

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: Dave Trinkle

Ward 2: Andi Pawlowski and Don Studnicka

Ward 3: Jesse Garvey and Kerry Brungardt

Ward 4: Gregg Buehler and Tony McNeill

Councilmembers Absent: Gene Kirby

OLD BUSINESS:

Approval of Minutes: Councilmember Buehler moved to approve the regular meeting minutes of February 15, 2018, as presented. Councilmember Garvey seconded the motion. The motion was unanimously approved.

Audience Participation: Mayor Smith called for audience participation and one person came forward.

- 00000 East Mary Re-zone applicant Breck Ricketts presented and discussed a PowerPoint presentation with the Governing Body addressing concerns that have come up in recent meetings regarding his request to re-zone the property he purchased from R-2 to Agricultural. The PowerPoint also contained photos that explained why an electric fence is needed for the bee boxes and included aerial views of the property.

COUNCIL CONSIDERATION OF AGENDA ITEMS:

Request to Advertise – 2018 Capital Improvements Program: Councilmember Buehler moved to authorize the Public Works Department to prepare contract documents and advertise for bids for Project 18-01: 2018 Capital Improvements Program. Councilmember McNeill seconded the motion.

- Councilmember Trinkle stated I know I talked to you about it last year, is there something where we could maybe look at some of these alleys for repairs. Maybe not the whole alley but like the entrances like you did fixed the one over there off of 7th Street, to keep them from washing down and doing this is there a chance we would have some blacktop left.
 - Public Works Director Jeff Rupp replied yeah I think we can for sure do some spot patching as a deterrent for some of the wash that's happening at the bottom on those. If we don't have money left over from the overlay program this year to go towards some kind of funding or discuss that, we'll certainly put an item in for the 2019 budget.
 - Councilmember Trinkle stated I mean if there's a chance we could maybe start addressing some of them and then maybe next year look at getting an alley put in or something.
 - Public Works Director Jeff Rupp stated we're currently putting together a package of options; studying what actually might be new products out there that might serve as a pavement surface.
 - Councilmember Trinkle stated we've been talking about this ever since I've been on the Council and we never get over that hurdle of trying to get one done.
 - Councilmember McNeill stated that's because they are not a priority. That's because they are not listed, they don't come out as a priority that's the problem, so we do have to have something kind of separate. I agree that we should have something separate because they'll never outrank a street.
- Public Works Director Jeff Rupp stated right and we actually have right now, and of course one's being taken care of with another project, but we still have 155th Street, which is an unfinished road it's partially graveled and partially paved with flexible pavement and all the alleys. So they are in their own weird little camp, but we are bringing forward a program for the Council to study for sure in 2019 if we don't have some opportunity to do something this year, but we do think we can make that patch.
 - Councilmember Trinkle stated we've talked about it in the past to spend all this big money, and I'm not talking about going in and re-aligning them because there are houses and garages, just let's see what we can do to keep the wash out of it.

