

CITY OF LANSING

CITY COUNCIL MEETING

REGULAR MEETING MINUTES
August 19, 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 and Kerry Brungardt

Ward 4: Ron Dixon and Gregg Buehler

Councilmembers Absent:

OLD BUSINESS:

Approval of Minutes: Councilmember Buehler moved to approve the Regular Meeting Minutes of August 5, 2021, as presented. Councilmember Kirby seconded the motion. The motion was unanimously approved.

Audience Participation: Mayor McNeill called for audience participation on an item not on the agenda and there was none.

Presentations: Employee Recognition: The City of Lansing recognized Street Superintendent Jeff Focht for 40 years of service to the city. Public Works Director Mike Spickelmier and Mayor McNeill presented Jeff with a plaque. The skills and knowledge Jeff brought to the city has been a great benefit to the growth here. He will be tremendously missed. Public Works Director Mike Spickelmier also announced the promotion of Kenny Payne as the new Street Superintendent. Kenny has been with the city for over twenty-five years working alongside Jeff Focht. Kenny stated he has learned a lot from Jeff and thanked him for that. He added he is grateful for the new opportunity and up for the challenge.

COUNCIL CONSIDERATION OF AGENDA ITEMS:

Ordinance No. 1068 – Sunday Beer/Alcohol Sales: Councilmember Buehler moved to approve and adopt Ordinance No. 1068. Councilmember Garvey seconded the motion. The motion was unanimously approved.

Approval of Design – Bernard Park: Parks and Recreation Director Jason Crum stated I'm going to introduce Larry Reynolds who is the Project Manager. He'll be introducing his folks as they go through this presentation and answer any questions that I can't.

- Larry Reynolds stated Mayor, Councilmen thank you very much for the opportunity to be here tonight. We're excited to show you what we've been working on for Bernard Park plans. Here with me tonight is our team MHS Engineering Matt Henderson, Vance Rzepka with VSR Design and Kerry Newman with SFS Architecture. I want to start out telling you what we've been doing since we started at a kickoff meeting at the end of May. We've had a number of discussions with Parks and Rec staff and team. We've conducted a capacity/demand analysis using registration data from your programming folks. We completed a topographic survey of the project site. We coordinated with utilities agencies. We developed five concepts that we presented to the steering committee on July 14th. They selected one that we moved forward with and refined. That is what we are here to show you tonight. We also developed some preliminary conceptual level opinions on where we're at. Connect to your master plan goals with keeping this in mind. I want to bring this up and that is to consolidate sports activities to bring back neighborhood park uses. The improvements proposed for Bernard Park in Phase 1 relocate the baseball/softball activities from City Park. This acts as a catalyst for the other parks to be redeveloped. Bernard Park was identified as being more suited for sports activities due to its size and not residing in a neighborhood setting. And this allows for more parking availability and convenience of having all sports in one location. Phase 1, the Parks Master Plan and RFP stated the five-field baseball/softball complex (native turf) with about a hundred parking stalls. A concessions, restrooms, and storage structure in the center of the complex. Then also in discussions we've had to understand the needs of Parks and Rec staff, we understand the desire is a good quality

recreation facility that meets current demand with room to grow. That entails two 125-foot outfield diamonds, one 225, one with 270-foot outfield with centerfield and then a 300-foot outfield. We'll show you those. We started out with a kind of capacity demand analysis of what you're able to, which capacity is now compared to what the demand is and what we can provide for you with room to grow in the future. What we found with five fields is that currently your leagues play from June 1st to July 1st, Monday through Friday from 6 to 10. That is max capacity with your current staffing levels to support the demand of 55 home games per week. For 2021 based on current registration data, you have the demand of 32 home games. So, with the same number of fields that you have and what we would put in to start with in Phase 1 in Bernard Park, five fields and then adding additional staffing and expanded weekend schedule your max capacity would be support a demand of 155 per week. So, we are going to get into the design concept, and I am going to ask Vance to come up and go through those with you.

