path. There was some concern about swing sets so a new variety of swing sets will be added here that include parent/child version as well as a safer version than what is currently there. Bittersweet Park is down on the priority list, but the long-term plan is to have a trail throughout with stopping points. The trail would lead to the top of the hill for a lookout and shelter area. Kelly Grove Park is damp a lot so a wooden deck trail would be best for this park. The Boy Scout improvements will stay in place. The long-term plan would be to extend the trail further back into the park with a pedestrian bridge similar to Angel Falls.

- Councilmember Trinkle asked I understand the idea of all the trails and walking. Where is the plan for parking.
  - Shannon Gordon replied so what we're showing here is an addition of seven parking spaces here. We did discuss potentially doing it along Gilman. The challenge there is this is an industrial route that goes through here. Currently, a lot of folks' park in the church parking lot. Church isn't going on always, that's a lot of time its open. And what we done is include a pedestrian cross walk that works its way across.
    - Councilmember Trinkle stated because otherwise you'd have to park on the east end and walk down along across the bridge.
      - Shannon Gordon responded you park up here, yes on the north end here and walk down. Or we are recommending a sidewalk that runs from this location all the way down into here. That seven spaces is really about all you can manage up there.

Mr. Gordon continued; the previous Comprehensive Plan for Lansing has trails going through backyards which isn't ideal. Our plan doesn't recommend that. Landworks recommends strengthening your current existing trail system. The previous Comprehensive Plan has a trail along Ida and extends past DeSoto Road for several miles and doesn't connect to anything, so we don't have it on our plan.

- Councilmember Brungardt asked how far does it go on Ida.
  - Shannon Gordon replied this is miles.
    - Parks & Recreation Director Jason Crum responded that's from DeSoto out to 155<sup>th</sup>.
      - Shannon Gordon replied yeah, it's miles. It's a few miles and to go to what. Why would you want your residents to make that walk and then turn around and go back.

Mr. Gordon resumed, a lot of the maintenance recommendations are intended to help Jason and his staff reduce the amount of mowing and such. Phase 1 is the opportunity to start this project. We recommend a \$5 million bond that would be used to remove the ball fields from City Park and start them at Bernard Park. We would begin with the 5 wagon wheel fields. The t-ball fields would be left at City Park for now. The restrooms, additional parking and lighting for 3 of the fields would also be part of Phase 1. The other two fields would not be lit until Phase 2. Also, as part of Phase 1, the splash park at City Park would be installed along with the restroom and shelter facility. Parking would stay the same at City Park because we are

reducing the number of ball fields being utilized. The schedule recommendation would be design documents beginning Spring 2020, construction documents in Summer 2020, bidding happening in the Fall of 2020, construction would begin February 2021 weather dependent with a Ribbon Cutting in the Fall of 2021. That timeframe will help give us one grow in season for the sod. Phase 2 would be a \$20 million bond and would build out the rest of soccer, the Lansing Daze area, the additional parking for events, add the second entrance and incorporate the frisbee golf area. At City Park, Phase 2 would include building the destination style playground, the splash park, trail improvements while adding the workout stations, building the sand volleyball and basketball area. Phase 2 will include Willow Park. At this point soccer will have moved to Bernard Park so we are free to return this to a neighborhood park. The shelter, restrooms and splash park will be added at that time. Phase 3 there would be a \$5 million dollar bond issued. This would be the beginning of the Arboretum, the nature play, more parking and an extension of the trails from Phase 2. Phase 3 would be the time to look at Bittersweet Park and would mainly be trail alignment. Kelly Grove Park would also be included in Phase 3. We recommended some grants that may help with funding for design or funding for specific projects within each design. A timeline for the schedule looks for Phase 1 construction to begin February/March 2021 with different stages of construction going on between Bernard Park and City Park through Spring 2022. This is showing a ribbon cutting for the Splash Park in October. That time of year will be tricky, it can be fantastic or terrible. If we can get started in mid-July and aim for a 60-day finish time frame and it will depend on the contractor and weather. If we can meet that 60-day window, the ribbon cutting would be done in September. Winterizing is now as simple as discharging the sump pump. You no longer have to blow those out. These new splash pads allow for a longer window of usability due to the capability of actuated water features based on a computer. You will have the option to program it to be on from day to day and hour to hour. The parameters would be preloaded so if someone is there during the wrong time and push the button to activate the water, it's not going to come on. Given all that, the splash pad could be functioning at a ribbon cutting ceremony in October. Phase 2 would need to be looked at again but recommendation for beginning that in 2025 with Phase 3 happening in 2028.

