
AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

OLD BUSINESS

- [1.](#) Approval of Minutes

AUDIENCE PARTICIPATION

PRESENTATIONS

NEW BUSINESS

- [2.](#) Ordinance No. 1078 - Codification of Ordinances
- [3.](#) Parks Master Plan - Supplemental Agreement
- [4.](#) Award of Bid - Municipal Building Painting & Carpeting City Project 2021-05
- [5.](#) Request to Purchase - Police Department Vehicles
- [6.](#) Request to Purchase - 1/2 Ton and 3/4 Ton Trucks CED and Public Works
- [7.](#) Family Eye Care Site Plan (Information Only) - 301 Centre Dr.

REPORTS - City Attorney, City Administrator, Department Heads, Councilmembers

PROCLAMATIONS

OTHER ITEMS OF INTEREST

ADJOURNMENT

Regular meetings are held on the first and third Thursday of each month. For information on how to view prior meetings, please visit our website at <https://www.lansingks.org>. Any person wishing to address the City Council, simply proceed to the microphone in front of the dais after the agenda item has been introduced and wait to be recognized by the Mayor. When called upon, please begin by stating your name and address. A time designated "Audience Participation" is listed on the agenda for any matter that does not appear on this agenda. The Mayor will call for audience participation. Please be aware that the City Council and staff may not have had advance notice of your topic and that the City Council may not be able to provide a decision at the meeting. If you require any special assistance, please notify the City Clerk prior to the meeting.

AGENDA ITEM

TO: Tim Vandall, City Administrator
THRU: Sarah Bodensteiner, City Clerk
FROM: Shantel Scrogin, Assistant City Clerk
DATE: December 22, 2021
SUBJECT: Approval of Minutes

The Regular Meeting Minutes of December 16, 2021 are enclosed for your review.

Action: Staff recommends a motion to approve the Regular Meeting December 16, 2021, as presented.

AGENDA ITEM

CITY OF LANSING

CITY COUNCIL MEETING

REGULAR MEETING MINUTES
December 16, 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: Kerry Brungardt and Jesse Garvey
Ward 4: Gregg Buehler and Ron Dixon

Councilmembers Absent:

OLD BUSINESS:

Approval of Minutes: Councilmember Brungardt moved to approve the Regular Meeting Minutes of December 2, 2021, as presented. Councilmember Buehler seconded the motion. The motion was approved with Councilmember Garvey abstaining.

Audience Participation: Mayor McNeill called for audience participation on an item not on the agenda and Greg Robinson came forward. He along with his brother made a \$500 donation to the Mayor's Christmas Tree Program on behalf of The Groggery. Funds were collected from customers and staff.

Presentations:

Briefing from Register of Deeds Office: Register of Deeds, Ms. Mashburn briefed the Council on current happenings. She mentioned the free community service for Property Fraud Alert. It's similar to Life Lock or Title Lock. The sooner you know something is wrong, the sooner you can contact the mortgage company, the sheriff to open a case and an attorney. She highly recommends a Transfer on Death deed. It allows you to control who receives the property, it's flexible if you need to modify it, and unlike a will, this cannot be challenged. The Register of Deeds office has started to go back and redact critical information on death certificates that can be used for identity theft. To date, over 3,000 death certificates have been redacted and they will continue until all are done. Many updates have been made to digitize office reports, files, and information. This has made it easier to handle information and paperwork between other offices. Register of Deeds works with as well as for anyone coming in requesting information.

- Councilmember Kirby asked about the cemetery database. It used to be on a website where I could enter a name, but it didn't work very well.
 - TerriLois Mashburn replied it was on the old County website but that went away, and it is now at leavenworthcounty.gov under the Register of Deeds section.
- Councilmember Brungardt stated he is interested in the Transfer on Death deed. I have a trust.
 - TerriLois Mashburn responded the Transfer on Death is for individuals. In a trust, a new trustee is named when the present trustee passes.
 - Councilmember Brungardt asked so I don't need to do anything.
 - TerriLois Mashburn replied not with a trust.
- Councilmember Majure asked if he signed up for the Property Fraud Alert, is it just by the address we list or all the properties we have.
 - TerriLois Mashburn responded you would be notified by email and would need to double check the information entered to see if it was entered properly for all of your addresses.
- Mayor McNeill stated thank you. It was very interesting, and we appreciate you coming.

COUNCIL CONSIDERATION OF AGENDA ITEMS:

Resolution No. B-2-2021 – Opioid Settlements & Litigation: Councilmember Kirby moved to approve Resolution No. B-2-2021. Councilmember Buehler seconded the motion. The motion was unanimously approved.

Ordinance No. 1077 – Rezone Request 00000 Centre Drive: Councilmember Brungardt moved to table Ordinance No. 1077. Councilmember Studnicka seconded the motion. The motion was unanimously approved.

Executive Session – Economic Development: Councilmember Kirby 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 7:22 PM and returning to the Council Chambers at 7:37 PM. Councilmember Buehler seconded the motion. The motion was unanimously approved.

Councilmember Buehler moved to return to Open Session at 7:37 PM. Councilmember Kirby seconded the motion. The motion was unanimously approved.

REPORTS:

Department Heads: Community & Economic Development Director Matthew Schmitz stated staff is looking at events for 2022 and needing to put out information for the fireworks. He is looking at July 2nd for the fireworks show since it is the closest Saturday to the 4th. Council agreed that July 2nd would be a great day for it. KCBS reached out about our BBQ contest that we had slated for the end of April. They have another event that same weekend in Topeka and would prefer to not run two events at the same time. They were wondering if we could move ours to May 13th.

- Councilmember Garvey stated it would be warmer then.
- Councilmember Majure asked if that was the high school graduation weekend. He stated it's always the second weekend in May.
 - Community & Economic Development Director Matthew Schmitz replied the BBQ contest isn't open to the public though. It's more of a private event since it is sanctioned.

City Attorney: City Attorney Greg Robinson let the Council know if they get a chance to watch the hearing about the Fire District, they should. There were a lot of good arguments made and it's worth watching.

City Administrator: City Administrator Tim Vandall let everyone know about the Chamber's annual banquet at the Riverfront Community Center January 28th. If anyone is interested in attending, please let Tim know.

Governing Body: Councilmember Brungardt stated we have had a rough 2020 and 2021 but we have worked well together for the city. We have differing views but that hasn't gotten in the way of making the best decisions for the city. He thanked Councilmember Dixon for stepping in and said it had been a pleasure to serve with him. He wished everyone a Merry Christmas and a Happy New Year. Councilmember Studnicka wished everyone in Lansing and staff a very merry Christmas and happy new year.

Councilmember Trinkle wished everyone a Merry Christmas and thanked Councilmember Dixon. Councilmember Kirby agreed with what has already been said and stated he was taking a vacation and you won't see him until next year.

Councilmember Majure thanked Ms. Mashburn for giving the presentation. He thanked Councilmember Dixon and can't wait to watch him play in Leavenworth. He thanked Chief Wayman and all first responders. This is a busy time of year, and they are out there serving us day and night. He said he can't thank them enough for all they provide for us. He also thanked Tim and City staff and wished them a Merry Christmas. Councilmember Garvey told Councilmember Dixon he appreciated him serving with them and the residents appreciate him serving. He wished everyone a Merry Christmas and Happy New Year. He attended the Mayor's Christmas Tree Lighting a couple of weekends ago. The high school choir was there and announced that Brian White had been nominated for the NE Choir Director of the year and won. So, congratulations to Mr. White.

Councilmember Buehler wished Councilmember Dixon the best of luck and thanked him for helping support Ward 4. He thanked Greg for the donation to the Mayor's Christmas Tree Program and let everyone know Greg lost his brother over the weekend. Condolences to you and your family. He also provided a fun fact, on this day in 1773, members of the Sons of Liberty disguised as Mohawk Indians boarded ships and dumped hundreds of crates of tea into the Boston Harbor to protest the tea tax. Merry Christmas and Happy New Year.

Mayor McNeill thanked Councilmember Dixon. You did a great job, and we were happy to have you. He wished everyone a Merry Christmas and Happy New Year.

Councilmember Dixon thanked the Council for the opportunity to serve and the citizens of Lansing. He wished all of them a very Merry Christmas as well as the citizens and finished with singing those sentiments.

ADJOURNMENT:

Councilmember Dixon moved to adjourn. Councilmember Buehler seconded the motion. The motion was unanimously approved. The meeting was adjourned at 7:47 p.m.

ATTEST:

Mayor, Anthony R. McNeill

City Clerk, Sarah Bodensteiner, CMC

AGENDA ITEM

TO: Tim Vandall, City Administrator
FROM: Sarah Bodensteiner, City Clerk
DATE: December 21, 2021
SUBJECT: Ordinance No. 1078 – Codification of Ordinances

This ordinance codifies any changes and ordinances passed since the last codification ordinance. By adopting this ordinance, the City Code will be codified with these changes. A summary of changes has been included with this agenda item.

Action: Staff recommends a motion to adopt Ordinance No. 1078.

AGENDA ITEM

SUMMARY OF CODE UPDATES:

All of the following have been incorporated into the City Code and will be codified once the ordinance is passed and approved.

❖ **Chapter 3 Beverages:**

3-105, 3-218C2, 3-219, 3-304 – Revised regulations for Sunday Sales of Alcoholic Liquor and CMB per Ordinance No. 1068, passed and approved 8/19/2021.

❖ **Chapter 8 Health and Welfare:**

8-601 thru 8-604 (Removed) – Mask Ordinance Repeal 1060, passed and approved 4/1/2021.

❖ **Chapter 12. Public Offenses:**

12-101 – Incorporated 2021 Uniform Public Offense Code per Ordinance No. 1071, passed and approved 9/2/2021.

❖ **Chapter 15. Traffic:**

15-101 thru 15-104 – Incorporated 2021 Standard Traffic Ordinances per Ordinance No. 1070, passed and approved 9/2/2021.

ORDINANCE NO. 1078

AN ORDINANCE ADOPTING THE CODIFICATION OF ORDINANCES OF THE CITY OF LANSING, KANSAS, AUTHORIZED BY ORDINANCE NO. 272 PROVIDING FOR THE REPEAL OF CERTAIN OTHER ORDINANCES NOT INCLUDED THEREIN, EXCEPTING CERTAIN ORDINANCES FROM REPEAL AND SAVING CERTAIN ACCRUED RIGHTS AND LIABILITIES.

Be it Ordained by the Governing Body of the City of Lansing, Kansas:

SECTION 1. The codification of ordinances of the City of Lansing, Kansas, authorized by Ordinance No. 272 and K.S.A. 12-3014 and 12-3015, as set out in the following chapters, Chapters 1 to 17 and Appendices A and B all inclusive, and entitled the "Code of the City of Lansing, Kansas, 2022," is hereby adopted and ordained as the "Code of the City of Lansing, Kansas, 2022," and said codification shall become effective upon publication of no fewer than 3 copies of said code in book form.

SECTION 2. All ordinances and parts of ordinances of a general nature passed prior to the publication date of this ordinance are hereby repealed as of the date of publication of said code except as hereinafter provided.