- Vance Rzepka stated so as Larry said we talked to the committee and had about five different schemes. To be honest with you, we probably had twenty different schemes before we even came to that committee but what we did is kind of ran through all those and really kind of narrowed things down to two primary schemes that we think meet all of the goals today and in the future So this one we're calling Concept A on the left. So right here is the existing drive that would come in from the south. The existing gravel cul de sac that you have right now is in this location. So off to the east, we are showing some paved spaces in this location then one central spine that runs through the center. The we've got the two smaller 125-foot fields that are primarily coach pitch, tball, that sort of thing. A 225-foot field here and then a 230-270 to center there. That is primarily a baseball field, so it's got some different dimensions for foul lines versus centerfield. Based on use and demand and some other things, we felt like the different coloring here shows that we would build the 300-foot field that gets a lot of the youth baseball but will also accommodate adult softball. So, this arrangement was pretty convenient. The concession stand and restroom would be right in the middle. You can also see it trail around the perimeter. A nice tight trail with potential connections as we get into the Master Plan part of it, and we interact with the Master Plan and connect in different directions. And then we would have a second 300-foot field in the future as well as another 225-foot field right here in the center. The initial phase would grade the whole site for all those fields, but we would primarily focus on building these five to start with and the concession/restroom. You see these little gray dashes are dugouts, the white indicated paving. This is future expansion of parking in that direction as well as this direction. One of things we find is parking is really expensive when you do asphalt, curbs, storm sewers and everything else. So, we focused really from a budgetary standpoint and getting the main parking lot there in the center and having the ability to park in gravel or park in grass for overflow if we exceed the demand on any certain night. We've got quite a bit of room. You can see we've got the 222 up there plus the 63 down here. So, you are talking about 400-500 parking stalls in total which would meet our future demand. Concept B is sort of a minor variation. In this scheme we end up as you can kind of tell, we've got a long walking distance to that third field or the fifth field. The 300-foot field. So, it's kind of a long distance there, in the meantime, this would just be a grass lawn area. I guess I should also mention the reason we put these two small fields here are as little kids, its hardest to walk, we put them closest to the parking lot. The other fields in this configuration and even the clustering of those two fields really get everybody very, very close on those inner four fields to that concession and that restroom. So, you can make it very convenient to use the restrooms and very convenient we hope to use the concessions. The concession piece where you buy a lot of any kind of drinks and snacks in this location. The other thought was if we really focus on what we are going to do today, that maybe we bring that 300-foot field in. So, we really just swapped those two so that in the interim, in our first phase all five fields are close to that concession/restroom building. Then these two fields are in the future. They aren't quite as strong a pair as the two 300-foot fields by themselves but there is really no telling when that future day comes. That is sort of the reasoning for changing those two around. Although I will say as you know if you have flat green space, you'll be able

to program it for something, soccer or whatever, the kids will be able to use it for some use. We are currently looking at the fields to be natural turf, natural grass in the outfields, natural materials on the infield. There has been a little bit of discussion about artificial turf, and we can go into that if you want to. I think I told you before we talked for hours about all this stuff, so I am on a short lease. If I start to shake it's because Larry is clicking the buzzer. So, we'll look at those as cost items throughout the whole process or as we move forward. We can bid some things as alternates and do those sort of things and see where we can stand on that. With that I will turn it over to well let me see, do you have any questions about the overall fields, the layout.

