

CITY OF LANSING

CITY COUNCIL MEETING

REGULAR MEETING MINUTES
March 3, 2022

Call To Order:

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

Roll Call:

Mayor McNeill called the roll and indicated which Councilmembers were in attendance.

Councilmembers Present:

Ward 1: Gene Kirby and Dave Trinkle

Ward 2: Don Studnicka and Marcus Majure

Ward 3: Jesse Garvey

Ward 4: Gregg Buehler and Dan Clemons

Councilmembers Absent: Kerry Brungardt

OLD BUSINESS:

Approval of Minutes: Councilmember Garvey moved to approve the Regular Meeting Minutes of March 3, 2022, as presented. Councilmember Studnicka seconded the motion. The motion was unanimously approved.

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

Presentations

COUNCIL CONSIDERATION OF AGENDA ITEMS:

Ordinance No. 1080 – Amend Chapter 15, Article III, Section 306 of the Code of the City of Lansing, Kansas: Councilmember Buehler moved to approve Ordinance No. 1080. Councilmember Garvey seconded the motion.

- Councilmember Clemons stated we have a wide variety of residents in our town, anywhere from 27 acres to a third of an acre. I assume this ordinance would apply to all of them. When we are looking at 14-foot, I went around my neighborhood. Not a single one of our driveways would accommodate anything 14-foot from the curb. Is that our intent to not have anybody parking in driveways?
 - ⇒ Community and Economic Development Director Matthew Schmitz responded generally the area from the curb to the right of way line is roughly 14-15 feet. Items should be stored on private property and not in the right of way, not in the public area of the street. If your driveway is fifty feet long, for instance, which I know there are some subdivisions that aren't that long, you would still have room to store something in there:
 - Councilmember Clemons replied, on our cul de sac, mine is twenty-six feet.
 - Community and Economic Development Director Matthew Schmitz asked from the curb?
 - Councilmember Clemons responded total from my garage door to the curb twenty-six feet. I barely have enough room for two cars, and I can't do it without blocking the sidewalk.
 - Community and Economic Development Director Matthew Schmitz stated I know the majority of subdivisions you can't park two cars without blocking the sidewalk.
 - Councilmember Clemons responded I understand but the ordinance says 14 foot and you can't block sidewalks which would eliminate anything in any of our area where I live that I have canvased. I think that might be a problem. There's no accommodations for loading and unloading just addressing parking.

- Community and Economic Development Director Matthew Schmitz stated there is an accommodation for loading and unloading, which includes allowing three day parking on the street.
 - Councilmember Clemons responded again I live at the top of the cul de sac on a hill. If I park in front of my house, I'm blocking the driveways to my left and right and I have a fire hydrant in the middle of my yard. I can't park on the street unless I go down the hill. I just think we need to take the time to make sure the ordinance does what we intend it to do. I understand the safety. I understand we don't need to block our neighbors. We need to be courteous and respectful. I don't think we need to rush into this and make seventy five percent of our homeowners not be able to park in their driveways.
 - Mayor McNeill stated so they are still allowed to park in their driveway as long as it's from the very curb to the vehicle there is 14-foot.
 - Community and Economic Development Director Matthew Schmitz replied correct.
 - Mayor McNeill asked you're saying in some areas, there is no 14-foot?
 - Councilmember Clemons responded there is not 14 foot left after you deduct 14-foot. So, my 5x8 trailer might fit. A utility trailer but nothing else would.
 - Mayor McNeill asked anybody else want to comment.
 - Councilmember Garvey stated I guess if there are concerns like that, we should have brought that up during the work session. We had a work session on this. Didn't we?
 - Community and Economic Development Director Matthew Schmitz replied yep.
 - Councilmember Garvey asked why wasn't it brought up then I guess is my question.
 - City Administrator Tim Vandall stated we can double check on all of this stuff too, if that is the direction of the Council. Mr. Clemons if you want to be on a committee with Matt, myself and anyone else who wants to.
 - Councilmember Clemons stated I just want to do it right. I will be on the committee. I have no problem with that. I just want to do it right for our citizens.
 - Community and Economic Development Director Matthew Schmitz stated Merriam and Shawnee both had 14-foot rules on their books too. There are other cities that we looked at too that have that rule.
 - Councilmember Clemons replied I know you didn't come up with these numbers just out of the air. I understand that.