SECTION 3. In construing this ordinance, the following ordinances shall not be considered or held to be ordinances of a general nature:

- (a) Ordinances pertaining to the acquisition of property or interests in property by gift, purchase, devise, bequest, appropriation or condemnation;
- (b) Ordinances opening, dedicating, widening, vacating or narrowing streets, avenues, alleys and boulevards;
- (c) Ordinances establishing and changing grades of streets, avenues, alleys and boulevards;
- (d) Ordinances naming or changing the names of streets, avenues and boulevards;
- (e) Ordinances authorizing or directing public improvements to be made;
- (f) Ordinances creating districts for public improvements of whatsoever kind or nature;
- (g) Ordinances levying general taxes;
- (h) Ordinances levying special assessments or taxes;
- (i) Ordinances granting any rights, privileges, easements or franchises therein mentioned to any person, firm or corporation;
- (j) Ordinances authorizing the issuance of bonds and other instruments of indebtedness by the city;
- (k) Ordinances authorizing contracts;
- (l) Ordinances establishing the limits of the city or pertaining to annexation or exclusion of territory;
- (m) Ordinances relating to compensation of officials, officers and employees of the city;
- (n) Ordinances of a temporary nature;

Provided that the above enumeration of exceptions shall not be held or deemed to be exclusive, it being the purpose and intention to exempt from repeal any and all ordinances not of a general nature and general ordinances specifically excepted by this section.

SECTION 4. The arrangement and classification of the several chapters, articles, and sections of the code adopted by Section 1 of this ordinance and the head notes and footnotes at the ends of the sections, are made for the purpose of convenience and orderly arrangement, and do not constitute a part of the ordinances, and therefore, no implication or presumption of legislative intent or construction is to be drawn therefrom.

SECTION 5. The repeal of ordinances as provided in Section 2 hereof, shall not affect any rights acquired, fines, penalties, forfeitures or liabilities incurred thereunder, or actions involving any of the provisions of said ordinances or parts thereof. Said ordinances above repealed are hereby continued in force and effect after the passage, approval and publication of this ordinance for the purpose of such rights, fines, penalties, forfeitures, liabilities and actions therefor.

SECTION 6. If for any reason any chapter, article, section, subsection, sentence, portion or part of the "Code of the City of Lansing, Kansas, 2022," or the application thereof to any person or circumstances is declared to be unconstitutional or invalid, such decision will not affect the validity of the remaining portions of this code.

SECTION 7. This ordinance shall take effect and be in force from and after the publication of the "Code of the City of Lansing, Kansas, 2022," as provided in K.S.A. 12-3015.

PASSED AND APPROVED by the Governing Body of the City of Lansing, County of Leavenworth, State of Kansas, this 6th day of January 2022.

{SEAL}

Anthony R. McNeill, Mayor

Attest:

Sarah Bodensteiner, CMC, City Clerk

APPROVED AS TO FORM:

Gregory Robinson, City Attorney

Published: *Leavenworth Times*
Date Published:

CITY OF LANSING FORM OF SUMMARY FOR PUBLICATION OF ORDINANCE

Ordinance No. 1078: An Ordinance Adopting the Codification of Ordinances of the City of Lansing, Kansas, Authorized by Ordinance No. 272 Providing for the Repeal of Certain Other Ordinances Not Included Therein, Excepting Certain Ordinances from Repeal and Saving Certain Accrued Rights and Liabilities.

Pursuant to the general laws of the State, a general summary of the subject matter contained in this ordinance shall be published in the official City newspaper in substantially the following form:

Ordinance No. 1078 Summary:

On January 6, 2022, the City of Lansing, Kansas, adopted Ordinance No. 1078, adopting the Codification of Ordinances of the City of Lansing, Kansas. A complete copy of this ordinance is available at www.lansingks.org or at City Hall, 800 First Terrace, Lansing, KS 66043. This summary certified by Gregory Robinson, City Attorney.

This Summary is hereby certified to be legally accurate and sufficient pursuant to the laws of the State of Kansas.

DATED: January 6, 2022.

Gregory Robinson, City Attorney

AGENDA ITEM

TO: Tim Vandall, City Administrator
FROM: Jason Crum, Parks and Recreation Director
DATE: December 22, 2021
SUBJECT: Parks Master Plan Phase 1 design work supplemental agreement

In May of 2021, the City Council approved a contract and scope of services with Vireo for the phases of project design through construction documents for Bernard Park and City Park. The construction documents for Bernard Park are nearing completion and the supplemental agreement to the contract and the scope of services to include bidding and construction administration / observation are attached for consideration. These services would only be for the Bernard Park baseball and softball complex. City Park will require another supplemental agreement since those improvements cannot begin until baseball and softball can be moved to Bernard Park. Staff will consider authorization of this agreement as permission to bid this project once all the appropriate documents are prepared and reviewed.

Financial Consideration:

This design work will be paid for from the sales tax revenue allotted to parks and recreation in the Sales Tax (\$.45) Fund and reserves in the Special Parks and Recreation Fund.

Policy Consideration: N/A

Action: a motion to authorize or deny the Mayor the authority to execute the supplemental agreement to contract with Vireo.

AGENDA ITEM

SUPPLEMENTAL

Agenda Item 3.

T TO CONTRACT

vireo

CONSULTANT: Vireo, LLC
CLIENT: City of Lansing, Kansas
PROJECT: Bidding & Construction Administration & Observation for
Kenneth W. Bernard Park

DATE ISSUED: December 15, 2021

This is a SUPPLEMENTAL AGREEMENT between The City of Lansing, Kansas, CLIENT, and Vireo, CONSULTANT, whereas Vireo has entered into an agreement with CLIENT dated April 28, 2021 to provide professional services for Park Improvements to Kenneth W. Bernard Park and Lansing City Park.

The CLIENT hereby authorizes the additional FEE for the performance of the services specified in the Scope of Services.

SCOPE OF SERVICES, FEE SCHEDULE and DELIVERABLE DATES:
See Attachment A.

All other terms and conditions agreed upon in the original agreement executed shall remain the same.

COMPENSATION:

- ☒ Lump Sum (includes expenses) \$ 80,915.00
☐ Lump Sum plus expenses \$
☐ Hourly rates plus expenses (per attached hourly rate schedule)
☐ Hourly rates plus expenses up to a maximum of \$ (per attached hourly rate schedule)
☐ Cost plus overhead / fixed fee (overhead rate is % of direct labor) / (fixed fee is %)
☐ Other (please describe)

The TOTAL AUTHORIZED AMOUNT under the original agreement plus ALL SUPPLEMENTAL AGREEMENTS is \$546,991.75

THIS CONTRACT CONTAINS A BINDING ARBITRATION PROVISION WHICH MAY BE ENFORCED BY THE PARTIES.

APPROVED & ACCEPTED:

CLIENT: The City of Lansing, KS

CONSULTANT: Vireo, LLC

Sign _____ Date _____

Linda deFlon, Owner

12/16/2021

Date

Print Name: _____

ATTEST:

ATTEST:

Sign _____ Date _____

Larry Reynolds

12/16/2021

Date

Print Name: _____

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SCOPE OF SERVICES

Bernard Park – Bidding & Construction Administration/Observation Lansing | Kansas

Project Understanding

The following scope pertains to the delivery of bidding and construction administration and observation services solely for Bernard Park. During the Design Phase of this project, it was determined that City Park will be bid out as a separate, stand-alone project and a separate scope and fee will be negotiated at a later date. The following scope was derived from the Optional Services provided with the initial Contract.

PHASE 4: BIDDING

Task 4.2 – Bidding Services:

- A. **Bid Plans** – Construction Bid Plans and Specifications will be provided to City Staff in electronic format for plan distribution.
- B. **Bid Estimate** – The Vireo Team will bid the project, providing a final opinion of construction cost, for use when evaluating bids received.
- C. **Pre-Bid Meeting** – The Vireo Team will hold a pre-bid meeting to discuss project goals and requirements and to answer contractor questions.
- D. **Bid Evaluation** – The Vireo Team will assist City Staff in evaluating bids received and selecting a qualified contractor.

PHASE 5: CONSTRUCTION ADMINISTRATION AND OBSERVATION

Task 5.1 – Construction Administration & Observation


- A. **Pre-Construction Conference** – The Vireo Team will attend to discuss project goals, requirements, and schedules. Digital information will be provided to the contractor at this time.
- B. **Shop Drawing & Submittal Review** – The Vireo Team will review and approve or provide direction for all required shop drawings and submittals.
- C. **Construction Administration Meetings** – The Vireo Team will conduct Construction Administration Meetings throughout the construction period and coordinate with the City for up to six (6) meetings.
- D. **Site Observation** – The Vireo Team will provide on-site construction observation at identified construction milestones and Coordinate with City Staff on progress.
 - 1. Bi-Weekly Site Visits: 10 Site Visits (6 of the site visits shall be completed at the same time as the monthly progress meetings).
 - 2. Additional Unexpected Site Visits: 2 Site Visits.
- E. **Pay Application Review** – Vireo will review the contractor's pay applications and coordinate with the City for the approved items and quantities.
- F. **Project Close-Out** – Vireo will conduct two (2) final walkthroughs to complete a preliminary and final punch list.
- G. **Warranty Assistance** – Vireo will attend a final warranty walk-through 1-year after substantial completion and assist with any warranty items in need of correction.

Fee Estimate

BIDDING & CONSTRUCTION ADMINISTRATION / OBSERVATION SERVICES (Bernard Park)

PHASE 4: BIDDING SERVICES	\$18,895.00
PHASE 5: CONSTRUCTION ADMINISTRATION & OBSERVATION.....	\$62,020.00
<hr/>	
TOTAL OPTIONAL SERVICES (PHASES 4&5)	\$80,915.00

AGENDA ITEM

TO: Tim Vandall, City Administrator
FROM: Terri Wojtalewicz, Library Director 
DATE: December 21, 2021
SUBJECT: Municipal Building Paint and Carpet Project

During the 2022 Budget Process, the Council approved the repainting and recarpeting project of the Library Building. The Request for Bid was sent to eight (8) companies and posted on the City website. One (1) bid was received.

The amount approved by Council for the project was \$55,000. The Bid came in at a total cost of \$63,718, which is \$8,718 over the amount budgeted. The original amount requested of \$55,000 was based on quotes for the project procured in 2019.

Summary of the bid received from City Wide Facility Solutions:

Materials:

Paint:	\$6,239.00
Baseboards:	\$1,125
Carpeting:	\$13,600
Labor Cost:	\$42,754.00

Bid Total: \$63,718.00
Planned Start Date: January 17, 2022

City Wide Facilities Management has completed similar projects and provided the companies as references.

Policy Consideration: Anything over the budgeted amount must be approved by Council by formal vote.

Financial Consideration:

Action: Staff recommends a motion to award the bid for City Project 2021-05 to City Wide Facility Solutions for an amount not to exceed \$63,718.

AGENDA ITEM

BID FORM

2021 Municipal Building Project

Company Name and Address:

City Wide Facility Solutions
15230 W 105th Terrace
Lenexa, KS 66219

Materials (Include material details on bid form)

Paint: \$ 6,239.00
Baseboards: \$ 1,125.00
Carpeting: \$ 13,600.00

Labor Cost

\$ 42,754.00

Bid Total

\$ 63,718.00

Planned Start Date

1-17-22

Name and Contact Information of Responsible Individual:

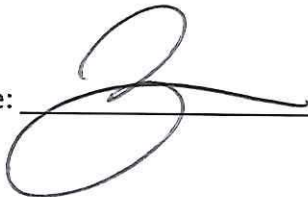
Name: Zachary West

Address: 15230 W 105th Terrace
Lenexa, KS 66219

Email: ZWest@GoCityWide.com

Phone: 816-398-3926

Signature: _____



Date: 11-29-21



City of Lansing, Kansas
800 First Terrace, Lansing, Kansas 66043

Service Agreement

By: City Wide Maintenance Co., Inc. d/b/a City Wide Facility Solutions

To: City of Lansing, Kansas

Re: Bid for Municipal Building Painting and Recarpeting Library, City Project 2021-5

Scope of Work: Under the Proposal, City Wide Facility Solutions will execute the following described work, which Owner agrees is a full and accurate designation of work.