- Councilmember Trinkle asked where is all that rock and stuff. There's a bunch of that stored. Is that the back of that Jason? I keep losing the location.
 - Vance Rzepka responded well is that up in here or is it back here.
 - Parks and Recreation Director Jason Crum replied there is some over there on the other side of cul de sac, that came from that hillside but most of the dirt and rubble that came over from the other side is over in that area.
 - Vance Rzepka stated so there is a large berm right here.
 - Councilmember Trinkle asked what do we do about that when we get ready. I see all these plans that we've talked about, and I never heard anything about getting rid of the rubble. What's the plan on that? Everything is supposed to be on the inside of that bridge, and I was told we couldn't take a dump truck over that bridge hauling that rock out of there. So, what are they going to put a culverts and stuff in to get that gravel out of there?
 - Vance Rzepka replied we avoided working up in this area just to avoid some of the rock. What we understand a lot of this was the soil was pushed over here. We are going to push some of that back to build. This is kind of a big gulley down in here at Field 7. So, we are going to push some of that, if it's very large we can bury it pretty deep as you can tell. Matt can tell us a little more.
 - Councilmember Trinkle stated I know up on that hillside, it needed a place at that time. But I hadn't ever heard about any problems since.
 - Vance Rzepka responded honestly, we're going to try to move it back into the lower fills, into our deeper fills and build up on top of it so that we create this very large, relatively flat plateau for all those fields. Now and in the future.
 - Parks and Recreation Director Jason Crum stated just to clarify, you're talking about the stuff to the east, not the big rock pile to the west.
 - Councilmember Trinkle asked the big rock.

- Parks and Recreation Director Jason Crum stated we're not in that area.
 - Councilmember Trinkle asked that's on the other side isn't it.
 - Parks and Recreation Director Jason Crum responded yeah, it's on the other side of that cul de sac.
 - Councilmember Trinkle asked that's what second, third phase or we don't know. That's down the road.
- Parks and Recreation Director Jason Crum replied right.
 - Councilmember Trinkle stated like I said out of all the talk about it, I never heard what they decided we were going to do with the rock.
 - Councilmember Garvey asked we talked about Astro turf versus grass. What do cities typically go with in the past couple of years.
 - Vance Rzepka responded well it's really a function of, it's a cost function. So, the artificial turfs, you've seen them up in Parkville at their facilities, Liberty's got them. It's a pretty expensive venture. Most people will not do that unless they are going to really try to push tournaments through. The other part you have to remember is you've got to replace that turf in 8-10 years. So, you may spend, for instance, on this 300-foot field you may spend \$400,000-500,000 more per field to get artificial turf and in eight years you're going to have to spend another \$250,000-300,000 to replace that turf. What we've talked about with our committee that one way to look at that is yeah, you are going to reduce the amount of maintenance especially if you do the whole field. You won't have to mow, you won't have to water, you won't have to stripe the fields for every game. You'll still have to take care divots in infields, you still have to drag that sand and that rubber in the low spots, and you have to keep that fiber vertical. Make sure I don't get shocked here. So, you keep that fiber vertical so it'll last 8 years and you replace the part, the batter's boxes, the pitching rubbers, the pitching mounds, and around first base. The real high wear areas. You replace those throughout your lifetime, but I always tell everyone that \$200,000, you need to figure if you're going to save \$10,000 a year in maintenance, you're going to basically spend \$25,000 or \$30,000 in a year just trying to accrue the money to replace that turf.
 - Councilmember Garvey stated if you're not making money off tournaments is not worth it.
 - Vance Rzepka replied no. I know when you go to Creekside or go to 3 and 2, when you go to some of those, you think they are just printing money there. Honestly the real money comes from, if you can bring in outside tournaments and you get your hotels, your restaurants, that is where the community is going to make a lot of money. Gate fees and everything for these kinds of facilities, for the time you hire all the umpires you'd have to hire over a weekend for those tournaments, you're not going to make. I mean you can make money, don't get me wrong, it's not silly money. As they say, it's not stupid money. You're just printing it and rolling it off. It's hard to make and you typically have to affiliate yourself with some of those tournament organizations.
 - Councilmember Brungardt stated we'll also have to compete.
 - Vance Rzepka responded right and so, that is what you would have to do. I mean that is why they are going. It's