- City Administrator Tim Vandall stated the data discussed at the work session came from at least ten different cities, and that staff is ready to work on the concerns of the Council.
 - Councilmember Buehler stated I understand Dan's point. My concern is the sidewalk.
 - Community and Economic Development Director Matthew Schmitz responded there were already codes in place to prevent sidewalks from being blocked.
 - Councilmember Buehler replied it happens all the time there's a car blocking the sidewalk. So, I can withdraw my motion if that is what we want to do.
 - Councilmember Garvey stated I have to withdraw my second first.
 - Mayor McNeill stated it's up to the Council. If you want to withdraw your motion, then the second and table it for future discussion, that's fine. If not, we can do the vote.
 - Councilmember Kirby stated I think we are looking for something that is going to fit a hundred percent of the time and that is not going to happen either.
 - Councilmember Garvey responded we're not going to make everybody happy.
 - Councilmember Clemons replied I understand that. I just want to make sure it's something that is defensible.
 - Mayor McNeill asked who made the motion.
 - Councilmember Majure stated I didn't know what the average driveway length was.
 - City Administrator Tim Vandall responded it varies so much.
 - Councilmember Majure replied we do have a large community of Lansing with very short driveways.
 - Councilmember Trinkle asked there is also a lot of them parking too close to corners so does that fit into any of that. Or too close to the stop sign.
 - Community and Economic Development Director Matthew Schmitz stated the other things I would point out to most of our residential districts have a thirty-foot building setback. So, in your particular case, there had to be some sort of variance done or something in order for the home to be that close. The idea there is of course is thirty feet setback plus your right of way distance which is fifteen or so. So, in essence you'd have thirty feet for them to park whatever they wanted to park according to what our zoning shows now.
 - Councilmember Clemons stated our phase started in '95.
 - Councilmember Clemons replied but we still have two hundred houses in our phase that the only ones that have long ones that are on DeSoto. The six houses on DeSoto Road have long

roads. The other hundred eighty-two, not so much.

- Community and Economic Development Director Matthew Schmitz stated you could so, just throwing an idea out there, you could also amend. I think you could approve it and then amend that distant down from fourteen to ten or fourteen to whatever number you wanted to use. That way if you did that, we'd just update the ordinance and then go forward with filing it. So that is another option.
- Councilmember Trinkle asked I probably wasn't here when that was discussed but was there a reason why the whole situation was brought up.
- Community and Economic Development Director Matthew Schmitz replied we have quite a few RVs throughout the entire city that are right on the curb line.
- Mayor McNeill responded it's complaints that the RV's are sticking across the driveways, people have to walk around them, go in the street, kids have to walk around then and go into the street. It's a safety hazard as well as an issue.
- Councilmember Garvey stated remind me, didn't we have the solid surface parking too. We were allowed to park in the grass before.
- Community and Economic Development Director Matthew Schmitz replied we made it clearer. There was a requirement before that it had to be on a permanent surface, but it wasn't very clear, and it was always a point of contention whenever we would talk to somebody. Because everybody, of course, has their viewpoint. So, we made it more clear by making it very explicit in there that it has to be on appropriate surface
- Councilmember Garvey responded I'm sure a lot of people don't want your neighbor parking on the grass, their RV, boat or anything.
- City Attorney Greg Robinson asked Matt could you carve out an extension for cul de sac for that because most cul de sacs don't have sidewalks around them.
- Councilmember Clemons responded if I may, the only problem with that is that is where the complaints came in. They were on the cul de sac's, they were sticking out, blocking neighbors drives.
- Community and Economic Development Director Matthew Schmitz replied some of them did. The things I worry about when you start carving it out based on that is you're not treating everybody the same.
- Mayor McNeill stated it's not a universal ordinance.
- Councilmember Garvey stated that is what I think when you go from the fourteen to the ten. You got someone with a thirty-foot RV that is going to say you allow a ten-foot RV to park in their driveway. I think you should stick with what you got. You're not discriminating. You're going with what you've seen in the past. You're going with right of way.
- Community and Economic Development Director Matthew Schmitz responded and we're also going with what other cities have already adopted. Again, it's up to the Council.

- Councilmember Garvey replied whatever you guys want to do. I will withdraw my second if you want to table it but whatever.
 - Councilmember Clemons stated I have no problem working on the committee. If you want us to look at it, we can do it.
 - Mayor McNeill stated it's up to the Council.
 - Councilmember Garvey stated I withdraw my second.
 - Councilmember Buehler responded I withdraw my motion.

