

CITY OF LANSING

CITY COUNCIL MEETING

REGULAR MEETING MINUTES
February 18, 2021

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: Jesse Garvey

Ward 4: Ron Dixon and Gregg Buehler

Councilmembers Absent: Kerry Brungardt

Councilmembers were present via Zoom video conference with Councilmember Kirby joining at 7:02pm.

OLD BUSINESS:

Approval of Minutes: Councilmember Studnicka moved to approve the Regular Meeting Minutes of February 4, as presented. Councilmember Garvey seconded the motion. The motion was unanimously approved.

Audience Participation: Mayor McNeill called for audience participation and there was none.

Presentations: Leavenworth County Eastern Gateway Project Presentation – Leavenworth County Commissioners Mike Smith and Jeff Culbertson along with Bill Noll, the Leavenworth County Public Works Director, presented the Council with a video of the proposed plan of connecting Leavenworth/Lansing via a bridge across the Missouri River and tying into the intersection of I-435 and Highway 152. Leavenworth County Commissioner Jeff Culbertson stated this idea was brought up about 20 years ago with little to no interest. Cities and counties are open to the idea now along with Kansas and Missouri looking into infrastructure projects as well as public/private sector joint ventures. A drone company was hired to fly the proposed path. It starts at the intersection of Eisenhower where QuikTrip is located, heading east to connect to Highway 152. The drone shows starting in Lansing, you can connect to Highway 152 in 6 minutes, be at the airport in about 8 mins and at Zona Rosa in about 10 mins. Leavenworth County Commissioner Mike Smith stated they aren't asking for money right now. They wanted to give a visual concept of the plan and see if this is something we can work on together and move forward with it. Leavenworth County Public Works Director Bill Noll let the Council know there are additional exit points being considered so that not all of the traffic will come out at the same location in Lansing. There are two primary routes each with a cost estimate. The southern route allows for the additional exits mentioned and it has the lower cost. The southern route is in the flood plain but not in the floodway, so some requirements don't have to be met. Due to this, the roadway will not need to be elevated or a bridge structure which will cost less money.

- Councilmember Studnicka asked what is the advantage to having the public sector involved in funding this project.
 - Leavenworth County Public Works Director Bill Noll replied currently there is not a federal funding source we can apply for. It would have to part of a legislative package in the future for federal government funding. Private sector investment is the quickest means to complete a project like this. The involvement of a private sector, we'd be looking at a 7–8-year timeframe where the public sector it could be 10-20 years if there is the right funding source for it.
 - Councilmember Garvey asked how does the private sector get their money back.
 - Leavenworth County Public Works Director Bill Noll responded that would be reimbursement from tolling which is paid by traffic.
- Councilmember Majure asked if they believed they would get push back from Leavenworth about potential growth.

- Leavenworth County Commissioner Jeff Culbertson replied that is some of the hesitation I have gotten so far. Some within the City of Leavenworth are afraid of losing Centennial Bridge and that Lansing would outgrow Leavenworth.
 - Councilmember Majure asked if that traffic would help bring businesses into the Business Development Centers in both Lansing and Leavenworth.
 - Leavenworth County Commissioner Jeff Culbertson stated that is front and center. LCDRC and the Port Authority have the most to gain from this project. It makes their product viable. This would fix a lot of problems. It would fix our connectivity to north Kansas City. The key to growth is making everything accessible.
 - Leavenworth County Commissioner Mike Smith reminded the Council Main Street turned into four lanes and immediately after the fifth lane was added, development started.
- Councilmember Garvey asked would the private sector be responsible for the maintenance of the roadway.
 - Leavenworth County Public Works Director Bill Noll replied that is something that would be considered at a later date but KDOT and MDOT would weigh in heavily on that discussion.

COUNCIL CONSIDERATION OF AGENDA ITEMS:

Road Maintenance Agreement – Lansing and Leavenworth County: Councilmember Buehler moved to approve the agreement for Road Maintenance Responsibilities between Lansing and Leavenworth County. Councilmember Trinkle seconded the motion. The motion was unanimously approved.