dry and all that. That is sort of a band aid to get you through to get you to play. There are the varying degrees. There's the limestone screenings that we've all seen and probably played on and probably have scars on our legs from. But that is \$15 a ton and if you want to do what Kauffman Stadium has, you're looking at \$250 a ton. That infield is 400-500 tons of that material. Obviously, it's less at the lower level, it's smaller fields. And they probably, not that we don't want to take care of the little kids, but they probably don't need a major league infield. Some would say that tball that they don't even need a fence, but I think we put one out there. The other thing that is really nice about building fields like this, they are sized for their age. You know we've all been to those fields. I did the fields in Gardner, and they are all 300-foot fields. And they play, tball and the outfielders are right here. They never even touch the grass. They still get to play. You don't get more games or less games but it's just a feeling of that baseball or that softball game. It's just a lot better when it's the right size for the age.

- Mayor McNeill asked any other questions.
 - Vance Rzepka stated I can go all night so keep asking. I do want to go home at some point.
- Good evening, Matt Henderson with MHS. So briefly just to talk about utilities at the service site. With each concept they are going to be, it's going to be very similar concept. Whether it's Concept A or Concept B, I'm going to flip forward to an aerial photograph here. This is showing where the fields are on site. Really the perimeter from a power perspective there is only a Phase 1 along the perimeter. So, we've been talking with Evergy and to bring 3 phase power to the site, we're going to have to upgrade. The lines are about three quarter a mile away which is represented by this darker red line. Then we are going to bring into the park overhead power to the other side of the side of the bridge. From that point in, it'll be underground. And there will be a series of transformers as they can be within the site, it can be future expanded to the other feature phase that you have. What is going to happen is we're going to bring basically public power. Evergy will maintain the power lines up to 135 feet of any point of service. It may be difficult to see. It's hard to see on this, it's a little bit of a different color but this is a dash line that we'll come in with a transformer service, a 3-phase power underground. At some point we'll have a meter that will service the building outside. From the water perspective, Lan Del many years ago. The blue line represents the water. So, Lan Del obviously extended right at the original park construction a water line at that point. We're going to extend 6-inch water public water line up to the outfield where we will set two meters. That will be maintained by Lan Del and then we will bring in a water service to service the concession building. This leaves you more openness in the future from an expansion standpoint if you want to bring additional water services in. Last thing, the green line is sanitary. It'll be a septic system where there is an engineered or traditional system. Depending on what concept you pick, we'll mark or place that in a very non-descript way, so it doesn't interfere. If there aren't any questions, we'll move on to the architecture. It may be a little more exciting.
 - Councilmember Majure stated we just want power and water.
- Good evening, Kerry Newman with SFS Architecture. As far as the support structure goes, as we've talked about earlier, we are locating that right in the center of the facility to best serve the needs of all those different fields. Let me just walk through the floorplan. We did present several different options to the Steering Committee. Obviously, we're trying to meet the concession needs, restroom and some storage needs for the fields. We're showing two, the concessions faces the west so it's really the greeting point when you come into the facility. You are seeing the concessions. We've got two different service windows here and then plenty of space for concession. We've got storage space here as well. We've also located a fairly large storage area for gators and infield materials and all the different materials they will need. It's very conveniently located to all the different fields. Then we have the restrooms. We have men's restroom, women's restroom, and two-family restrooms. We also have a fairly good-sized chase that serves all the toilet facilities, the toilet fixtures. This is really a great way to be able to access those facilities, those piping's without having to tear into any walls. If there's repairs to be made or at the end of the season being able to drain down the plumbing fixtures. You'll be able to get right into that plumbing chase. This is also where we can locate water heaters and some storage as well in here. Then we are also showing an umpire's space. We have some storage space for