Councilmember Buehler moved to table Ordinance No. 1080. Councilmember Garvey seconded the motion. The motion was unanimously approved.

Structure Removal Cost Share Request – 400 E. Eisenhower Rd: Councilmember Kirby moved to approve removal costs up to \$10,000 to remove ten mobile homes. Councilmember Clemons seconded the motion.

- Councilmember Trinkle stated when you are talking about removing, I understand that. A lot of them need to be removed. What are you guys going to do about the one that has all the junk stacked around it. Is all that stuff going to go. You're not going to have the cars on jack stands.
 - Mayor McNeill stated you have to identify yourself and give us your address.
 - My name is Brady Hanna, this is Jeff Boor. We're both owners of Parkwood Court and Parkwood North Mobile Home parks. Address is 90 Royal Dr, Kansas City, Kansas. To answer your question, that is a big part of our efforts is cleaning up all the abandoned cars, just walking through there, I counted six the other day.
 - Councilmember Trinkle stated you are doing such a fine job on everything. Right now, I drove through today, you see the first four or five trailers going in look like a savage yard. All that has got to go.
 - Brady Hanna responded that's it.
 - Councilmember Trinkle asked if they own the trailers, do they have to move the trailers.
 - Brady Hanna replied so if they own the trailers then we force them to clean it up. We are scheduling a clean up day right as soon as the weather warms up a bit.
 - Jeff Boor stated April.
 - Brady Hanna stated we're bringing in two 40-yard dumpsters and encouraging everyone to clean up their yard. Our staff is coming to clean up with them. We're going to set a date after that if they don't clean up their yard by that day, we're doing it for them, and we'll charge them because it's just part of cleaning up the area.
 - Councilmember Trinkle stated that was just some of the questions asked. You guys are going out the way to make it

look really nice and you got these that still have stuff stacked in the yard.

- Brady Hanna responded it has been neglected for years. We're excited to go in and turn the park around. That is something we're excited about. If any of you have driven through Parkwood Court by the ball diamond right, there. We bought it a year ago and we've brought in, renovated thirty plus trailers, sold them off to families that are living there, cleaned it up. There was tires, there was all sorts of stuff when we bought it. That has been cleaned up as well. So, we're excited to get Parkwood North cleaned up as well.
 - Councilmember Garvey asked is that your first one Parkwood in North Kansas City.
 - Jeff Boor replied first one in Lansing.
 - Brady Hanna replied we have nine parks total.
 - Jeff Boor replied nine total.
 - Councilmember Garvey asked you guys aren't renovating the one in Bonner Springs right now are you.
- Jeff Boor responded no.
 - Brady Hanna replied no.
 - Councilmember Garvey stated I noticed they are working on that, and it looks really nice.
 - Jeff Boor stated we've got a tree company coming in to fix all the tree issues. Eventually we'll fix the roads once we move the homes in. Our plan is, we don't rent, we just sell, and they've got to have a down payment.
 - Councilmember Trinkle stated I've lived here all my life; it was one beautiful park at one time. It was really fixed up. They had gardens and different things.
 - Jeff Boor responded what we try to do is instill pride of ownership with people that are there. Give them a chance to clean it up themselves and if they don't, we'll go in and show them we're going to clean the park up. They've got a chance to do it and if they don't, we'll do it for them.
 - Councilmember Trinkle asked am I understanding right are all the houses from your deal, are all the houses are coming down, all the wood structures.
 - Jeff Boor replied everything around the homes.
 - Brady Hanna replied homes, decks, all of that.
 - Jeff Boor responded it will be a completely clean lot. Trees will be cleaned up.
 - Councilmember Trinkle asked the original house is going to go too.
 - Jeff Boor replied the house right now is not.
 - Brady Hanna responded it's being fixed up.
 - Jeff Boor responded we're going to renovate that as well, fix the roof.
 - Brady Hanna replied take off the front enclosed porch that is funky. It'll be nice