- Public Works Director Jeff Rupp replied part of it is what's been analyzed now is like there's a break over point. How much do you put down, because if you do have trash trucks or something heavy like that accessing these alleys, then if you only put down four inches there's an outside chance that the base sub-grade doesn't hold without having that support, then you're just throwing thirty-thousand dollars away.
 - Councilmember Trinkle stated supposedly they're not supposed to go up the alleys, they were at one time, tearing the culverts up in alleys and then we stopped them and that helped considerably.
 - Public Works Director Jeff Rupp replied so anyway that's part of the analysis; what is the best cost benefit ratio for spending money for what type of treatment, and that's being done right now.
 - Mayor Smith stated I think Jeff if there's anything we can do that's not outside the budget if we can take a look at it to keep them from getting any worse. I do like the idea of bringing it before the Council for the 2019 budget to see where the Council stands on this, so we can take a look at it. If there's any additional funds or any additional material that has come in if we can help those alleyways out. We have talked a bit about how it hasn't been a priority, but I think it's probably time we have a good discussion on it and we definitely need your input, so we can make intelligent decisions.
 - Public Works Director Jeff Rupp stated I think one thing that will help those residents that live over there and access that, the ones especially that live on the bottom at each one of the alleys that have the grade that comes down 7th particularly, is they're receiving all the wash that comes down the gravel in their areas and everything just flows into the yards of the people down at the bottom. So what has happened, as Mr. Trinkle has alluded to, is that we've gone in and done one or two where we've paved the very bottom and the entrance, we've not done much, more like a patch job, and that little bit of asphalt stopped the erosion.
 - Mayor Smith stated and you replaced the culverts also.
 - Public Works Director Jeff Rupp stated we could probably do that, I think we actually replaced that one, so we could probably do that kind of thing for this year.
 - Councilmember Trinkle stated I'm sure the citizens in Ward 1 would appreciate the Council's looking into it and public works doing what they can do.
- Mayor Smith asked other questions.
- Councilmember Pawlowski asked on curb replacement, are you doing all of Cottonwood.
 - Public Works Director Jeff Rupp replied no, but I will tell you this there's a little over a quarter of a mile of curb that's going to be replaced. It's fragmented but the thing of it is we've changed our mode of operations both for the contractor's sake and the City's sake.
 - Councilmember Pawlowski asked are we still cutting out pieces, its looks horrible.
 - Public Works Director Jeff Rupp responded we're going to do one-hundred foot sections as a minimum, but you can see if you think about the terms of Cottonwood that's what's so deceiving about this scale of map is we're talking almost a quarter of a mile of curb being replaced, and so if you can figure that those are in one-hundred foot stretches and those are going to be poured seamlessly, they'll have the contraction joints and stuff, but hopefully the new mix will be more substantial, I don't know why the salt and the different stuff has had such a terrible effect on that curb, it has to be something bad with the mix when it was laid down.
 - Councilmember Pawlowski stated Southfork did the same thing and we ended up having to replace that
 - Public Works Director Jeff Rupp stated we're going to stay after that in that area because the curb in that particular subdivision area is just, whatever they used was just bad.

- Councilmember Pawlowski stated it just completely disintegrated.
 - Mayor Smith stated I'm very aware of it Jeff.
 - Public Works Director Jeff Rupp stated that's a good thing for that area. And I might just briefly mention the five streets that are listed on the map. I did that so you kind of know, but I will tell you the parameters, you can see the loop for Karen Lane is pretty easy, we would have done that as part of this year's, but we didn't have enough money. American Avenue is one that's been long standing and if you're able to visually look at it it's got lots of cracking in the surface and well overdue, so it goes from Santa Fe, basically where the public works building starts all the way back to 2nd, which is where we ended paving about two years ago.
 - Councilmember Garvey stated there is a lot of truck traffic on that area because of Aramark Uniform right there. Too bad we can't find a way to make them pay for part of that.
- Mayor Smith stated Jeff let me ask you something too because I've totally forgot, with one's that don't have curbs and you put asphalt up, does that breakdown easier, because the curbs act as a support for it.
 - Public Work Director Jeff Rupp replied yeah the curb does act as some kind of compression because its face to face, when you've got an open ditch, in fact I faced this at another City I was in we spent quite a bit of money trying to stabilize a non-curb street with big long deep ditches, and it just has a tendency to push out and it will.
 - Mayor Smith stated that means we're repairing it sooner than the other streets.
 - Public Works Director Jeff Rupp stated I mean it's held up, it will hold I think, and it will be definitely worth the investment. Then West Kansas Avenue is just one I want to mention from a couple standpoints, people are going to scratch their heads because there are only five houses on there, what are we doing. What's happened is for well over a couple decades this street has been one, residents access it. It's needed repair for many many many years, but it kept getting shoved off, kind of like the alleys. It's at the top of the list and it's one that really needs to be done, it's kind of long, and once we do this repair I don't think we'll see it again for some time, but it's one that you would probably scratch your head and say why are we doing it, but it's just one that's the worst. East Kay is going to be from basically the Activity Center over there at 2nd Street all the way back to 4th. West Mary has slipped in because we've got some issues I'd like to share, actually Tim will say more about it in his personal report, but that area has got some activity that we want to spruce everything up and that basically is kind of between a collector and arterial street, we want to make K-7 all the way back to Bittersweet overlaid with brand new pavement markings. We're going to take the little delineator posts out and really paint marks on there like there's supposed to be and that will be a better deal for the people traveling through there. That project will compete down to Bittersweet and I'll mention something again there's another project that Tim is going to talk about that will address the bridge, and actually the paving between Ida and Mary, so really almost that square mile 'L' will be complete this year brand new for the schools sake, and everything will look nice and the bridge abutments to the approaches and also the attachments, but Tim will talk about in this report; that's going to be nice.
 - Councilmember Pawlowski stated we've got make sure that's done, they can't do that street in August, can they Kerry.
 - Mayor Smith asked done before school starts.
 - Public Works Director Jeff Rupp replied we'll have it done before school. It seems like it's going to be a huge thing because it's a bridge but it's not. And we're going to try to time it with the overlay so some of our overlay people can be there. But the last thing I want to mention is I guess to try to picture the scale of this is really difficult to determine in terms

of how much we're doing, because we're only doing five streets, but its 1.6 miles of pavement, so it's pretty aggressive.