umpires to store their clothes and to dress. It's a fairly small space but convenient for umpires to use. I would mention that the plumbing fixture count is sized for the first phase, but we've also allowed space as you can see here, for additional plumbing fixtures to be added in the future for those future fields as they're added. So, it's going to be an economical way to meet those needs in the future. We have also looked at some different ways of shading an eating area. So, there is a couple of different ways we can do this. We can pretty much extend the existing roof out over the eating area. These are the two concession windows here so we can extend that roof out. This is really low maintenance because it is built that way. Or we can use a little bit more economical but more of a shade structure. Maybe it's a premanufactured shade structure that's located here. It creates some shade, sheltered area for the eating area. To really get the best maintenance out of these, they really need to be removed during the wintertime and stored. So, there is some maintenance with that, and they'll have to be replaced a little more often. Looking at overhead doors or even a sliding door that could slide over and open up for the maintenance facility. The maintenance and storage areas. This is a very preliminary view. We haven't looked at patterns of the masonry or colors at this point. We really just wanted to show the massing of the building and how big it is and the shape of the roof. The next phase we'll really be looking more at colors, signage, and materials on the exterior of the building. We haven't really gotten to that yet. It wouldn't be this simple and plain. Then we did look at another option that really kind of pulls the concessions space away from the restrooms and maintenance facility. One advantage to this is it kind of pulls that maintenance away from the people areas. Then creates more of a central seating area between the two structures. Really other than that, has really the same space, same spaces, same restrooms and storage areas, concessions space. It kind of pulls those two spaces away from each other.

- Councilmember Garvey stated that gives you a structure on two sides to do something. If it's raining and the wind is blowing.
 - Kerry Newman responded exactly a little bit more shelter. So that really could create this central seating area that the roof could extend over, or it could be more of a fabric structure that fits over that eating area. I think the big difference is creating that central seating area and pulling the maintenance area, maintenance, and storage area way from the people areas. Similar to the previous option we haven't really gotten into colors and patterns and signage. All those things that really make this much more exciting and vibrant but that would be the next phase. We really wanted to get your feedback at this stage and see if you have thoughts on the layout and which of these two options might be preferable.
 - Councilmember Buehler asked can you go back to the floorplan of this one. No, the other one.
 - Councilmember Garvey stated that one, yeah. I have a question. On this floorplan right here, when you said you could extend the roof clear up over top the seating area. Would it be possible to do garage doors on both sides to where you could just open those up for the events? And then when the events are over, just close the garage doors to protect the seating area.
 - Kerry Newman replied absolutely.
 - Councilmember Garvey stated if you have a storm, you could also close them to protect your people.
 - Kerry Newman replied absolutely. Obviously, there is a cost associated with that but certainly this could be, have some partial walls that could have some overhead doors incorporated to allow that to be open and closed.
 - Councilmember Garvey stated I just think about modern

- restaurants that have all glass doors that slide down. It's nice to be able to open them up.
- Kerry Newman stated right, absolutely. That is a definite possibility. That would be a fairly easy good alternate too. Just depending on the budget and how we're coming in on cost. That could be something that could be added and bid separately so that you know what the cost is. You have that choice at that time whether to add that or not. It's a good idea though.
- Councilmember Buehler stated I saw what I needed to see. Thank you.
- Councilmember Majure asked where is the umpire's changing area on this one.
- Kerry Newman replied it's right here.
- Councilmember Majure stated ok.
- Mayor McNeill asked any other questions on the architecture.
- Kerry Newman asked any other questions.
- Councilmember Majure stated on that one, it just looks like you got. I like the idea of having a storage on one end. You can never have enough storage. That's going to fill up with water hoses, rakes, and shovels. Just a bunch of maintenance stuff.
- Councilmember Garvey stated and if you needed to add on you could do it on the end.
- Councilmember Majure responded add on to the end.
- Mayor McNeill asked Jason I guess I'll ask you from a maintenance perspective. Which one, do you have a preference.
- Parks and Recreation Director Jason Crum replied I think there is probably some benefits to all of them. I like, obviously, we talked about this a little bit today after our meeting. Kind of liked how it has that shelter like feeling to it to where you could if you were just going to go out with your family and play ball some afternoon. You'd also have a place that is almost like a shelter house that you could use for your lunch, picnic or whatever you were doing. I hadn't really, that was the first I heard about the shade spots coming off, so I don't have a really good feel for how much maintenance that is going to take. You know what kind of equipment and so forth. So, I guess in that aspect I would lean towards the more durable type roof if I had a choice on that. But I like both concepts. I do agree with you that I like the maintenance being on that end of the building. But I don't know if any of the concepts could the maintenance, is this the only concept where the maintenance could be shifted to that end.
- Kerry Newman replied no I think we could work the first option to flip that storage area.
- Parks and Recreation Director Jason Crum responded not trying to confuse you. I was just curious.
- Kerry Newman stated that's something we could look at.
- Parks and Recreation Director Jason Crum stated I don't know if that answers your question.