Fence Request – 630 Hillcrest Circle: Councilmember Buehler moved to approve the fence request for 630 Hillcrest Circle. Councilmember Garvey seconded the motion.

- Councilmember Studnicka stated one question. How about angle of site, line of distance, is that going to be prohibited on that one side.
 - Building Inspector Rebecca Savidge stated no I went out and inspected that. Richard and I measured it and it's not within the site triangle.
 - Councilmember Studnicka replied ok, thank you.
 - Councilmember Garvey stated shouldn't be much traffic there anyway with it being a cul de sac and dead end.
 - Councilmember Studnicka replied good point.

The motion was unanimously approved.

9G/9H Sanitary Sewer Interceptor Final Report: Councilmember Buehler moved to accept the 9G/9H Sanitary Sewer Inceptor report as presented. Councilmember Kirby seconded the motion.

- Councilmember Majure stated so the last thing you said there Mayor was this is basically going on the shelf to not be developed until development occurs in those areas. That's the way I understand it right.
 - City Administrator Tim Vandall replied yes.
 - Mayor McNeill responded that's correct.
 - Councilmember Majure stated thank you.
- Mayor McNeill stated Don.
 - Councilmember Studnicka stated just a comment for Tony. I've talked with Tony on this before. I think as development starts out there, we pull this off the shelf, we might have to go initially with the lift station option until we get enough development for the gravity feed in order to be able to feed properly to our wastewater treatment plant. Am I on the right track with that.
 - Wastewater Utility Director Tony Zell responded yes, you are correct. The pump station would be a stop gap measure that could be implemented to provide the other service to the 146 acres but if you look at page 13 of the report, there is twelve hundred acres that would be served by the gravity sewer. Whereas a pump station would only be able to handle 150 of those acres. As we got into the weeds

with the study, we started looking at cost per acre to service just McIntyre property as well as the entire water shed. The gravity sewer is a more costly option. We would need about 60-65 acres to develop at one time in the area. To make the gravity sewer viable option, to make that our first choice. We have no idea what that development is going to look like other than we want to be ready for it if it does occur.

- Councilmember Studnicka replied that answers my question. Thank you, Tony.
 - Wastewater Utility Director Tony Zell stated you bet.

The motion was unanimously approved.

- Wastewater Utility Director Tony Zell stated we'll keep you updated as we learn more and as we get further down the road, some more decisions will have to get made. We at least got the study out of the way. Now we know what we are looking at going forward. Thank you.

REPORTS:

City Attorney: City Attorney Greg Robinson had nothing to report.

City Administrator: City Administrator Tim Vandall let the Council know the Port Authority, Leavenworth County and some cities in Leavenworth County have been talking about doing a joint traffic study to outline some major projects and transportation improvements. We expect to be asked to participate and it looks like our contribution could be around \$30,000 or so. We have been asked to be part of the selection committee for that as well. City Administrator Tim Vandall added the idea of working with another entity on the Sanitary Sewer Interceptor Final Report to get the area ready for when development comes. We could reach out to the Port Authority or LCDC to work together. The design for that sewer line would make that whole property development ready. We could get the ball rolling on design and then still wait until something is ready before constructing it.

- Councilmember Studnicka thought it sounds good to reach out to Port Authority. He asked if it would help to reach out the large property owners out there to see what their future plans are.
 - City Administrator Tim Vandall replied he could reach out to some of the property owners along that corridor.
- Councilmember Majure asked if we are tracking that anyone is developing the McIntyre Properties LLC land off Gilman soon.
 - City Administrator Tim Vandall responded there is nothing imminent at this time. Mr. Reilly and Mr. Schimke both own some land out there. The goal here is just to get the project shovel ready so when someone is ready to build, we aren't waiting 6-9 months for an engineering study.
 - Mayor McNeill stated the intent is to get areas ready and designed in areas we know will get developed.
 - Councilmember Studnicka reminded everyone to not forget about Sherwood Forest that we own and don't forget about Rock Creek Loop which will connect into that once we provide sewer.