We are pleased to propose the following:

Scope-

- **Prep walls for paint**
- **Paint walls, 2 coats, Cashmere Low Luster**
- **Demo base to paint**
- **Accent walls, 3 colors,**
- **Demo carpet and dispose**
- **Demo wall cove base**
- **Installation of new carpet squares (colors and styles TBD)**
- **Installation of new 4-inch wall base color TBD**

Total Cost- \$63,718.00

Work to be completed during standard business hours

All Shelves to be wrapped and moved for painting and installation of carpet

Dark accent colors may require a skim coat on wall, not included

Library panel walls with 4' seams may look awkward in Accent as seam will stay.

Pictures removed by tenants and if they go back leave hook so you don't have to re-measure (all hooks left will be painted around/over, not patched)

Above price does not include applicable taxes.

Thank you for the opportunity to provide you with this Proposal. Pending your approval, we can

schedule the work. Please feel free to call me with any questions or comments at (816) 398-3926



Sincerely,

Zachary West
Facility Solutions Manager



This CONTRACT (the "Contract") is made and entered into as of the _____ day of _____, 20____, by and between City Wide Maintenance Co., Inc. d/b/a City Wide Facility Solutions ("City Wide") and _____, organized under the laws of the State of _____ ("Customer"), each sometimes referred to individually as a "Party" and collectively as the "Parties."

Services and Products. Services and products (if applicable) will be provided as set forth in a separate document ("Service Agreement") signed by representatives of the Parties.

Scope of Work. Services shall be provided in a professional and workmanlike manner in conformity with the Scope of Work "City Wide Personnel" consists of City Wide employees, agents and/or subcontractors. City Wide shall retain full responsibility for the Services of any City Wide Personnel.

Invoices. Customer agrees to pay the charges for Services and Products as set forth in the Service Agreement. City Wide will invoice Customer on or about the first workday of each month these Services and products are provided, such invoices are due and payable by the end of that month. Monthly fees for Services may be prorated by City Wide when appropriate. Invoices for any additional services and/or products will be sent immediately upon completion of the additional services, or delivery of the additional products. Payment for these services and products will be due within ten (10) days from the invoice date. Payment methods accepted are Check, Money Order, Electronic Funds Transfer, Wire Transfer, or ACH, unless prearranged and noted on the Service Agreement page. City Wide has the option to apply payment to a different invoice than may be designated by the Customer. Customer shall be responsible for all products and Services provided to the location set forth in the Service Agreement until City Wide receives notice by certified mail return receipt requested of a change in ownership of the location. **Any dispute concerning an invoice must be identified in writing within ten (10) days of the invoice date.** In the event the customer does not make payment, or file dispute, within the terms set forth, City Wide shall have the right to terminate its' Services and product delivery immediately without notice or liability. In addition, if Customer does not pay within stated terms, City Wide shall add and collect finance charges at a rate of **1 1/2%** per month, or the maximum rate permitted by law, on all amounts over terms, plus reasonable attorneys' or collection fees, and any other costs incurred by City Wide to enforce City Wide's rights hereunder.

Indemnification. Customer and City Wide shall fully indemnify, defend and hold harmless the other for any and all costs and expenses (including reasonable attorneys' fees) for any and all claims, costs, expenses and damages arising as a result of acts or omissions of the other, its employees, agents, guests, invitees and/or representatives.

Non-Solicitation. While Services are being provided hereunder and for a period of 180 days following the termination of City Wide's Services, Customer shall not employ, contract with nor have any business dealings whatsoever with any individual or company that was an employee, agent or subcontractor of City Wide (or a parent, subsidiary, franchisee, related or associated company) or employee, agent or subcontractor of a City Wide subcontractor, while Services were being provided hereunder.

Compliance. The Customer agrees to keep, or cause to keep, all of its facilities in conformity with all applicable federal, state or local laws, ordinances and regulations, as well as in conformity with requests made by City Wide to facilitate the performance of its Services, and agrees to fully indemnify, defend and hold harmless City Wide from any loss, injury or damages (including attorneys' fees) caused by the Customer's failure to abide by the terms of this paragraph and/or this Agreement.

Insurance. Customer shall maintain adequate insurance protection covering the subject premises and its employees, including coverage for statutory workers' compensation and comprehensive general liability for bodily injury and property damage. City Wide agrees to maintain in effect at all times the applicable insurance.

Force Majeure. If the performance of any part of this Contract by City Wide is prevented, hindered, or otherwise made impracticable by reason of any flood, riot, fire, or act of God, City Wide shall be excused from its performance for a commercially reasonable period of time to the extent that it is prevented, hindered or delayed by such causes.

Assignments. This agreement shall bind all parties, their heirs, assigns, successors, agents and representatives. City Wide may assign this Agreement and its obligations hereunder.

Arbitration. The parties hereto agree that any dispute respecting the interpretation of this Agreement, a breach hereof or otherwise dealing with this Agreement (and addendums or amendments thereto), shall be resolved by binding arbitration conducted in the appropriate forum. **THIS AGREEMENT CONTAINS A BINDING ARBITRATION PROVISION TO WHICH THE PARTIES AGREED TO BE BOUND.**

IN WITNESS WHEREOF, the Parties have caused this Contract to be executed by their duly authorized representatives as of the first written above.

City of Lansing, Kansas

City Wide Maintenance Co., Inc. d/b/a City Wide Facility Solutions

By: _____

Date: _____ 11/30/21 _____

Print: _____

Print: _____ Zachary West _____

Title: _____

Title: _____ CBS Executive _____

AGENDA ITEM

TO: Tim Vandall, City Administrator
 FROM: Steve Wayman, Chief of Police
 DATE: December 21, 2021
 SUBJECT: Purchase of Police Vehicles

VEHICLES

The Lansing Police Department requested bids for police package patrol vehicles from 4 vendors. Listed below are the results that were received.

Dealer	Make	Cost Per Vehicle	Total Cost
Landmark Dodge	RAM 1500 Special Service	\$37,987.00	\$75,974.00
David Moore, Inc.	Ram 1500 Special Service	**\$36,787.00**	**\$73,574.00**
CDJ Automotive, LLC (Main Street Auto)	RAM 1500 Special Service	\$36,950.00	\$73,900.00
Olathe Dodge	RAM 1500 Special Service	No Bid Received	No Bid Received

** Davis Moore, Inc. was contacted to amend their bid to include the Rambox Cargo Management System prior to the bid request date of 12/20/2021. We did not receive an updated bid from Davis Moore.

This is for the cost of the vehicles only and does not include the additional cost of Upfitting the vehicles with emergency equipment.

These vehicles will replace a vehicle that was totaled in the fall of 2021 during a pursuit and a 2015 Ford Explorer.

Delivery time of the police vehicles from order date is approximately 120 days.

Policy Consideration: None for this Item.

Financial Consideration: Budget approved for 2022 budget.

Action:

The Lansing Police Department is requesting to purchase two police vehicles from CDJ Automotive, LLC (Main Street Auto). The purchase price for the two-replacement vehicle is \$73,900.00. This does not include the cost of emergency equipment to be added to the vehicles.

AGENDA ITEM



AGENDA ITEM

TO: Tim Vandall, City Administrator

FROM: Mike Spickelmier, Director of Public Works [MWS 12/27/2021](#)

DATE: December 27, 2021

SUBJECT: Replacement for two ranger pickup trucks with 1/2 Ton and 3/4 Ton with Plow.

Policy Consideration:

The vehicle replacements for the PW and CED Ford Ranger Pick-up trucks were authorized by the City Council in November of 2021. Bids were solicited and opened on Wed, December 15th 2021. The results are listed below:

Bids were solicited and are listed below:

	Budget	Main Street Dodge	Martin Chevrolet*
1/2 Ton CED	\$ 35,000.00	\$ 39,425.00	\$ 35,397.00
3/4 Ton PW	<u>\$ 66,000.00</u>	<u>\$ 56,450.00</u>	<u>\$ 47,179.00</u>
	\$ 101,000.00	\$ 95,875.00	\$ 82,576.00

Financial Consideration: This expenditure was authorized for payment out of equipment reserve.

Action: Approve the lowest qualified bid of \$95,875 from Main Street Dodge of Lansing Kansas.

*Martin Chevrolet qualified their bid and could not guarantee this pricing, nor did they provide an estimated delivery date.

Exhibit C - BID FORM
2022 Light Duty Pickup Truck Bids

Company Name and Address:

MainStreet of Lansing

555 N MAIN ST

LANSING KS 66043

ITEM#1 - CED ½ Ton Extended Cab Pickup – Blue

Total Vehicle (1/2 Ton) Purchase Price

\$ 39,425

Estimated Delivery Date

mid-April

Exceptions to the specifications and/or notes from vendor:

Whelen Legacy - amber lightbar installed - as specified.

ITEM#2 – PW ¾ Ton Extended Cab Pickup with Plow – White

Total Vehicle (3/4 Ton with Plow) Purchase Price

\$ 56,450

Estimated Delivery Date

mid-April

Exceptions to the specifications and/or notes from vendor:

Whelen Legacy (amber lightbar) front & rear corner strobes (amber) 8.5' Weston
snowplow package with ultra mount with hand controls & rubber deflection

Name of Individual Providing Bid Information:

Waylon R (Rob) Thomas

Email: rob.thomas@kcpremieraauto.com

Phone 913-727-9400

Signature: 

Date: 12-03-21

Exhibit C - BID FORM

2022 Light Duty Pickup Truck Bids

Company Name and Address:

HENRY MARTENS CBG

315 Chautau

LEAV, KS 66048 (913) 682-3999

ITEM#1 - CED ½ Ton Extended Cab Pickup – Blue

Total Vehicle (1/2 Ton) Purchase Price

CU / wheelen light box & switches

\$ 35,379.⁰⁰

Estimated Delivery Date

TBD

Exceptions to the specifications and/or notes from vendor:

Delivery depends on
GM Scheduling due to chip shortage and supplier
issues.

ITEM#2 – PW ¾ Ton Extended Cab Pickup with Plow – White

Total Vehicle (3/4 Ton with Plow) Purchase Price

and wheelen light box + switches

\$ 47,179.⁰⁰

Estimated Delivery Date

TBD

Exceptions to the specifications and/or notes from vendor:

SAME AS ABOVE

Name of Individual Providing Bid Information:

HENRY Martens CBG

Email:

r-will@dealer-shipmail.com

Phone

913-682-3999

Signature:

Carly Will

Date:

11/26/21

2022 Fleet orders are done for the year.

I will need to re-bid these as 2023's when the specs become available.

I bid these as 2022's to give you a chance to see where I would be price wise.

D Hill

** CONTINUED ON PAGE 2 **

HENRY MARTENS CHEVROLET BUICK GMC

AGENDA ITEM

TO: Tim Vandall, City Administrator
FROM: Matthew R. Schmitz, Director, Community & Economic Development *MRS*
DATE: January 6, 2022
SUBJECT: Family Eye Care Site Plan (Information Only) – 301 Centre Dr.

Explanation: Family Eye Care presented a Site Plan for Lot 2, Lansing Towne Centre, 2nd Plat which was approved at the Planning Commission on July 21st by a 7-0 vote. They then provided an updated site plan to the Planning Commission at the Dec. 15th meeting which was approved by a 5-0 vote. There are minor revisions needed to the Site Plan (along with a landscaping reduction and the addition of some minor parking lot lighting), but Staff wanted to provide information to the Council on the concept and approved Site Plan. The Planning Commission approved the plan subject to those revisions being completed before any building permit could be issued.