- Mayor McNeill stated yeah, I was just thinking from a maintenance perspective if there was any considerations on your part.
 - Parks and Recreation Director Jason Crum stated even that first example where you have the hard roof that extended out, you still get that same shelter type feeling. I guess is what I would say. I just don't know if that kind of impedes the coming up to the concession windows. I'm not certain how that will look.
 - Mayor McNeill stated ok so, you showed quite a few different options. There's three different options on fields, a couple different options on floorplans, and then I'm reading that we want to make a motion to approve the preferred concept. What pieces are we putting together to say is the concept.
 - Larry Reynolds responded I would say that the layout whether it is A or B, they're essentially the same but we can move fields to your accommodations easily. It's essentially are we headed in the right direction with the plan that we have. And do you have a preference, I hear you're leaning towards maybe Concept B. It seems to make some sense.
 - Mayor McNeill asked can we flash to what the field concepts were really quick. So that is B. That's Concept A. Most seem to be in favor of Concept B. Then as far as the architecture. I think we are all good with the utilities, just so you know.
 - Councilmember Buehler stated it was a great briefing.
 - Councilmember Majure asked now Concept B, go to Concept B. With Concept B, you're still going to clear all that other area off right.
- Larry Reynolds replied right. So, we would grade out to the east
 - Councilmember Majure asked you're going to clear that where you're showing Field 4. You've got that nice walking trail around it. It's going to at least be cleared out.
 - Larry Reynolds responded it'll be graded out as part of this first phase so that it is ready to go.
 - Councilmember Kirby stated you just want to go ahead and get it all leveled off now so that down the road we don't have to do that.
 - Councilmember Majure stated I like the idea of different kind of events that take place out there.
 - Mayor McNeill responded sure. Ok so, can we go to the structure designs really quick so we know. Ok that was Option 1.
 - Larry Reynolds stated Option 1 the Front Porch.
 - Mayor McNeill stated Option 2.
 - Larry Reynolds replied the Breezeway.
 - Councilmember Buehler stated I kind of agree with Jesse. I like Option 2, but I would like to see if we could have that permanent roof in between there.
 - Councilmember Dixon stated a permanent roof.
 - Councilmember Buehler responded I think that if we needed to, we wanted to put doors in either while its being built or possibly a later date I think that allows us that option. I like Option 2.

- Councilmember Majure stated now with this option, this Option 2, don't forget we could base on growth, based on whatever, we could add from outside the windows. We could always go with additional covering. That's the benefit of this second option, you're allowing for dining in the middle. If we grow and have a lot, we can grow out from the windows as well right.
- Councilmember Buhler replied right.
 - Larry Reynolds responded absolutely. Option B and Option 2.
- Councilmember Majure added and 320 on the field.
- Larry Reynolds replied 320 on the field.
 - Mayor McNeill asked is that enough guidance. We don't need to make a motion or anything like that do we.
 - City Administrator Tim Vandall replied it would be nice to have a motion if there is a motion for Concept B and Option 2.

Councilmember moved to approve the Bernard Park Baseball and Softball complex design Concept B and floorplan Option 2 with a permanent roof. Councilmember Studnicka seconded the motion. The motion was unanimously approved.

- Mayor McNeill asked Jason did you have anything else.
 - Parks and Recreation Director Jason Crum stated thank you all and thank you Vireo, the design time and also thank you very much to everybody that has been participating on the Steering Committee.