- Councilmember Kirby asked did you bring a check.
  - Shannon Gordon replied no, sir, I did not. I wish I did.
- Councilmember Majure asked is there a concession stand with restrooms and all that kind of stuff, baseball, softball. That is part of that restroom area.
  - Shannon Gordon responded yes, there is also in that area in Phase 1 at Bernard Park, we're also including a garage. It will used to house the maintenance stuff that is necessary for the ballfields because currently you don't have that out there. Rather than have Jason and his crew loading up something and going from City Park all the way back over. And I know that is how they do that right now but when you get those fields, they're going to need a little more tender loving care to be successful. So, we wanted to locate a facility there for that.
- Mayor Smith asked Shannon does that have all the utilities and things we do not have out there now. Is that all included.
  - Shannon Gordon replied what we're doing on here is the water line right now has been located along the park as a lot of you know. We're extending that as part of Phase 1 up to where the center of the where the ballfields will be and then the long-term plan for Phase 2 would be to continue that loop to irrigate soccer. The long-term plan for soccer is artificial fields in that second Phase but we will still need to irrigate the surrounding spaces. So, it will be a loop and we've got that figured in. Phase 1 for the restrooms is a leach field. There really isn't any way around it. We did look into perc results locally and I think it's absolutely doable.
    - Councilmember Trinkle asked where does electricity fall into this.
      - Shannon Gordon responded is in there as well. For the lighting as I mentioned.
        - Councilmember McNeill replied he said two fields would be lighted and one wouldn't.
          - Shannon Gordon stated three fields are lit and two fields are not. We're not looking at, I'd love to say this thing is going to be musco lights and you know that would be, when we first looked at the Master Plan those original Master Plan numbers seemed massive. I think

it was something like \$46 million if we do all this. And the numbers we're showing you is nearly half of that and it's because of design decisions like we were originally thinking musco and now we're thinking about more affordable options. They'd still be LED's. You wouldn't be able to see them from down the road, but they wouldn't be as programmable; some of those kinds of things.

- Councilmember Majure asked in your cost configuration of these ballfields, the older kid's ballfields, is that the red shell and the lime and the drainage that drains off or is that just looking at dirt and mud.
  - Shannon Gordon replied no, no this is 100%, it'll have a profile that is gravel first and then the playing surface. The playing surface will be, the name is escaping me, it's the most economical but actually best performing. It's not ag line, it's a step above ag line but it's a step below something like hilltop which is what the pros play on. So, it's kind of in the middle of that. But playability, you can play in the rain. You're not going to have sloppy anything. It just pours right through.
    - Councilmember Majure asked but they require maintenance too don't they.
      - Shannon Gordon responded they do.
        - Councilmember Majure stated I mean you got to, it's yearly maintenance of resurfacing those areas. And that is when you guys get to have fun resurfacing those areas. Which goes into the cost of maintaining them.
          - Shannon Gordon responded absolutely, and I think that is why we wanted him to have the storage facility there as part of that first phase. So, they're not overwhelmed loading up things, you know we got to run this one over here and that kind of thing. Are there any other questions.
- Mayor Smith asked Jeanette did you have something.
  - Jeanette Labbee-Holdeman replied yeah, I do. I appreciate this very nice presentation. Councilman, I am here today because I have been doing a little research since I saw this presentation once before or something similar. Probably in November we had a briefing on how they were coming along. And since then I have looked at the survey. 470 people participated and I see we are thinking of maybe spending \$20-30 million and we are not meeting the needs of the people on the survey. Because we are not putting in a swimming pool. 73.4% of the people want a swimming pool in Lansing. I agree, I am a walker and trails person and 70% of them want trails but I do not see many of the features that have been presented to us this evening as the most desirable thing to have. So, I have lived here many years. I have been on four committees to get a swimming pool here in the City of Lansing. Unsuccessfully, as you can tell. So, I have to ask you to please reevaluate what you want to spend the taxpayer money on. At the moment, there are lots of beautiful bells and whistles and really nifty things, but you are not meeting the desire of the people that filled out the survey. So please reconsider this otherwise I will have to start having bake sales and things like that to come up with money so we can afford a swimming pool here in Lansing. A splash pad is not a swimming pool. It's for children probably under the age of 8 and maybe 16 years old's if they are sneaking in after dark. But otherwise it's for small children. The exterior benefit of being at a splash pad when it's 98 degrees is very, very advantageous for that age group but we want swimmers here in Lansing. We need high school swimmers. So, if we can get them swimming during the summer at 4-year old's then we will have the best team around. Right now, we don't have the opportunity to do this and I am highly frustrated with this. That we are ignoring the real and true outcome of the survey people participated in. So, I will sit down now before I get really rude. And thank you all for your attention.