The Staff Report, Site Plan with City Comments, and meeting minutes have been attached for reference.

Policy Considerations: None.

Action: None – Information Item only.

AGENDA ITEM

Reviewed By WW Dept

11/22/2021 9:46:29 AM

By T Zell

GENERAL NOTES

1. ALL MATERIALS, QUALITY CONTROL, AND CONSTRUCTION METHODS SHALL CONFORM TO APWA STANDARD SPECIFICATIONS, EXCEPT AS NOTED.

2. CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO EXCAVATION. THE CONTRACTOR SHALL GIVE 48 HOUR ADVANCE NOTICE TO UTILITY COMPANIES PRIOR TO EXCAVATING WITHIN ANY PUBLIC RIGHT-OF-WAY, AS REQUIRED BY STATE STATUTE.

UTILITIES INVOLVED:

KANSAS ONE-CALL
EVERGY
LANDEL WATER DISTRICT
KANSAS GAS SERVICE
AT&T
SPECTRUM
CITY OF LANSING

TELEPHONE NUMBER:

811 OR 800-DIG-SAFE
888-471-5275
913-727-3350
888-482-4950 (REPORT EMERGENCY)
800-288-2020 (TECH SUPPORT)
800-676-4917
913-727-2400 (PUBLIC WORKS)

THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE BASED ON FIELD MARKINGS COORDINATED THROUGH THE KANSAS 811 CALL SYSTEM AND SHOULD BE CONSIDERED APPROXIMATE ONLY. THE LOCATIONS SHOWN DO NOT CONSTITUTE ACTUAL FIELD LOCATIONS UNLESS SPECIFICALLY NOTED ON THE PLANS. THE ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THESE LOCATIONS NOR FOR ANY ADDITIONAL UTILITIES NOT INDICATED ON THE PLANS. THE CONTRACTOR SHALL CALL THE VARIOUS UTILITY COMPANIES TO VERIFY DEPTH AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

3. LINEAL FOOT MEASUREMENTS SHOWN ON THE PLANS ARE HORIZONTAL MEASUREMENTS NOT SLOPE MEASUREMENTS.

4. NO GEOLOGICAL INFORMATION IS SHOWN ON THESE PLANS.

5. ALL WASTE MATERIALS FROM THIS PROJECT SHALL BE REMOVED FROM THE SITE AND DISPOSED IN PER STATE AND LOCAL REGULATIONS.

6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST TO GRADE ANY EXISTING OR PROPOSED MANHOLE, JUNCTION BOX OR SPECIAL STRUCTURE, AS REQUIRED.

7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT THE ADJACENT AND DOWNSTREAM PROPERTY OWNERS FROM STORM WATER, SILT AND EROSION DURING ALL PHASES OF CONSTRUCTION.

8. EROSION CONTROL PLANS AND PROCEDURES SHALL BE IN PLACE PRIOR TO ANY EXCAVATION OR GROUND SURFACE DISTURBANCE.

9. DRAINAGE FROM THE PROJECT SITE FLOWS TO SEVENMILE CREEK, A TRIBUTARY OF THE MISSOURI RIVER.

10. PRIOR TO ORDERING PRECAST STRUCTURES, SHOP DRAWINGS SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR APPROVAL.

11. SUBGRADE SOIL FOR ALL CONCRETE STRUCTURES, REGARDLESS OF THE TYPE OR LOCATION, SHALL BE FIRM, DENSE AND THOROUGHLY COMPACTED AND CONSOLIDATED; SHALL BE FREE FROM MUD AND MUCK; AND SHALL BE SUFFICIENTLY STABLE TO REMAIN FIRM AND INTACT UNDER THE FEET OF THE WORKMEN OR MACHINERY ENGAGED IN SUBGRADE SURFACING, LAYING REINFORCING STEEL, AND DEPOSITING CONCRETE THEREON.

12. COMPACTION WITHIN RIGHT-OF-WAY AREAS SHALL BE AT 95% OF OPTIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST.

13. THE CONTRACTOR SHALL BE REQUIRED TO KEEP ALL UTILITIES WITHIN RIGHT-OF-WAY OPERATIONAL DURING CONSTRUCTION.

14. CONTRACTOR SHALL PROVIDE EARTHWORK AND MATERIAL TESTING TO COMPLY WITH THE REQUIREMENTS OF THE PROJECT.

ELECTRONIC TRANSMITTAL STATEMENT

THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY ISSUED AT THE DATE OF THE ORIGINAL SIGNATURE AND SEAL TO ENSURE THE ACCURACY OF THE INFORMATION AND TO FURTHER ENSURE THAT NO CHANGES, ALTERATIONS OR MODIFICATIONS HAVE BEEN MADE. NO RELIANCE SHALL BE MADE ON A DOCUMENT TRANSMITTED BY COMPUTER OR OTHER ELECTRONIC MEANS UNLESS FIRST COMPARED TO THE ORIGINAL SEALED DOCUMENT.

Kansas 811

KANSAS 811
8100 E 22ND ST. N, BLDG 2300
WICHITA, KS 67226
CALL 811 OR 1-800-DIG-SAFE

UTILITY WARNING

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON THE ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE ENGINEER/SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. BEFORE EXCAVATIONS ARE BEGUN, CONTACT UTILITY COMPANIES FOR VERIFICATION OF UTILITY TYPE AND FIELD LOCATIONS.

Agenda Item 7.

SITE CONSTRUCTION DRAWINGS

FOR

LANSING FAMILY EYE CENTER

LOT 2

LANSING TOWNE CENTER

LEAVENWORTH COUNTY

LANSING, KANSAS

SW 1/4, SEC 24, T9N, R22E

PROJECT LOCATION

LOCATION MAP

NOT TO SCALE

Rip Rap Quantity for Energy Dissipation from Discharge?

ENGINEER:

SCHULTE ENGINEERING & CONSULTING, LLC
DOUG SCHULTE, PE
21 GATES DR
PLATTE CITY, MO 64079
(816) 260-3328

OWNER:

REDELLE HOLDINGS, LLC
JONATHAN REDELLE
2301 10TH AVE
LEAVENWORTH, KS 66048

SURVEYOR:

HERRING SURVEY
JOE HERRING, PLS
LEAVENWORTH, KS 66048
(913) 651-3858

SHEET INDEX

1. TITLE SHEET

2. EXISTING SITE & DEMO

3. SITE LAYOUT

4-8. GRADING & DIMENSIONS

9. ROAD LAYOUT & PROFILE

10. STORM LAYOUT & PROFILE

11. SITE UTILITIES

12-14. TYPICAL DETAILS

15. LANDSCAPE PLAN

16. EROSION CONTROL PLAN

PROJECT QUANTITIES:

ITEM	UNIT	QUANTITY	AS-BUILT
CURB & GUTTER	LF	625	
COMMERCIAL ENTRANCE APRON	SF	770	
ENTRANCE ROAD & PARKING LOT PAVEMENT	SF	11,465	
SIDEWALK	SF	2,520	
DUMPSTER ENCLOSURE CONCRETE APRON	SF	300	
* PAVEMENT STRIPING (4" WIDTH) & ADA SYMBOL	LF	530	
6" SANITARY SERVICE W/CLEANOUTS	LF	220	
WATER SERVICE LINE W/METER SET	LF	80	
GAS SERVICE LINE	LF	100	
POWER SERVICE CONNECTION TO TRANSFORMER	LF	250	
18" RCP STORM PIPE	LF	56	
12" HDPE STORM PIPE	LF	268	
12" DROP-IN AREA INLETS	EA	2	
PARKING LOT GRATED AREA INLET	EA	1	
5'X3' CURB INLETS	EA	1	
EROSION CONTROL & SURFACE RESTORATION	LS	-----	
LANDSCAPING	LS	-----	

* - ADA SYMBOL NOT INCLUDED IN LF QUANTITY.

Reviewed By CED

12/10/2021 3:14:35 PM

By mschmitz

Add Existing zoning designation

11X17 PRINTS ARE 1/2 SCALE

CLIENT

REDELLE HOLDINGS, LLC
LEAVENWORTH, KS

DRAWN BY:

DJS

DATE:

11-16-2021

SCALE:

AS NOTED

LANSING FAMILY EYE CENTER
LANSING, KS

SHT. 1 OF 16

TITLE SHEET

REV.

0

DRAWING NUMBER

11-16-21

Schulte Engineering & Consulting, LLC

21 Gates Dr.
Platte City, MO 64079
www.schulteengineering.com
admin@schulteengineering.com
PHONE: (816) 260-3328

11-16-2021

DJS

BY

1

REV.

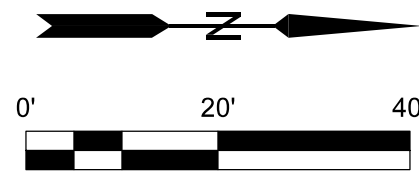
1

DATE

11-16-2021

DESCRIPTION

SUBMIT FOR CITY REVIEW



REMOVE
SIDEWALK TO
TOP OF RAMP

REMOVE
CURB TO END OF
ENTRANCE RADIUS

REMOVE
36' SIDEWALK

REMOVE
31' CURB

MANHOLE E-08-035
TOP RIM = 835.92
F/L OUT = 825.70

MANHOLE E-08-020
TOP RIM = 832.04
F/L OUT = 823.77

REMOVE ALL
EXISTING
ENTRANCE CURB
AND PAVEMENT

REMOVE
RIP-RAP

15' ACCESS EASEMENT
(per Plat DOC # 2010P00011)

15' ACCESS EASEMENT
(per Plat DOC # 2010P00011)

