

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: Kevin Gardner and Gene Kirby

Ward 2: Donald Studnicka and Jake Kowalewski

Ward 3: Kerry Brungardt and Jesse Garvey

Ward 4: Dan Clemons and Pete Robinson

Councilmembers Absent:

OLD BUSINESS:

The Regular Meeting minutes of November 21, 2024, were provided for review.

Councilmember Kirby made a motion to approve the Regular Meeting Minutes of November 21, 2024, as presented. Councilmember Kowalewski seconded the motion.

Roll Call Vote: Aye: Councilmembers Robinson, Clemons, Brungardt, Studnicka, Gardner, Kirby, Kowalewski, and Garvey; Nay: none; Abstain: none; Absent: none; The motion was approved.

Audience Participation:

Presentations:

Certificates of Appreciation/Years of Service

Council President Don Studnicka presented Mayor Anthony McNeill and Councilmember Kerry Brungardt with Certificates for their 15 years of service to the City of Lansing.

COUNCIL CONSIDERATION OF AGENDA ITEMS:

Parks and Recreation Advisory Board Appointments

There are five positions on the Parks and Recreation Advisory Board with terms that will expire on December 31, 2024. The positions were advertised, and seven people applied. The Lansing Parks and Recreation Advisory Board met on November 14th and reviewed the applications. The Lansing Parks and Recreation Advisory Board recommends the appointment of Adam Bremmer, Gahvin Frey, Eric Caldwell, Tabor Medill and Norine Lauhon to the Lansing Parks and Recreation Advisory Board for a term ending December 31, 2026.

Councilmember Studnicka made a motion to appoint Adam Bremmer, Gahvin Frey, Eric Caldwell, Tabor Medill and Norine Lauhon to the Lansing Parks and Recreation Advisory Board for a term ending December 31, 2026. Councilmember Gardner seconded the motion.

- Councilmembers Gardner and Kirby recognized the work and dedication made by the members of this board.

Roll Call Vote: Aye: Councilmembers Robinson, Clemons, Brungardt, Studnicka, Gardner, Kirby, Kowalewski, and Garvey; Nay: none; Abstain: none; Absent: none; The motion was approved.

Tree Board Appointments

There are four positions open on the Lansing Tree Board. The positions were advertised, and four people have applied.

The Tree Board met on November 14th and reviewed the applications. The Tree Board recommends the appointment of Cassandra Collins to the Lansing Tree Board for a term ending December 31, 2025; Norine Lauhon for a term ending December 31, 2026, and Kathy Gledhill and Mike Stephenson for a term ending December 31, 2027

Councilmember Brungardt made a motion to appoint Cassandra Collins to the Lansing Tree Board for a term ending December 31, 2025; Norine Lauhon for a term ending December 31, 2026, and Kathy Gledhill and Mike Stephenson for a term ending December 31, 2027.

Councilmember Kirby seconded the motion.

- Parks and Recreation Director Jason Crum was available for questions. No discussion occurred.

Roll Call Vote: Aye: Councilmembers Robinson, Clemons, Brungardt, Studnicka, Gardner, Kirby, Kowalewski, and Garvey; Nay: none; Abstain: none; Absent: none; The motion was approved.

Easement Acquisition for City Project 2024-04 (Ida-Gamble Street Sanitary Sewer Relocation Project)

The next step in the Ida-Gamble Street Project is to acquire the necessary temporary and permanent sanitary sewer easements for the construction of the improvements. The new easements necessitate the removal of fences, gates, vegetation screening, and mature trees. SMH Consultants are awaiting council approval before meeting with the affected property owners and negotiating agreements. An enabling resolution for condemnation will be filed later in December, and we have asked the consultant to move forward with acquisition as quickly as possible. Offer letters will be mailed next week.

The opinion of just compensation for the temporary easements, permanent easements, and cost to cure items as determined by the city's private real estate appraisal company (The Simmons Company) is \$27,800.00. Funds will be taken from the Utility's acquisition account.

Councilmember Kirby made a motion to authorize staff and SMH Consultants to complete easement acquisition activities for the Ida-Gamble Street Sanitary Sewer Relocation Project. Councilmember Brungardt seconded the motion.

- Councilmember Studnicka and Wastewater Director Zell discussed specifics of the project.

Roll Call Vote: Aye: Councilmembers Robinson, Clemons, Brungardt, Studnicka, Gardner, Kirby, Kowalewski, and Garvey; Nay: none; Abstain: none; Absent: none; The motion was approved.

Resolution No. B-13-2024 – A Resolution authorizing staff to waive the requirements of K.S.A. 75-1120a(a) as they apply to the city of Lansing for the year ended December 31, 2024.

Resolution No. B-13-2024 is a resolution that must be passed annually to exempt the city from complying with Generally Accepted Accounting Principles (GAAP). In the state of Kansas, it is permissible to prepare financial statements using the Kansas Municipal Audit and Accounting Guide

(KMAAG) or cash basis of accounting. This aligns the audited financial statements more closely with the financial statements used throughout the year.

Councilmember Brungardt made a motion to approve Resolution No. B-13-2024. Councilmember Kowalewski seconded the motion.

- Finance Director Beth Sanford was available for questions. No discussion occurred.