Request to Purchase – Slip Liner for Southfork Pipe Rehabilitation: Councilmember Buehler moved to approve the purchase of the Plastic Pipe Slip Liner under the Kansas Purchasing Contract in the amount of \$50,012.20 plus shipping costs. Councilmember Dixon seconded the motion.

- Councilmember Studnicka asked when that was built, what was the expected life span.
 - Public Works Director Mike Spickelmier responded well it was built out of a corrugated metal pipe. I'm not exactly sure when the Willow subdivision went in and Southfork and all that. I know my house was built in 2000 so I'm sure it was before that, maybe even late 90's. We use different material now. They use aluminized pipe which is strictly a galvanized pipe. A lot of the galvanized pipes, we'll be talking about one later on Valley, the yard chemicals and all the stuff that goes through those pipes really deteriorated them very rapidly. Yeah, you'd like to see a fifty-year solution out of a metal pipe, but we just aren't getting it. We get more like thirty years out of them.
 - Councilmember Studnicka asked is there any other option other than the pipe. I mean could we make a concrete culvert or something like that.
 - Public Works Director Mike Spickelmier replied well we actually forecast a concrete replacement for this pipe at \$300,000. It was identified in our Capital Improvement Plan, and it would require the road be closed for a month or two while we closed it. We would install a concrete box culvert essentially. That is what I would say, the Cadillac solution. It does require the road to be closed and it is \$300,000. What I am estimating on this one is, we would purchase this slip liner and we have room to put it in. And we've got a lot of experienced contractors to put it in. Just slide it in, grout around it and then the road would remain open. No one would really even know that was there. I mean other than the people that would go down there. If we wanted to program the project and engineer the project we could do so, put in concrete, and I would say usually when you build a bridge, you design a bridge for a hundred-year life span and the concrete would be a hundred-year.
 - Councilmember Studnicka asked with the slip liner, what is the expected life span of that.
 - Public Works Director Mike Spickelmier replied fifty years is what they are seeing. There is a lot of those that get

placed. Slip liners aren't good for every installation but because you got open ends on both of this, we can actually get down there, build a mobilization site to where they would bring it in twenty-to-thirty-foot lengths, push it in, plastic weld it together, push another length in, plastic weld and so forth. I think it's the most cost effective and least disruptive solution.

- Councilmember Brungardt stated in fifty years hopefully.
 - Public Works Director Mike Spickelmier stated in fifty years.
 - Councilmember Garvey stated it's kind of like a pipe bursting without bursting the pipe then. It'll just be inside.
 - Public Works Director Mike Spickelmier responded it's very similar. The reason you can actually do it is because the hydraulic characteristic of the plastic is so much better than the corrugated metal that you could pass the same amount of water through. Kenny won't be here when this is done. Jeff could have put this in forty years ago and it'd still be good.

The motion was unanimously approved.

Approval of Engineering Services – 4H and Valley Drive Storm Sewer Repair: Councilmember Buehler moved to accept Task Order 6 from SMH Consultants in an amount of \$36,115, for the design of Valley Drive Storm Sewer Replacement Project. Councilmember Garvey seconded the motion.

- Councilmember Trinkle stated I have a question on something similar to this, not on this one.
 - Mayor McNeill asked is it for Mike. It's not on this.
 - Councilmember Trinkle replied not on this one. It has to do with a pipe for, just go ahead.

The motion was unanimously approved.

Property Sale Contract – 301 Centre Dr: Councilmember Brungardt moved to authorize the Mayor to execute the Land Real Estate Sale Contract of Lot 2, Lansing Towne Centre, 2nd Plat. Councilmember Studnicka seconded the motion.

- City Administrator Tim Vandall stated Dr. Reddell is with us tonight in case anyone has questions, but I know we're really excited about this.

The motion was unanimously approved.