TRACTA
23619.9 Sq. Feet
0.54 Acres
more or less

LOT 1
61467.4 Sq. Feet
1.41 Acres
more or less

US 7-73 HWY
MAIN STREET

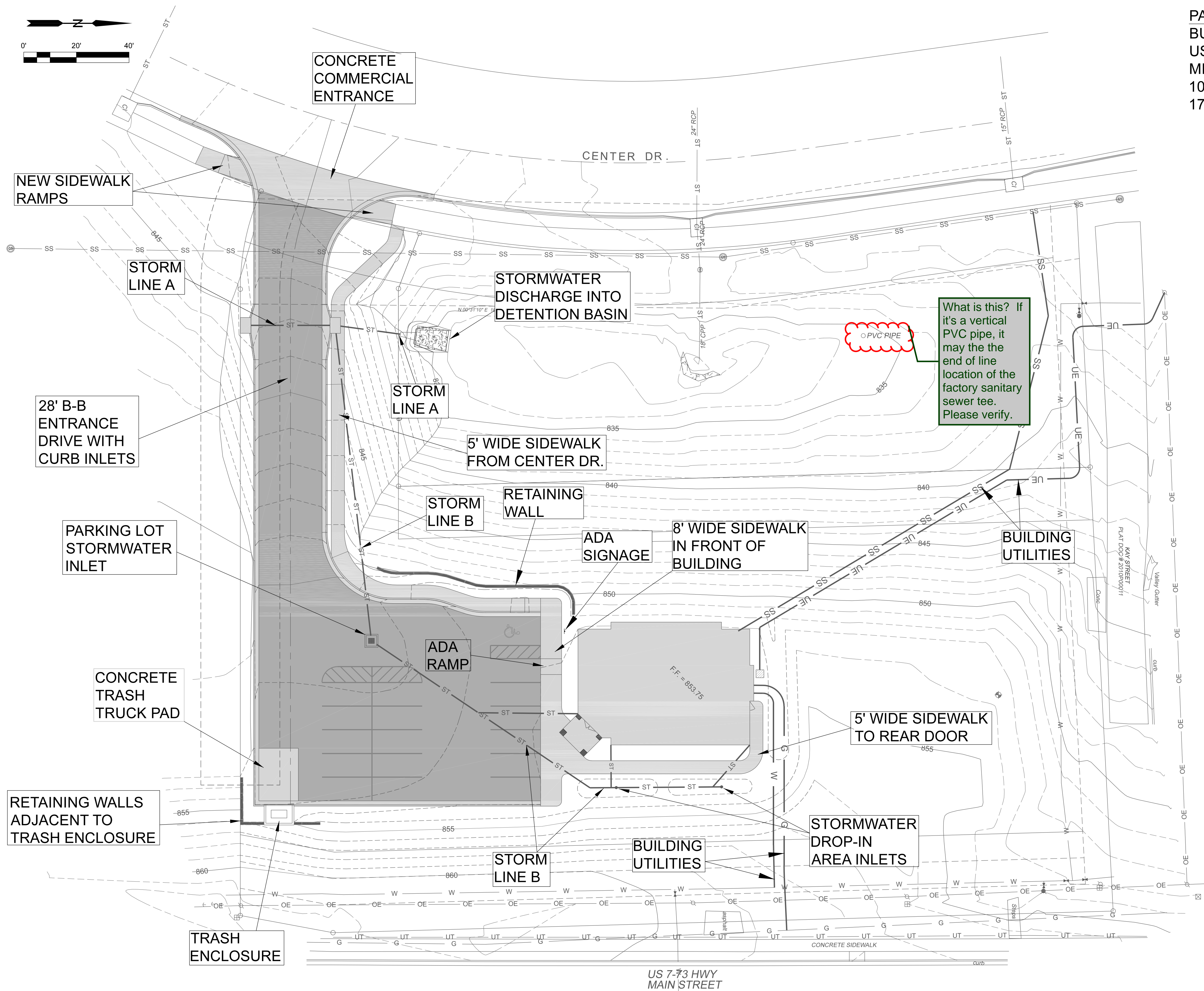
EXISTING SITE & DEMO

- = DENOTES 1/2" BAR & LC 000120 CAP SET
- = DENOTES CALCULATED CORNER
- = DENOTES FOUND MONUMENT
- M = MEASURED DISTANCE
- R = RECORDED DISTANCE
- ▲ = CONTROL POINT
- ⬢ = ELECTRIC BOX
- ⬢ = TELEPHONE PEDESTAL
- ⬢ = BENCHMARK
- ⬢ = FIRE HYDRANT
- ⬢ = SIGN
- ⬢ = POWER POLE
- ⬢ = BOLLARD
- ⬢ = LIGHT POLE
- ⬢ = TREE
- = MANHOLE
- ⬢ = WATER VALVE
- PVC = POLYVINYL CHLORIDE FLEX
- HDPE = CORRUGATED PLASTIC PIPE
- F/L = FLOW LINE