Roll Call Vote: Aye: Councilmembers Robinson, Clemons, Brungardt, Studnicka, Gardner, Kirby, Kowalewski, and Garvey; Nay: none; Abstain: none; Absent: none; The motion was approved.

Approval of Annual Cereal Malt Beverage Licensing.

Each year the businesses that hold a CMB License must be renewed by the city and the State. The required reviewing of the applications has been done, there are no changes to the applications from previous years. The Licensing fee and Kansas State Stamp Tax have been paid for 2025.

Councilmember Kirby made a motion to approve the Cereal Malt Beverage License renewals for Aldi Inc at 1217 North Main Street; Lansing Quike Stop at 601 South Main Street; QuikTrip #188 at 1205 North Main Street; Shree Nivas Inc. dba Finish Line at 506 North Main Street; and Truman Town LLC dba Woody’s Gas Express at 109 4-H Road. Councilmember Garvey seconded the motion.

- City Clerk Sims was available for questions. No discussion occurred.

Roll Call Vote: Aye: Councilmembers Robinson, Clemons, Brungardt, Studnicka, Gardner, Kirby, Kowalewski, and Garvey; Nay: none; Abstain: none; Absent: none; The motion was approved.

Executive Session – Preliminary Discussion of the Acquisition of Real Property

Councilmember Kirby made a motion to go into Executive Session for the preliminary discussion of the Acquisition of Real Property, K.S.A. 75-4319(b)(6) for 15 minutes, beginning at 7:11 PM and returning to the Council Chambers at 7:26 PM and to include the Governing Body, City Administrator, City Attorney and Economic Development Director. Councilmember Kowalewski seconded the motion.

Roll Call Vote: Aye: Councilmembers Robinson, Clemons, Brungardt, Studnicka, Gardner, Kirby, Kowalewski, and Garvey; Nay: none; Abstain: none; Absent: none; The motion was approved.

Councilmember Garvey made a motion to return to Open Session at 7:27 PM. Councilmember Kowalewski seconded the motion. No binding action was taken.

Roll Call Vote: Aye: Councilmembers Robinson, Clemons, Brungardt, Studnicka, Gardner, Kirby, Kowalewski, and Garvey; Nay: none; Abstain: none; Absent: none; The motion was approved.

REPORTS:

Department Heads: Nothing to report.

City Attorney: Nothing to report.

City Administrator:

- Fire District 1 Updates and information on the petition to re-draw FD1 boundaries. Re-signing and filing the petition. The Board of County Commissioners will become the board for FD1. Will possibly have a contract to service Lansing at the next meeting or have a special meeting soon. Discussion occurred.
- Discussion with developers on East McIntyre Road, willing to have conversations.
- January work session will be on the 23rd instead of the 30th.
- Jim Magee did a fabulous job overseeing the entire repair/remodel of City Hall.
- Thankful for Tish, this is a busy time for her department along with the rest of the craziness.
- Thankful for Beth Sanford, through being displaced and all her hard work.
- Condition of Great Life Golf Course, shout out to Joshua Gentzler, William Linn and Dan Stade on their hard work, difficult conversations with the Great Life Golf Course staff.

Governing Body:

Councilmember Robinson:

- Thanked Mayor McNeill and Councilmember Brungardt for their 15 years of service.
- A couple of people in Ward 4 contacted him regarding their issues with their septic systems. He contacted staff and within an hour staff was addressing the issues. Thanked Tony Zell for the quick work of the department.
- Spoke of the seamlessness of the transition to having meetings at the library and thanked all who were involved especially the people at the library.

Councilmember Clemons:

- Thanked the volunteers.
- Echoed the congratulations to the Mayor and Councilmember Brungardt for their 15 years.
- Expressed thanks to Jim Magee, not only overseeing the work, but also working diligently right alongside them.
- Thanked Terri and her staff for picking up the slack.
- All the staff, for being displaced but the work never stopped.

Councilmember Brungardt:

- Thanked Beth Sanford and Tish Sims. Thanked everyone, and congratulated Tim on his great staff.

Councilmember Studnicka:

- Stated that we have the best staff of any staff.

Councilmember Gardner:

- Thanked Tish, Beth, Terri, Jason, Josh, Tony, Steve, Mike for all the extra efforts especially in this past year.

Councilmember Kirby:

- Agreed with everything that has been said about everyone. Thanked everyone for all the hard work that is not seen.

Councilmember Kowalewski:

- Echoed everything previously stated.
- Mayor's Christmas Tree Lighting event was great.

Councilmember Garvey:

- Ditto what everyone said.
- Congratulations to the Mayor and Councilmember Brungardt on their achievements over the years.
- Thanked everyone involved in the repairs of the building.

Proclamations

ADJOURNMENT:

Councilmember Garvey made a motion to adjourn. Councilmember Brungardt seconded the motion. No discussion took place.

Roll Call Vote: Aye: Councilmembers Robinson, Clemons, Brungardt, Studnicka, Gardner, Kirby, Kowalewski, and Garvey; Nay: none; Abstain: none; Absent: none; The motion was approved.

The meeting was adjourned at 7:46 PM.

ATTEST:



City Clerk Tish Sims, CMC