Executive Session – Acquisition of Real Property: Councilmember Buehler moved to recess into executive session for the preliminary discussion of the acquisition of real property pursuant to K.S.A. 75-4319(b)(6) for 10 minutes, beginning at 7:58PM and returning to the Council Chambers at 8:08PM. Councilmember Kirby seconded the motion. The motion was unanimously approved.

Councilmember Kirby moved to return to open session at 8:08PM. Councilmember Buehler seconded the motion. The motion was unanimously approved

Property Acquisition – K-7 & Eisenhower Project: Councilmember Brungardt moved to accept the appraised value of \$162,820 for the real property acquisition on the K-7 & Eisenhower Project and authorize

staff to continue negotiations. Councilmember Buehler seconded the motion. The motion was unanimously approved.

Executive Session – Economic Development: Councilmember Buehler moved to recess into executive session to review economic development activities pursuant to the discussion of confidential data relating to financial affairs or trade secrets of corporations, partnerships, trusts, and individual proprietorships exception K.S.A. 75-4319(b)(4) for 15 minutes, beginning at 8:10 PM and returning to the Council Chambers at 8:25 PM. Councilmember Kirby seconded the motion. The motion was unanimously approved.

Councilmember Studnicka moved to return to open session at 8:25 PM. Councilmember Buehler seconded the motion. The motion was unanimously approved.

REPORTS:

Department Heads: Department Heads had nothing to report.

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

City Administrator: City Administrator Tim Vandall let the Council know he and the Mayor met with County Commissioner Culbertson this week to discuss the bridge project for 152HWY. It was a positive discussion and would be a game changer for Lansing allowing us to be closer to the airport, Zona Rosa, etc.

Governing Body: Councilmember Dixon thanked the representatives from Vireo for their presentation. He congratulated Jeff on his retirement and Kenny on his new assignment. He wished them both the best. Councilmember Brungardt and Councilmember Studnicka both congratulated Jeff.

Councilmember Trinkle gave kudos to Jeff and hopes Kenny can hang in there for forty years. They both have been there since he came on the Council and are always willing to help when called. He also asked Community & Economic Development Director Matthew Schmitz about perimeter street fees surrounding the Mt Calvary homes.

- Community & Economic Development Director Matthew Schmitz replied at the first meeting in August an ordinance was passed to get rid of perimeter street fees all together and the UDO has been updated. We still require them to give us half the right of way so we can get that established.
 - Councilmember Trinkle asked is that just for those homes.
 - Community & Economic Development Director Matthew Schmitz responded it's for the entire city.
 - City Administrator Tim Vandall stated the new policy would encourage special assessments for major road projects.

Councilmember Kirby asked about KDOT not allowing anything on Gilman Rd.

- Public Works Director Mike Spickelmier replied KDOT will not allow center lane markings due to the median not being wide enough.

Councilmember Kirby also offered his condolences to the five families that lost loved ones to Covid last week.

Councilmember Majure congratulated Jeff for forty years and congratulated Kenny as the new superintendent. He also thanked the City Administrator and team as well as the park representatives for getting this part of the parks moving forward. He continued his thanks to Tim for meeting with County Commissioner Culbertson about the bridge. It would be great to have those connections to other cities.

- Mayor McNeill stated the one thing the Council can do is contact the State Representatives and let them know you are in favor of the bridge.

Councilmember Garvey congratulated Jeff and stated it is a well-deserved retirement. He has known Kenny for a long time, he's a good guy and you couldn't have picked a better man for that job.

Councilmember Buehler congratulated Jeff and let him know he has done a lot of great things for the city. He told Kenny good luck in his new position. He also thanked the Vireo team. Councilmember Buehler is excited to get the park up and running. He provided a fun fact, on this day in 1909, the first automobile race was held at the Indianapolis Motor Speedway.

ADJOURNMENT:

Councilmember Buehler moved to adjourn. Councilmember Brungardt seconded the motion. The motion was unanimously approved. The meeting was adjourned at 8:35 p.m.

ATTEST:

Mayor, Anthony R. McNeill

City Clerk, Sarah Bodensteiner, CMC