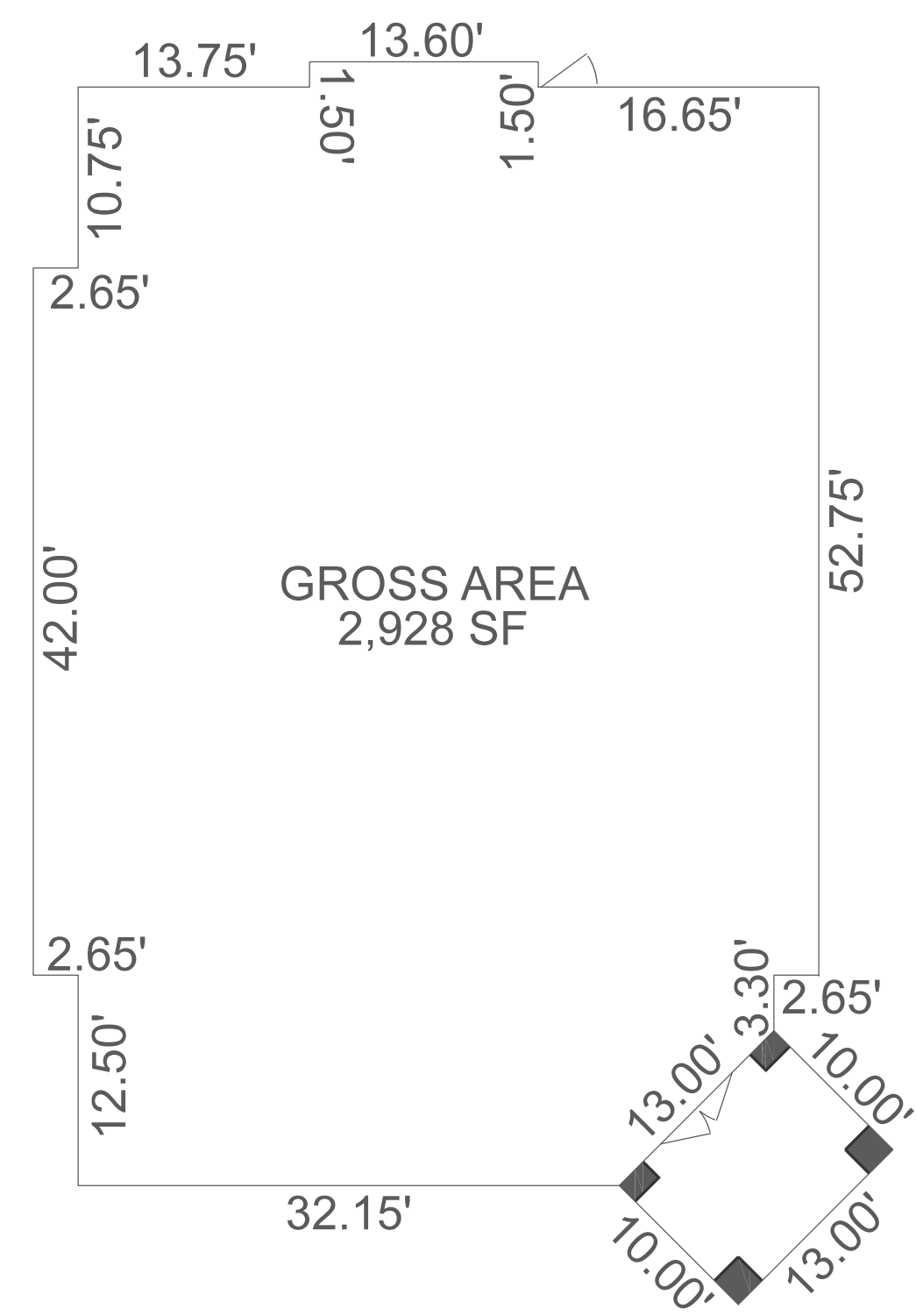
- W = WATERLINE
- SS = SANITARY SEWER
- ST = STORM SEWER
- OE = OVERHEAD ELECTRIC
- UE = UNDERGROUND ELECTRIC
- FO = FIBER OPTIC LINE
- G = GAS LINE
- UT = UNDERGROUND TELEPHONE
- = FENCE
- — = FENCE (VINYL)
- ~~~~~ = TREE LINE
- [Hatched Box] = CONCRETE
- [Solid Grey Box] = ASPHALT
- [Cross-hatched Box] = RIP-RAP



CLIENT: REDDELL HOLDINGS, LLC LEAVENWORTH, KS		DATE: 11-16-2021		SCALE: AS NOTED	
DRAWN BY: DJS		DATE: 11-16-2021		SHT. 2 OF 16	
ELECTRONIC FILE NAME:		DRAWING NUMBER:		EXISTING SITE & DEMO	
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REV. 1		DATE: 11-16-2021		DESCRIPTION	



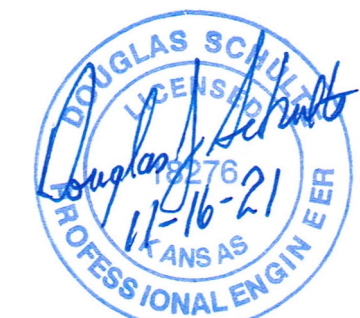
PARKING CALCULATION
BUILDING GROSS FLOOR AREA: 2,928 S.F.
USE: PROFESSIONAL COMMERCIAL/INDUSTRIAL
MINIMUM SPACE REQUIREMENT: 1 SPACE PER 300 SF
10 SPACES REQ, 1 ADA, 9 REGULAR
17 SPACES PROVIDED



BUILDING DIMENSIONS

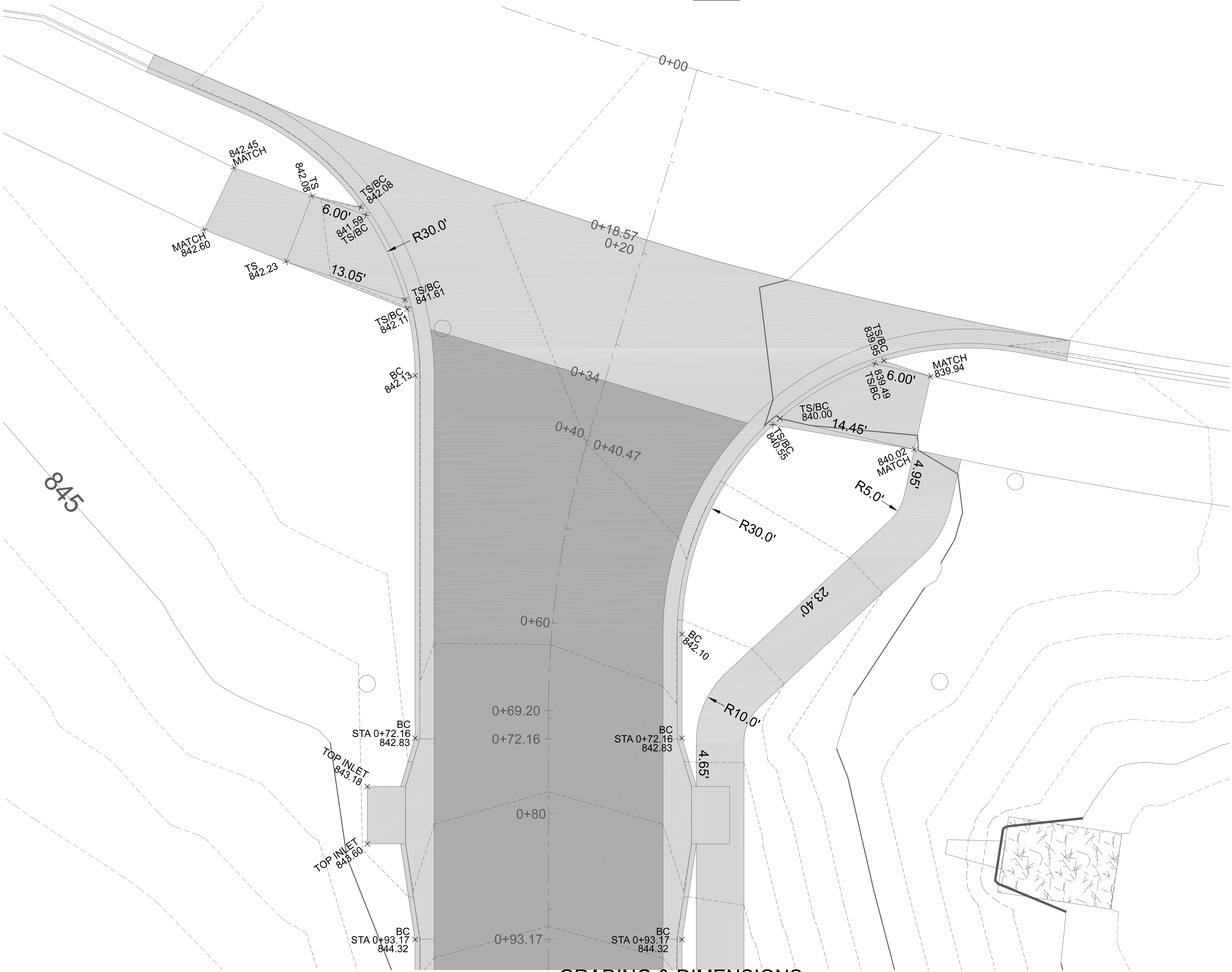
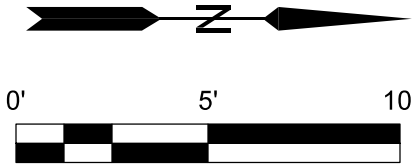
CONCRETE
ASPHALT

SITE LAYOUT



CLIENT: REDDELL HOLDINGS, LLC LEAVENWORTH, KS		DRAWN BY: DJS ELECTRONIC FILE NAME:		DATE: 11-16-2021 SCALE:		SHT. 3 OF 16	
LANSING FAMILY EYE CENTER LANSING, KS		SITING LAYOUT		AS NOTED			
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1	1	11-16-2021	11-16-2021	11-16-2021	11-16-2021	11-16-2021	SUBMIT FOR CITY REVIEW
1	1	11-16-2021	11-16-2021	11-16-2021	11-16-2021	11-16-2021	11-16-2021

Schulte Engineering & Consulting, LLC
21 Gates Dr.
Platts City, MO 64079
www.schulteengineering.com
admin@schulteengineering.com