- Jeff Boor stated we have one of rehab guys that is actually renting it and fixing it for us while he is there.
- Councilmember Trinkle stated good luck.
 - Mayor McNeill asked ok, any other questions.
 - Councilmember Kirby stated I don't have any questions. I got a couple comments. The first one is thank you. Sincerely. I drove through there yesterday. I ignored the no trespassing sign. There is a story behind that sign and I'm the reason that sign is there. You certainly have taken on quite the task, a chore. Dave and I that is in on our ward. I sincerely thank you guys for taking this on and making an effort to clean it up.
 - Jeff Boor responded the demand for affordable housing here in Lansing is crazy. Parkwood Court, our homes sell before we show them. We have people lined up. We've got six now that are listed, they will be sold in a week or two. That park will be full quickly. We plan the same thing at Parkwood North. It's just going to take some time to get the homes to come out. To get things cleaned and make it appealing for people to want to live there.
 - Councilmember Kirby stated this isn't something that is just going to snap overnight. I get that. The only other comment that I would make on that would be I look forward to and hope that the relationship between the city and the owners is a whole lot better than it used to be.
 - Brady Hanna replied that is our intent. It's been a joy working with Matt.
 - Councilmember Kirby stated well you didn't have to say that in public. But anyways, good luck and Dave lives there. I drive by it all the time. It wasn't until I actually drove in so I went down to the one south first. Just immediately upon driving in and was like wow this is great. We drove the other one this afternoon so good luck.
 - Jeff Boor replied thank you.
 - Brady Hanna replied thank you.
 - Councilmember Trinkle stated you've got a lot of neighbors that are very happy this is happening, what is going on. And you'd be surprised how that puts initiative on the neighbors to do some renovations to their homes. Not necessarily at the trailer park but just house and stuff that need to be around the neighborhood. There's a considerable difference of people getting a little bit more ambitious.
 - Jeff Boor replied that is great.
 - Mayor McNeill responded contagious.
 - Councilmember Kirby stated well this is what they do. They know what they got themselves into.
- Councilmember Studnicka stated I got a question. The \$10,000 cost is coming out of the city pocket. You say it exceeds our current policy, by how much.
 - Community and Economic Development Director Matthew Schmitz replied so our current policy allows for fifty percent reimbursement up to \$4,000 but that is also structured in mind, when that policy was written we were thinking about single family homes. That type of stuff. Not a trailer park situation like this. We've actually had some

internal discussions about amending that policy and adding \$1,000 per trailer in there for mobile home type parks like this, it's already actually in the policy is something we would do.

- Councilmember Trinkle responded we did that for the duplexes, wasn't that what we were going to do add it onto the duplexes at that time too.
 - City Administrator Tim Vandall replied single family and I think maybe we did do a duplex or two.
 - Mayor McNeill stated we could do them individually and do the cost that way too.
 - Community and Economic Development Director Matthew Schmitz responded it seems like a lot of excessive administrative work to do ten requests.

The motion was unanimously approved.

Library Board Appointment: Councilmember Kirby moved to appoint Timothy Moran to the Lansing Community Library Board to fill an unexpired term ending April 30, 2023. Councilmember Studnicka seconded the motion.

- Mayor McNeill stated thank you very much Tim.

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 a representative from RG Fiber will be at the next meeting to brief on their timeline. He also introduced the new City Clerk, Tish Sims. She spent ten years as an assistant City Clerk, four years as a City Clerk and was just certified as a CMC. We are thrilled she is joining the team.

Governing Body: Councilmember Clemons welcomed Tish and thanked Mr. Moran for volunteering. Councilmember Trinkle welcome both Tim and Tish.

Councilmember Kirby joked with Tish that he hopes she made the right move and is glad she is here. He wishes there was more we could do for Ukraine.

Councilmember Majure thanked Tim and welcomed Tish aboard. He thanked the Parkwood North men for cleaning up the parks.

Councilmember Garvey thanked Tim for serving and welcomed Tish to the team. He agrees with Councilmember Kirby about Ukraine and what they are going through. We take advantage of things we can do here freely. He is disappointed in our government for not backing up the Ukraine more.

Councilmember Buehler thanked Tim for volunteering since we can't do the things we want to do without volunteers, and we truly appreciate it. He welcomed Tish as well. A couple of residents went on and on about how great staff has been with snow removal. He also provided a fun fact, on this day in 1931, the United States adopted the Star-Spangled Banner as it's National Anthem.

ADJOURNMENT:

Councilmember Buehler moved to adjourn. Councilmember Kirby seconded the motion. The motion was unanimously approved. The meeting was adjourned at 7:26 p.m.

ATTEST:

Assistant City Clerk, Shantel Scrogin