

**CITY OF LANSING**  
**CITY COUNCIL MEETING**

**REGULAR MEETING MINUTES**  
**January 18, 2024**

**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:** Marcus Majure and Don Studnicka  
**Ward 3:** Kerry Brungardt and Jesse Garvey  
**Ward 4:** Dan Clemons and Pete Robinson

**Councilmembers Absent:**

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**OLD BUSINESS:**

The Regular Meeting minutes of January 4, 2024, were provided for review.

**Councilmember Clemons made a motion to approve the Regular Meeting Minutes of January 4, 2024, as presented. Councilmember Majure seconded the motion. No discussion took place.**

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

**Audience Participation:**

**Presentations:**

**COUNCIL CONSIDERATION OF AGENDA ITEMS:**

**Election of Council President**

Per Ordinance No. 1038, the Governing Body shall elect one of its own bodies as President of the Council at the second meeting in January. The President of the Council shall preside at all meetings of the Council in the absence of the Mayor.

**Councilmember Brungardt made a motion to nominate Councilmember Kirby for President of Council. Councilmember Gardner seconded the motion.**

**Councilmember Majure made a motion to nominate Councilmember Studnicka for President of the Council. Councilmember Garvey seconded the motion.**

**Councilmember Robinson made a motion to nominate Councilmember Clemons for President of the Council. Councilmember Gardner seconded the motion.**

**Councilmember Kirby withdrew from nomination for President of the Council.**

**Councilmember Gardner made a motion to appoint Councilmember Studnicka as President of the Council. Councilmember Kirby seconded the motion. No discussion took place.**

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

**Equipment Replacement Request – Non-Potable Water Pumps**

The treatment facility creates non-potable water from the treatment process and uses that water throughout the facility, most notably for operation of the belt filter press. On a typical day, nearly 30,000 gallons of effluent are recycled and used. In December, the second of three pumps broke down, leaving only one pump in operation.

Staff solicited bids for replacement pumps from our supplier network and two bids were received:

C&B Equipment \$24,036.00  
Cogent (Fluid Equipment) \$29,383.29.

Staff recommend the purchase from Cogent, as they bid stainless steel pump housings and impellers vs. mild steel. Funds for this purchase in the Utility's base acquisition account 50-05-43301.

**Councilmember Brungardt made a motion to accept the bid from Cogent (Fluid Equipment) in the amount of \$30,853.00, (base bid plus 5% contingency of \$1,470) for the replacement and installation of the non-potable water system pumps. Councilmember Gardner seconded the motion.** Councilmembers Gardner, Brungardt, and Studnicka discussed with Wastewater Director Zell the difference between the mild steel and stainless-steel options, the timing of the request, contingencies if third pump fails, and the reasons why all three pumps should be replaced.

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

**Flood Plain Management Annual Report**

The City of Lansing participates in the Federal Emergency Management Agency (FEMA) National Flood Insurance Program (NFIP) Community Rating System (CRS) to provide discounts to residents. Public Works Director Mike Spickelmier delivered the report, which is an annual recap of community activity and the impacts to that rating. No action was taken.

**Resolution No. B-1-2024 - A Resolution of the city of Lansing, Kansas, authorizing improvements to the sewerage system of the city; and providing for the payment of the costs thereof.**

Bond counsel, Gilmore & Bell, has prepared Resolution B-1-2024 that authorizes improvements to the sewerage system for the Town Centre sewer project. The total cost of the project is estimated to be \$1,100,000.

**Councilmember Brungardt made a motion to adopt Resolution No. B-1-2024 - A Resolution of the city of Lansing, Kansas, authorizing improvements to the sewerage system of the city; and providing for the payment of the costs thereof. Councilmember Kirby seconded the motion.** Councilmember Garvey and Wastewater Director Zell clarified that the improvements would connect the new appropriately sized pipes from Town Centre to the new pipe network and should resolve some of the issues around Ida. Director Zell stated that this improvement would allow for the development coming to Town Centre. He explained that the project would start at Kay Street and go north to Kansas Street and just beyond to 7 Mile Creek. Councilmember Studnicka

and Director Zell discussed whether the old lines would be abandoned and how that would affect the residents tied to those lines.

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

**Resolution No. B-2-2024 - A Resolution authorizing the offering for sale of General Obligation Bonds of the city of Lansing, Kansas**

The Bond Counsel, Gilmore & Bell, has prepared Resolution B-2-2024, authorizing the offering for sale of General Obligation Bonds. These bonds will fund the McIntyre Sewer Project, the Town Centre Sewer Project, and the Aquatic Center Project.

**Councilmember Garvey made a motion to adopt Resolution No. B-2-2024 - A Resolution authorizing the offering for sale of General Obligation Bonds of the city of Lansing, Kansas. Councilmember Studnicka seconded the motion.** Councilmember Gardner discussed with Finance Director Sanford and City Administrator Vandall how the combining of funds for the bond determines distribution. Director Sandford explained that Town Centre was able to be added because the McIntyre Project came in significantly less than the initial estimate. She further clarified why the Town Centre improvements are General Obligation Bonds and not Temp Notes. Councilmember Clemons and Director Sanford discussed the funds needed for the McIntyre Project in addition to the grant money received.