The motion was unanimously approved.

REPORTS:

Department Heads: Department Heads had nothing to report.

City Attorney: City Attorney had nothing to report.

City Engineer: City Engineer had nothing to report

City Administrator: City Administrator Tim Vandall mentioned that the .45% sales tax disbursements are coming in and it's performing just as we thought it would, which helps the City pay for the DeSoto Road Project and make improvements to Bernard Park, without any property tax increase. There will be some work being done on the Bittersweet bridge area; the bridge is safe and sound and it inspected every year; however the approaches to the bridge have broken away from the bridge, so the company who performs the bridge inspection is going to be looking at solutions for us. We are making sure it will be completed before school starts. The Port Authority has formed a committee to discuss industrial spec buildings and there have been two meetings so far; for Lansing, our industrial park is privately owned, so what would happen is the private property owner would respond to an RFP, but it would be more of a cooperative effort between the City and the private property owner. No firm numbers have been received, but potentially a contribution from the City could be about forty-thousand dollars. So based on property taxes and job creation, this could be beneficial to the City of Lansing as a whole, but any project would be available Countywide, it's not a Lansing only deal. Tim also asked the Council if there was any information or research he could do regarding the re-zone request from Mr. Ricketts, in order to help the Council come to a decision about the re-zone request. Tim did mention that a conditional use permit would still be needed in an Ag re-zone for the apiary; however his concern fell to the possibility of having the conditional use permit pulled for the apiary and then the property is just Ag. He also brought up the option of the contract re-zone, where the City could restrict certain things like livestock on the property and file that with the Register of Deeds. He stated that the applicant presented an option that for any property in the FEMA floodway, City regulations could be altered to require conditional use permits. Tim also stated that during Mr. Ricketts presentation he mentioned that the City doesn't know what goes on in the floodway, and Tim advised that he disagrees with that statement as the City made the shed sales company to the south of City Hall bolt down their inventory because it is in the floodway, so he advised that the City does try to know what's going in the floodway. Tim also asked the Council when they wanted to have this item brought back to a Council Meeting that way the neighbors could be notified and a decision made.

- Councilmember McNeill stated his question at the work session was not about what a crop is, but what constitutes a crop having to be in Ag. If it could remain zoned R-2 and a conditional use could be issued for the lavender and bees that would be his preference.
 - City Administrator Tim Vandall stated that he mentioned that idea to the applicant, but because the applicant is also requesting electric and barbed wire fencing and an outbuilding, those items are not allowed in a residentially zoned area. Accessory buildings are not allowed on a residentially zoned property without a primary residential structure.
 - Councilmember Garvey stated that when a re-zone comes before the Council he tries to determine what the benefit is to the City to grant the re-zone and at this time he's not sure what the benefit would be, as it doesn't sound like we'd be getting tax dollars out of this endeavor.
 - City Administrator Tim Vandall stated more than that likely it would be a wash for the City.
- Councilmember Pawlowski asked if Tim or Public Works had an idea of what the bridge repair would cost and if the funds are budgeted.
 - City Administrator Tim Vandall replied that the monies would come from the Capital Improvement Fund and there are funds available for it. The City is doing slightly less mill and overlay in order to tackle the bridge as it needs to be addressed.
 - Public Works Director Jeff Rupp stated that one-hundred and ninety-five thousand dollars was budgeted.

Governing Body: Councilmember Buehler provided a fun fact, on this day in 1781, the Continental Congress adopted the Articles of Confederation which morphed into the Constitution.

Councilmember Pawlowski thanked City Clerk Sarah Bodensteiner for the large print on the Agenda Summary form she received.

- City Clerk Sarah Bodensteiner stated that the agenda was small and in order the fill the page more fully the print was re-sized.

ADJOURNMENT: Councilmember Pawlowski moved to adjourn. Councilmember Garvey seconded the motion. The motion was unanimously approved. The meeting was adjourned at 7:35 p.m.

ATTEST:

Michael W. Smith, Mayor

Sarah Bodensteiner, City Clerk