PHONE: (816) 260-3328



GRADING & DIMENSIONS

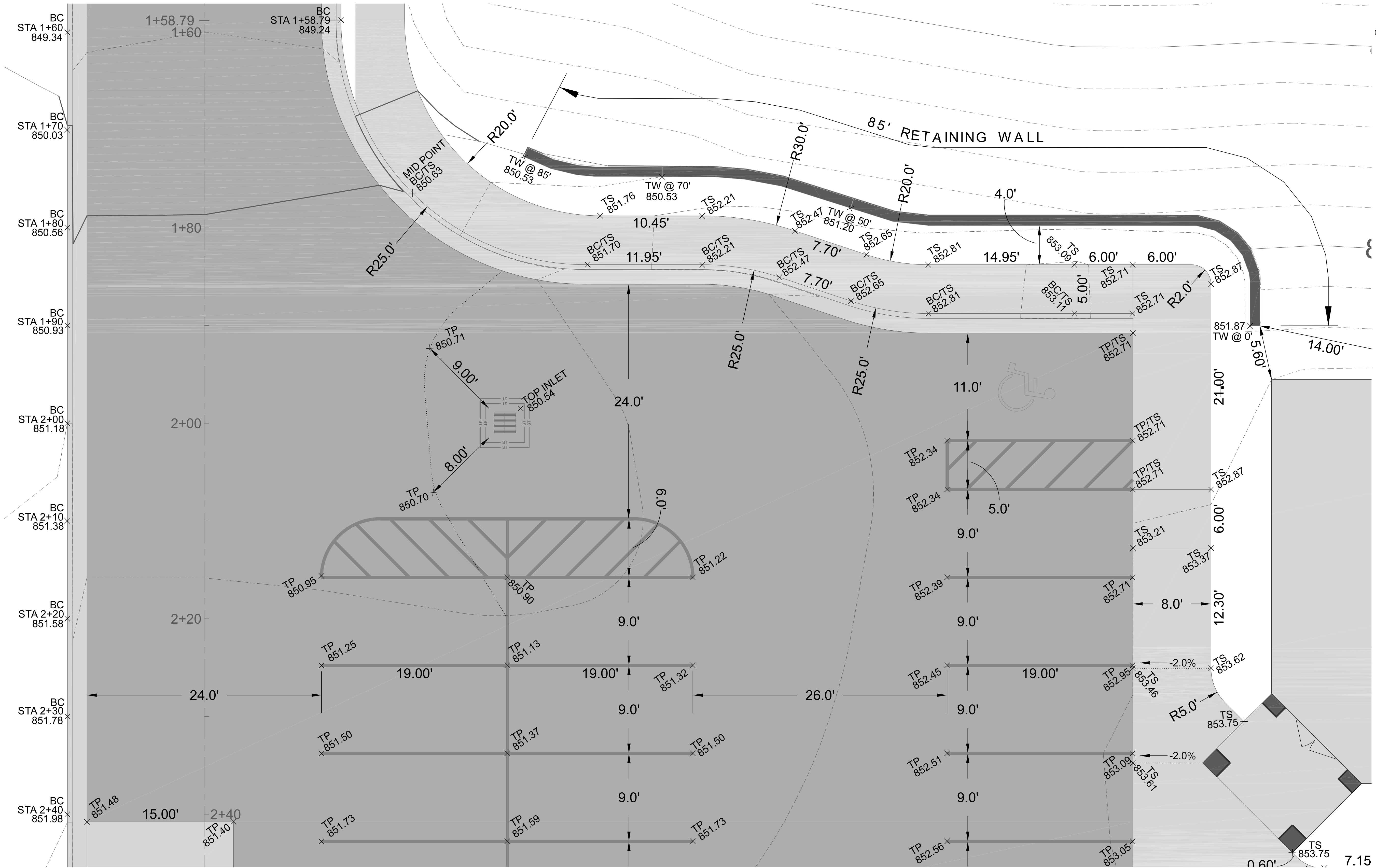
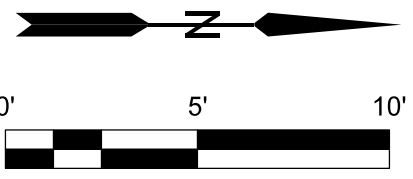
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REV. 1		DATE: 11-16-2021	
BY: DJJ		SUBMIT FOR CITY REVIEW	
		DESCRIPTION	

Schulte Engineering & Consulting, LLC
21 Gates Dr.
Platts City, MO 64079
www.schulteengineering.com
admin@schulteengineering.com
PHONE: (816) 260-3328



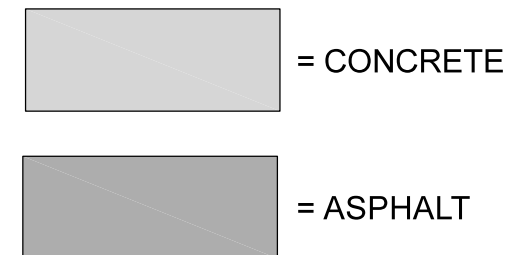


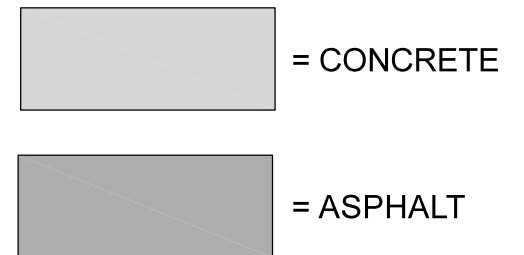
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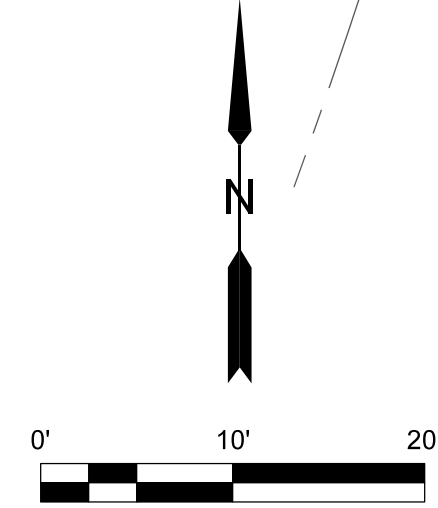
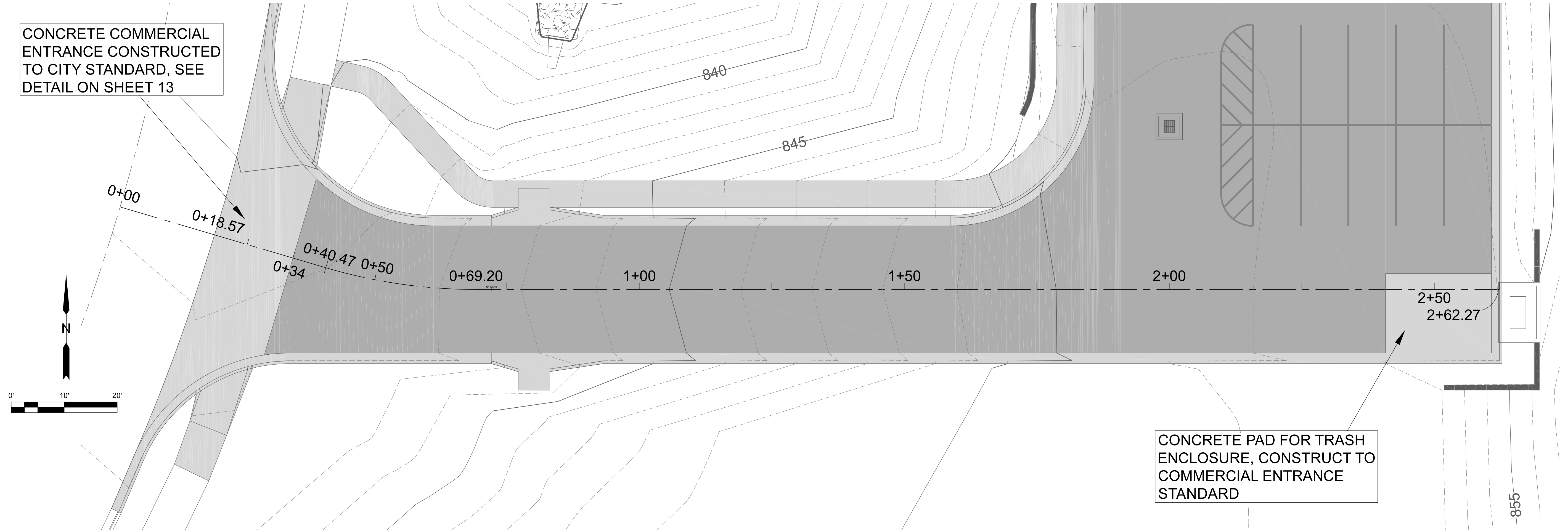


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REV. 1		DESCRIPTION	

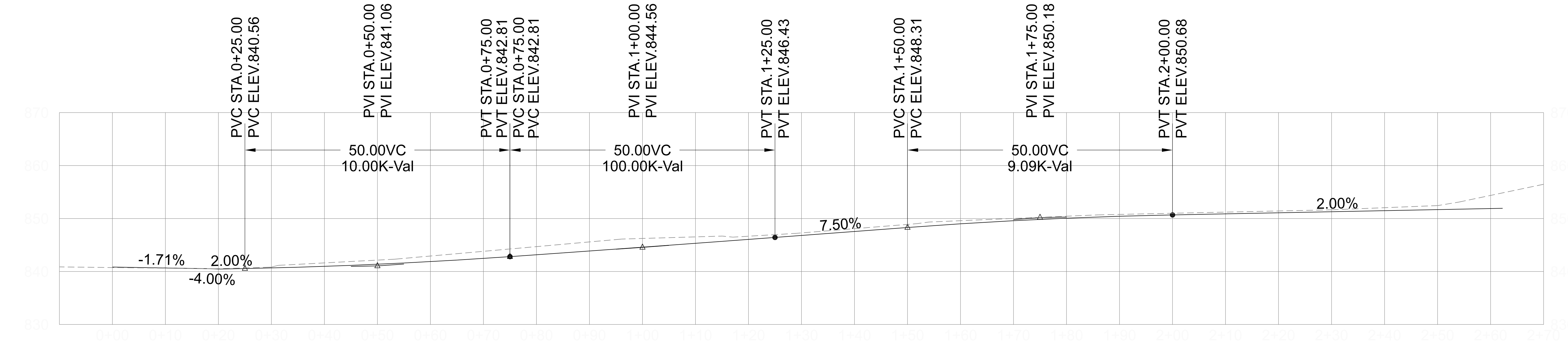




LANSING FAMILY EYE CENTER LANSING, KS		REDDELL HOLDINGS, LLC LEAVENWORTH, KS		CLIENT: <div>Schulte Engineering & Consulting, LLC 21 Gates Dr. Platte City, MO 64079 www.schulteengineering.com admin@schulteengineering.com PHONE: (816) 260-3328</div>			
REV.: 0	DRAWINGS NUMBER: 8	GRADING & DIMENSIONS	SHT. 8	OF 16	DRAWN BY:	DJS	DATE: 11-16-2021
					ELECTRONIC FILE NAME:		SCALE



ENTRANCE ROAD LAYOUT



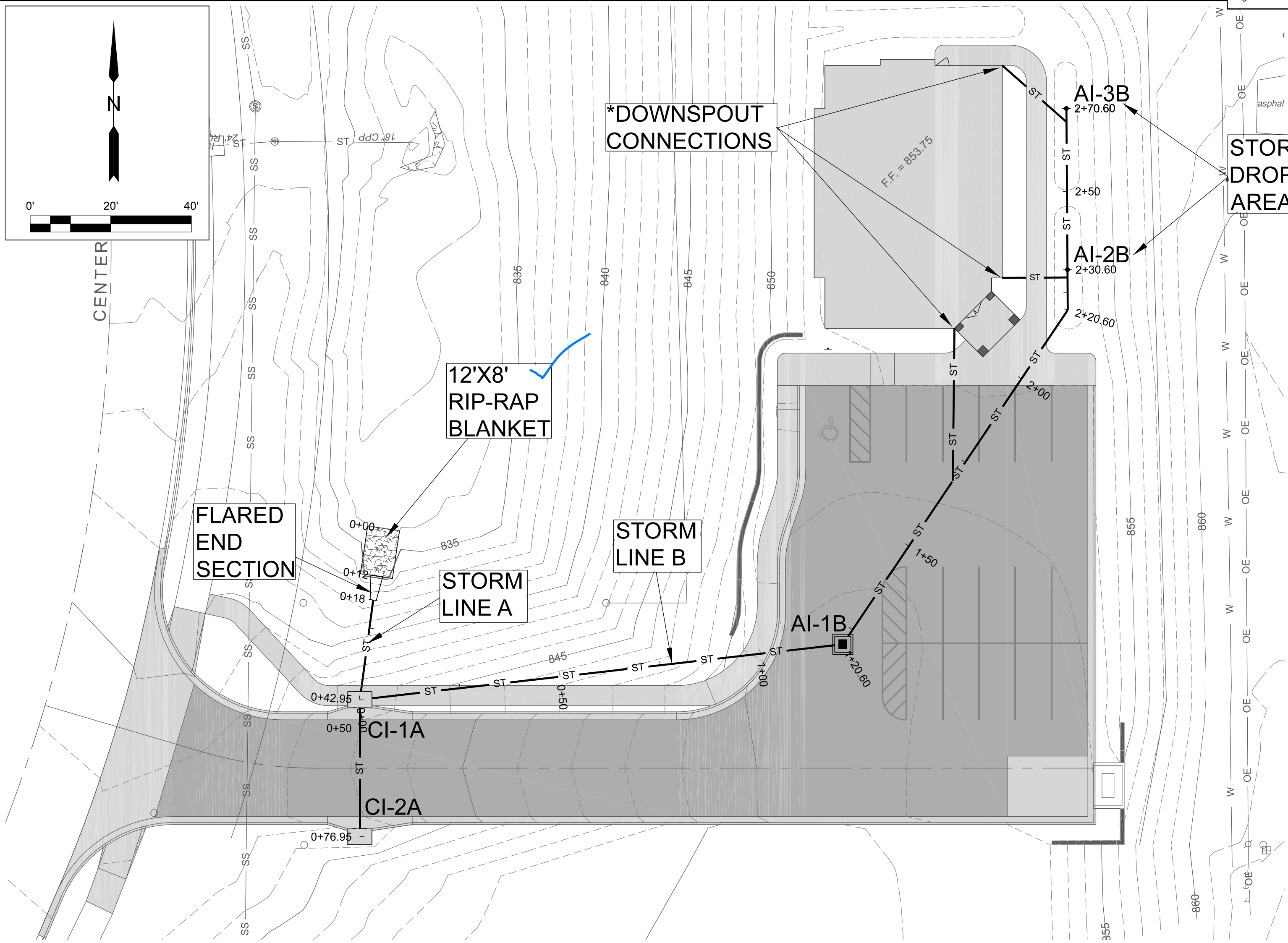
ENTRANCE ROAD PROFILE

VERTICAL: 1"=10'
HORIZONTAL: 1"=10'

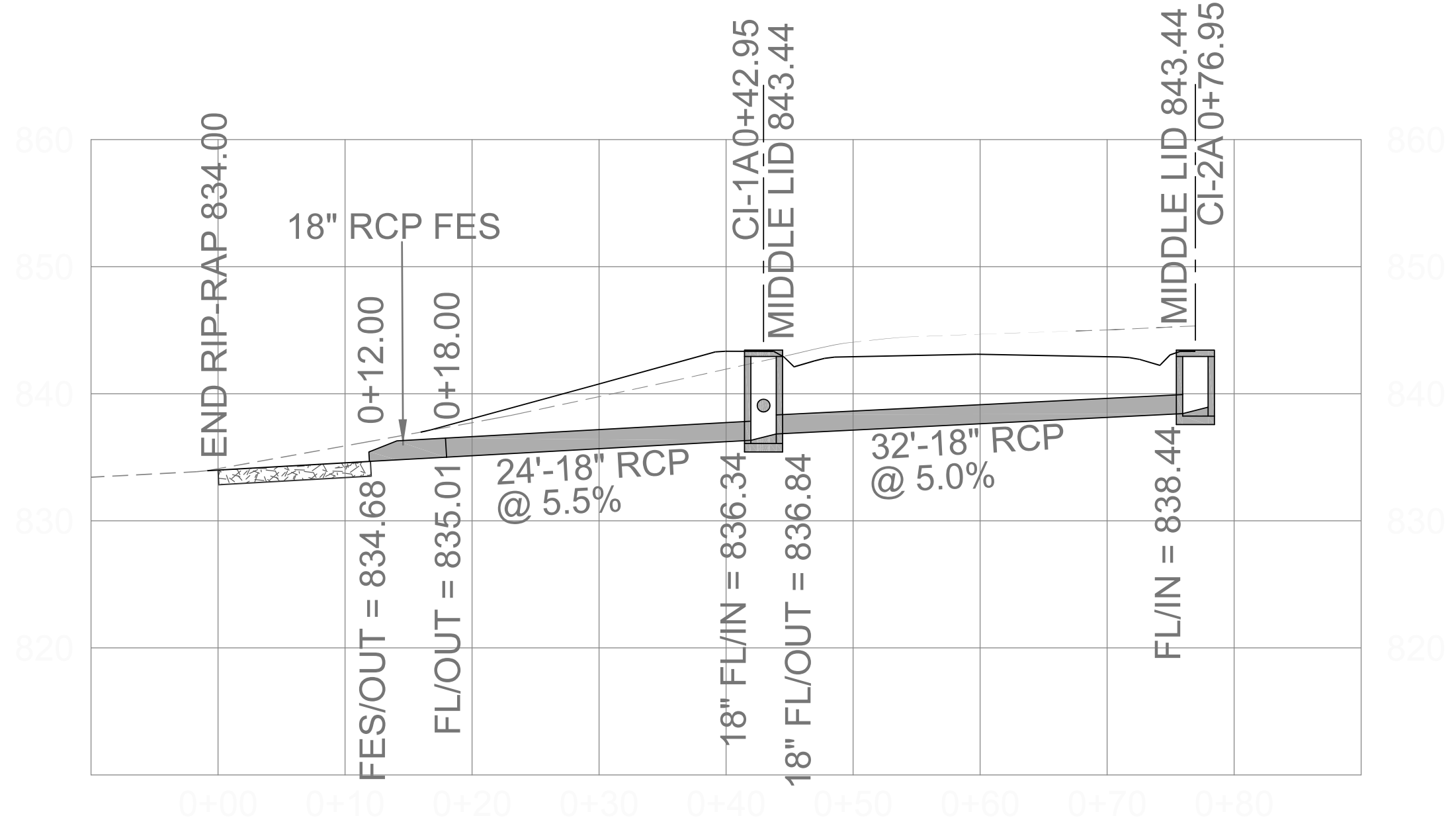


LANSING FAMILY EYE CENTER LANSING, KS		REDDELL HOLDINGS, LLC LEAVENWORTH, KS		Schulte Engineering & Consulting, LLC 21 Gates Dr Platte City, MO 64079 www.schulteengineering.com admin@schulteengineering.com PHONE: (816) 260-3328			