City Administrator Tim Vandall finished his report that cities around us have implemented compensation studies recently. The City did ours in 2017 but it's obsolete with so many around us implementing theirs right after ours. We do want to remain competitive with public safety wages. He asked the Council if they were open for staff to do a comp. study on just the police department.

- Councilmember Buehler thinks it is a good idea. We lose police officers to the south of us so if we can do something to keep it competitive and keep them here then it's a great idea.
 - Councilmember Studnicka stated go for it.
 - Councilmember Kirby stated him, and Don have asked for it on more than one occasion and it's a great idea.

Department Heads: Department Heads had nothing to report.

Governing Body: Councilmember Garvey thanked the snow removal crew for all their hard work the last couple of weeks. He stated he attended the Planning Commission meeting, and they passed the rezoning request from Greenamyre Rentals. It was zoned as commercial and it is now residential. He is concerned

with having too many rental properties in Lansing. People move to Lansing from Leavenworth because they are flooded with rental properties. We have a month to think about how we're going to look out for Lansing homeowners or line the pockets of others.

Councilmember Buehler agreed with Jesse on the great job the snow crew does. There is a significant difference in road conditions once you get to Eisenhower. He thanked the County Commissioners for coming to the meeting with the presentation. This has been talked about for a long time so it's good to see it on the shelf and if we can get a partnership going, it'll be a benefit to the city. He provided a fun fact, on this day in 1930, Clyde Tombaugh discovered Pluto.

Councilmember Dixon let everyone know the First Missionary Baptist Church is the oldest Baptist church in the state of Kansas. Some of the earliest members were buffalo soldiers. Due to a long history with the military, normally the first weekend of March there is a big military service/celebration but due to COVID they haven't been able to last year or this year. Everyone is invited next year.

Councilmember Studnicka thanked the County Commissioners on the Highway 152 presentation. It has been talked about for a long time. He thanked Tony for his work on the sewer system. He told everyone to get their shots when they can.

Councilmember Trinkle asked Tony to further explain closing the road on Connie Street for sewer work.

- Wastewater Utility Director Tony Zell stated the road is going to be closed from Connie Street to just west of the work by that creek. There will still be access to the trailer park and their homes. There will not be any thru traffic to cut through.

Councilmember Trinkle continued by thanking the street crew for a job well done again. He finished by stating we can come together and make the connection to Highway 152 happen. It's been talked about for a long time now and it's a good idea.

Councilmember Kirby also thanked the road crews for doing a great job every time hands down. He echoed Councilmember Studnicka on getting the vaccine. Everybody wants normal again and it looks like the way to get back to normal is to get the vaccine. Keep wearing your mask, wash your hands and social distancing.

Councilmember Majure asked Tim if there was any information on interest at Towne Center.

- City Administrator Tim Vandall replied there has been some interest from smaller entities. An architect engineer looked at the larger parcel and there might be a design for that coming to the Towne Center committee soon.

Councilmember Majure gave kudos to the road crew and first responders for their work. He stated he is on board for the Eastern Gateway Project. It's growth and that's exciting. He also agreed with Councilmember Garvey on the concern of the amount of rentals Lansing has. He finished by telling Tony great job on the sewer project.

Mayor McNeill stated the concerns brought up from Councilmember Garvey and Majure about the balance of rental properties can be addressed at a future work session. What we don't want is a bunch of vacant rental properties but there does need to be a balance.

- City Administrator Tim Vandall replied we can do a housing evaluation/study. The one Councilmember Garvey mentioned is coming up at the next Council meeting.

ADJOURNMENT:

Councilmember Majure moved to adjourn. Councilmember Studnicka seconded the motion. The motion was unanimously approved. The meeting was adjourned at 8:01 p.m.

ATTEST:

Mayor, Anthony R. McNeill

City Clerk, Sarah Bodensteiner, CMC