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

**Executive Session - Economic Development**

**Councilmember Kirby made a motion to go into Executive Session for the preliminary discussion of Economic Development activities, K.S.A. 75-4319(b)(4) for 20 minutes, beginning at 7:23 PM and returning to the Council Chambers at 7:43 PM. Councilmember Brungardt seconded the motion.**

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

**Councilmember Garvey made a motion to return to Open Session at 7:44 PM. No binding action was taken. Councilmember Kirby seconded the motion. No further discussion took place.**

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

**REPORTS:**

**Department Heads:**

**Wastewater Director Zell:** A quick update on the McIntyre Project. Tree clearing is still ongoing. We've been hampered by the cold weather. Some of the pipe has arrived. Some of the pipe is held up because of supply chain issues with the gaskets. Manhole structures should go into production later this month. We anticipate seeing those in the second week of February. So, we will probably start laying pipe before Valentine's Day. The bore pit will be constructed here in the next couple of weeks as weather permits. Blasting will resume as weather permits.

**City Attorney:** Nothing to report.

**City Administrator:** We communicated with USD469 Superintendent about the fireworks event. So, we're going to be on the school board agenda on February 12 to ask the school board about that. Even if there is concern about that or it doesn't work out on the school property, that still gives us four months to plan for it at Bernard Park. March 2 is the strategic planning meeting for the city council and department heads. We're still finalizing the time, but it will be about five hours. The people purchasing the property for the apartment complex are still hoping to have the property purchased by January 31, but they said there is a small chance it could be that first full week of February. The contract goes until January 31. They said if it looks like there's going to be a delay, they will let us know early next week. If that's the case, we could have a 15-minute special meeting in front of the work session to extend the closing date a week and a half. They said they try to close on the tax credits and closing on the property pretty close to the same time. We have already extended the contract once, and it was a one-page document. The LCDC annual meeting is tomorrow at the Riverfront Center. For those that have RSVP'd for that, try to be there around 11:30 tomorrow. The Chamber of Commerce banquet is Friday, February 16. If anyone wants to go to the Annual Chamber of Commerce banquet, let me know. One bit of challenging news, we did get our updated property and auto insurance rate the other day. As far as claims go, we really had very few claims. But when the cost of construction explodes, that means the cost of replacing buildings also goes up on your insurance policy. So, unfortunately, our insurance policy went up \$24,000. We would still be with Travelers. There are several insurance companies that wouldn't even provide a bid.

**Governing Body:**

Councilmember Studnicka: Big thank you and kudos to our people that cleared the streets and treated the streets. I got a couple of phone calls complimenting how quickly we got out there and how good our roads look compared to the communities right next to us. I'd also like to thank the council for having faith in me to be your president for the next year.

Councilmember Gardner: Thank you, Directors Zell, Spickelmier, and Sanford, for coming tonight. Last night thank you to CED Director Gentzler and City Attorney Robinson for answering my questions and getting me squared away.

Councilmember Kirby: I'm going to chime in on the roads. I know it's not just the Street Department. It's a big group effort, and they do a great job. I'd like to congratulate Councilmember Brungardt on being elected Vice President of the School Board.

Councilmember Majure: Congrats to Councilmember Studnicka and thank you Councilmember Brungardt for serving in that position over the last year. Echoing the street crews. Great job on the

street crews. First Responders, Police, and Fire out there as well. Go Chiefs. Thank you so much Director Sanford on the budget and your hard work on the budget. I appreciate it.

Mayor McNeill: I'd like to thank Councilmember Brungardt for being the president for the last year.

Councilmember Garvey: Ditto to everything that's been said. The whole city was working on snow removal. It's a hard job. We really appreciate all the hard work they do out there. It's a tough job. Thank you to all the directors for the reports tonight. I appreciate all the hard work you are doing to improve our city. Thank you, Councilmember Studnicka, for serving as president for the next year.

Councilmember Robinson: Echo thank you Councilmember Studnicka for stepping in. Thank you for the road crews for all they do. I'd like to mention our community citizens. When I walked around my neighborhood, there were neighbors helping neighbors. We worked together as a team. It warmed my heart to see the kids out there helping elderly neighbors. Lansing, thank you for doing the right thing even when no one's looking.

Councilmember Clemons: Echo what everyone else said to Councilmember Studnicka. We did have an LCPA meeting this week. I sent the Port Authority packet out to all of you. Let me know if you have any questions. We talked with Lisa at LCDC about getting with all of the towns that are a member of the Port Authority. We asked her to get a hold of City Administrator Vandall to come before the council and brief everyone together on what the Port Authority is doing. KDOT study has not been released yet. They are expecting it to be released at the end of this month or the first full week of February.

Councilmember Brungardt: Ditto on what everybody said about the streets crew. Congratulations Councilmember Studnicka

**ADJOURNMENT:**

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

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

The meeting was adjourned at 7:56 PM.

**ATTEST:**

  
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City Clerk Tish Sims, CMC