- Councilmember Brungardt stated she brings up a good point. We are, I believe, the largest city in the state of Kansas without a swimming pool and that is frustrating. When people are moving to the district and talk to me, they will say things like 'where do you get your swimming pass'. I say we don't have a pool and they are pretty shocked. Lots of towns much smaller than this do have pools.
  - City Administrator Tim Vandall responded you guys bring up a lot of really good points and I agree, it would be great to have a pool. I know for Phase 1, it was challenging. \$5 million dollars is a stretch for the City of Lansing.
    - Councilmember Brungardt replied I do agree.
      - City Administrator Tim Vandall stated but \$5 million dollars gets us a plain jane pool and nothing else. So that was the thing that was kind of challenging. I think if we want to look at that at a later phase, I think that is something we can talk about. But for Phase 1, I just don't know how we would afford that.
        - Jeanette Labbee-Holdeman asked the plain jane, is that Olympic size or the size of the high school.
          - City Administrator Tim Vandall replied I guess to give you an example, maybe like the Tonganoxie pool or something like that. That's even, I could be way off on that. That could be \$7 million dollars. I could be way off on that but that's, from what we were told, that's a pretty basic pool for \$5 million dollars.
            - Jeanette Labbee-Holdeman responded it is, it is. I've been out there with my grandchildren.
          - Councilmember Trinkle stated and that's building the pool. Where you going to put it first of all for security purposes. And you have to have water to it. You have to have utilities to it. That adds to it. Plus, I understand that's all part of building a pool but that is all with that stuff there, wouldn't it be. What you're talking about.
            - City Administrator Tim Vandall replied yeah.
            - Councilmember Trinkle stated and it's not. Any of our parks doesn't have that already or have it yet.
          - City Administrator Tim Vandall stated the other thing too, I had a pool in my previous community. You know, not only is there an upfront cost but you'd be losing money every year. And then on top of that too, we struggled finding part time help paying people \$10 an hour. We couldn't find one person all last year, paying them \$10 an hour to mow grass.
        - Councilmember McNeill replied yeah but I'd be a lifeguard for \$10 an hour.
          - City Administrator Tim Vandall stated I guess I would feel pretty bad if we spent millions of dollars and then couldn't staff it with lifeguards.
            - Councilmember McNeill responded I think we would.
  - City Administrator Tim Vandall stated teenagers won't mow grass for us.

- Councilmember Brungardt responded Tim I agree with you on about 99% of what we talk about. I disagree with you here. I think we would have kids knocking down our door from the high school wanting to be a lifeguard. I think we would. I might be wrong, but I do. I don't think staffing would be a big deal.
  - Shannon Gordon stated from a professional perspective, we are currently under contract with the City of Wichita. We're taking, they currently have eleven swimming pools. We are taking seven of them away from swimming pools.
    - Councilmember McNeill asked can you bring one here then.
      - Shannon Gordon stated and into splash parks. They are losing so much money on those pools; they have an average attendance of eight people per day at each pool and they have to maintain four people to cover the water surface. I'm not saying that is what you're going to have here. I'm just saying this trend is nationwide unfortunately. I'm a proponent of swimming. But being realistic to get lifeguards is a small slice of it, to pay for and maintain it is a bigger thing. Wichita is losing between \$600,000 and a little over \$1 million annually funding guards and water loss. As well as electricity and those kinds of things. So, they are saying, we would rather, and a lot of their stuff is pay to play so those eight people might have annual membership, those kinds of things. And they do have a much larger community. I'm not trying to say this is apples to apples, but I am saying that the trend is away from these things because of lack of participation. It does go up in Olympic years but it's not substantial. They will lose less money annually splashing at each of these locations than they do trying to maintain one pool. So that is a trend. It's a real trend. I'm not happy with it but that is the trend. I didn't try to sway these guys one way or the other. I would hate to see you spend \$5 million dollars to build a pool and then have it not well attended.
        - Councilmember McNeill asked is it \$5 million dollars. Is that the estimate. I mean I've heard that a couple of times now. Is it \$5 million dollars?
          - Shannon Gordon replied that is approximately right. If you wanted to do something like, if you were to spend say between \$8-12 million, you could do an L shaped pool with zero depth walk in, maybe a slide. But that is a large number and then you've still got these congested things happening at each of your neighborhood parks.
            - Mayor Smith stated Shannon I tend to agree on some of these things, but you know a lot of things don't pay for themselves. It's a quality of life issue sometimes that comes into play.
              - Shannon Gordon responded oh sure.
            - Mayor Smith continued I'm seeing both sides of this and I've been a supporter for many years. We've put it up for vote and it's been voted down. I also see where we're getting the most bang out of buck too and it seems like, and Jeanette I agree with you, it seems like the best bang on the buck is what you're presenting now. Folks, \$5 million



- Public Works Director Mike Spickelmier stated we are great on supply and are ready.

Councilmember Kirby thanked Terri for her presentation and Dana for volunteer.

Councilmember Majure said it was very interesting to know the computer usage at the library. He thanked Dana for volunteering. Councilmember Majure let Parks and Recreation Director Jason Crum know he would have more questions since he is new to this and also stated he grew up in a community with a pool and it was pretty amazing.

Councilmember Buehler told Terri good job, congratulated Don on being the new Council President and thanked Dana for volunteering because staff can't do it alone. He also provided a fun fact, on this day in 1919, the United States ratified the 18<sup>th</sup> Amendment of the United States Constitution authorizing prohibition.

**ADJOURNMENT:**

Councilmember Buehler moved to adjourn. Councilmember Brungardt seconded the motion. The motion was unanimously approved. The meeting was adjourned at 8:30 p.m.

**ATTEST:**

\_\_\_\_\_  
Michael W. Smith, Mayor

\_\_\_\_\_  
Sarah Bodensteiner, City Clerk