CLIENT:							
DRAWN BY:		DJS		DATE:		11-16-2021	
ELECTRONIC FILE NAME:				SCALE		AS NOTED	
ROAD LAYOUT & PROFILE		SHT. 9		OF		16	
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Schulte Engineering & Consulting, LLC
21 Gates Dr.
Platts City, MO 64079
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PHONE: (816) 260-3328

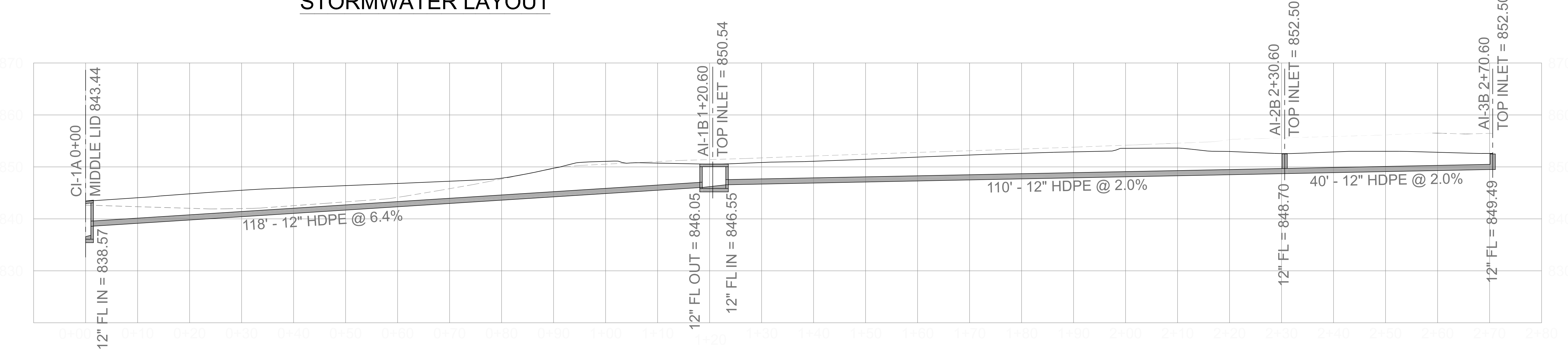


STORMWATER LAYOUT



STORM LINE A PROFILE

VERTICAL: 1"=10'
HORIZONTAL: 1"=10'

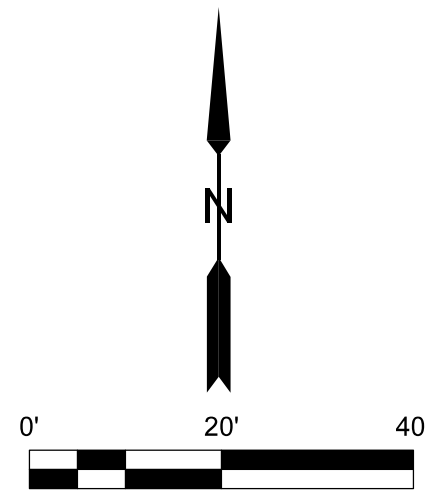


STORM LINE B PROFILE

VERTICAL: 1"=10'
HORIZONTAL: 1"=10'

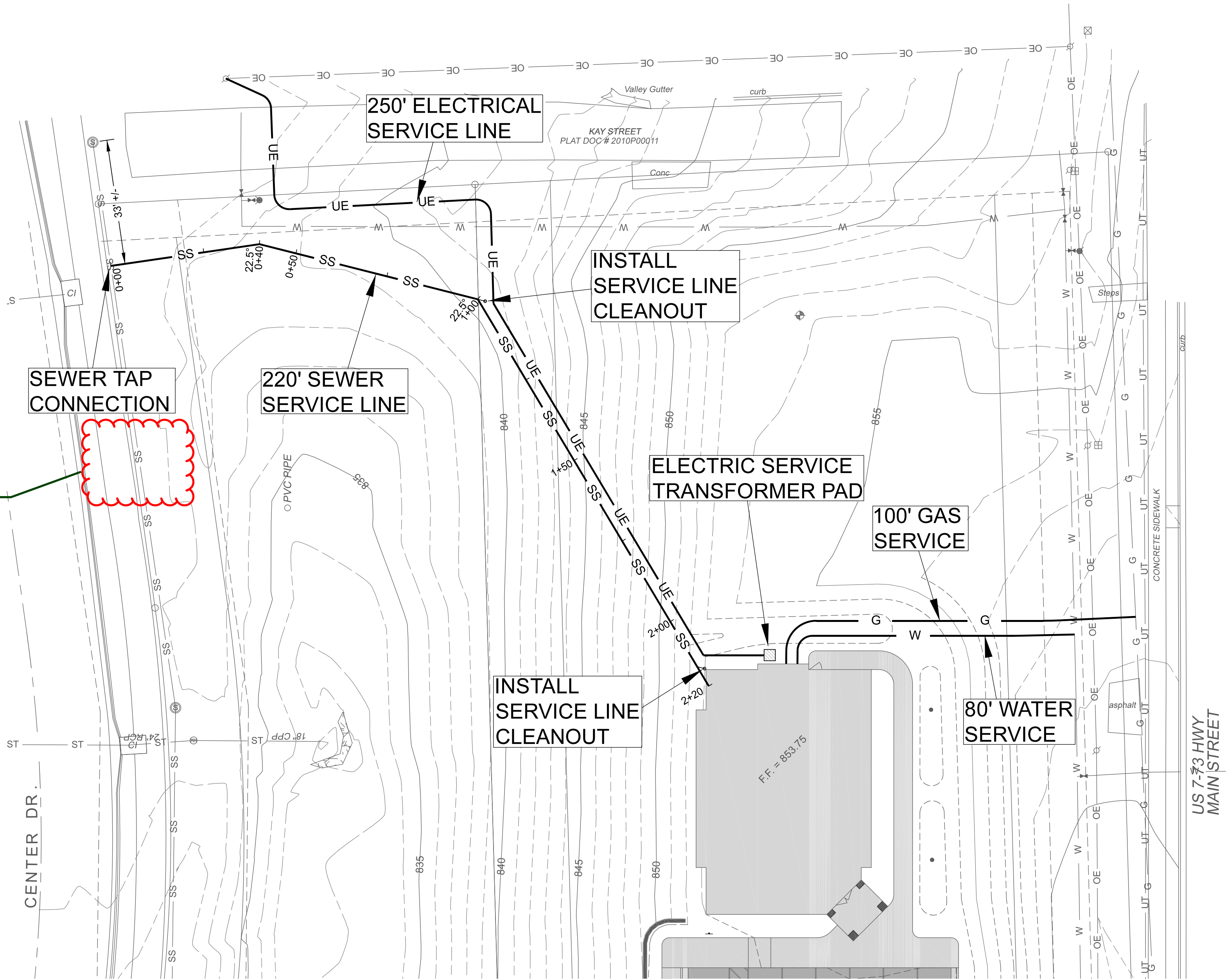


CLIENT: REDDELL HOLDINGS, LLC LEAVENWORTH, KS		DRAWN BY: DJS ELECTRONIC FILE NAME:		DATE: 11-16-2021 SCALE: AS NOTED
LANSING FAMILY EYE CENTER LANSING, KS		STORM LAYOUT & PROFILE SHT. 10 OF 16		
REV. 0	DRAWING NUMBER	SUBMIT FOR CITY REVIEW		DESCRIPTION
1	11-16-2021	DJS	BY	
Schulte Engineering & Consulting, LLC 21 Gates Dr. Platts City, MO 64079 www.schulteengineering.com admin@schulteengineering.com PHONE: (816) 260-3328				

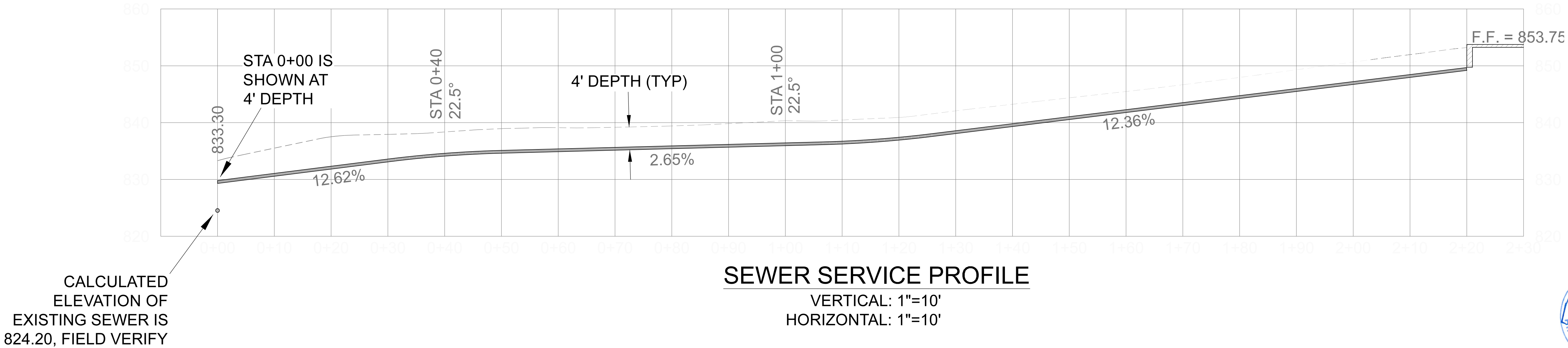


There is a verified sewer tap tee 100' north of manhole E-08-035. This tap was installed for this lot, and should be used, unless there's a compelling reason not to. It may save install costs as well.

I believe that a cleanout is required every 100' or at each change in direction. Please confirm with City plumbing codes.



UTILITY PLAN



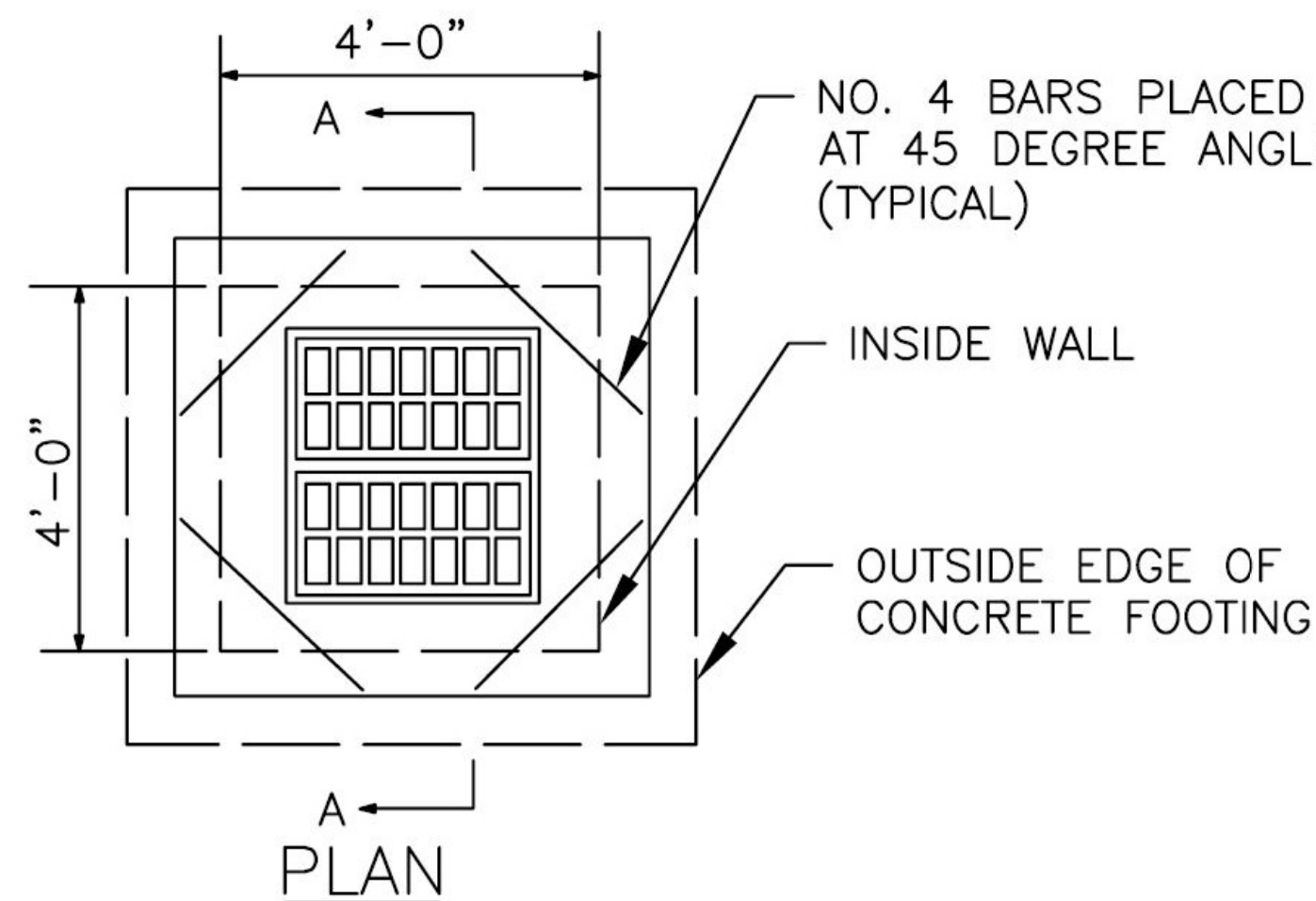
SEWER SERVICE PROFILE
VERTICAL: 1"=10'
HORIZONTAL: 1"=10'



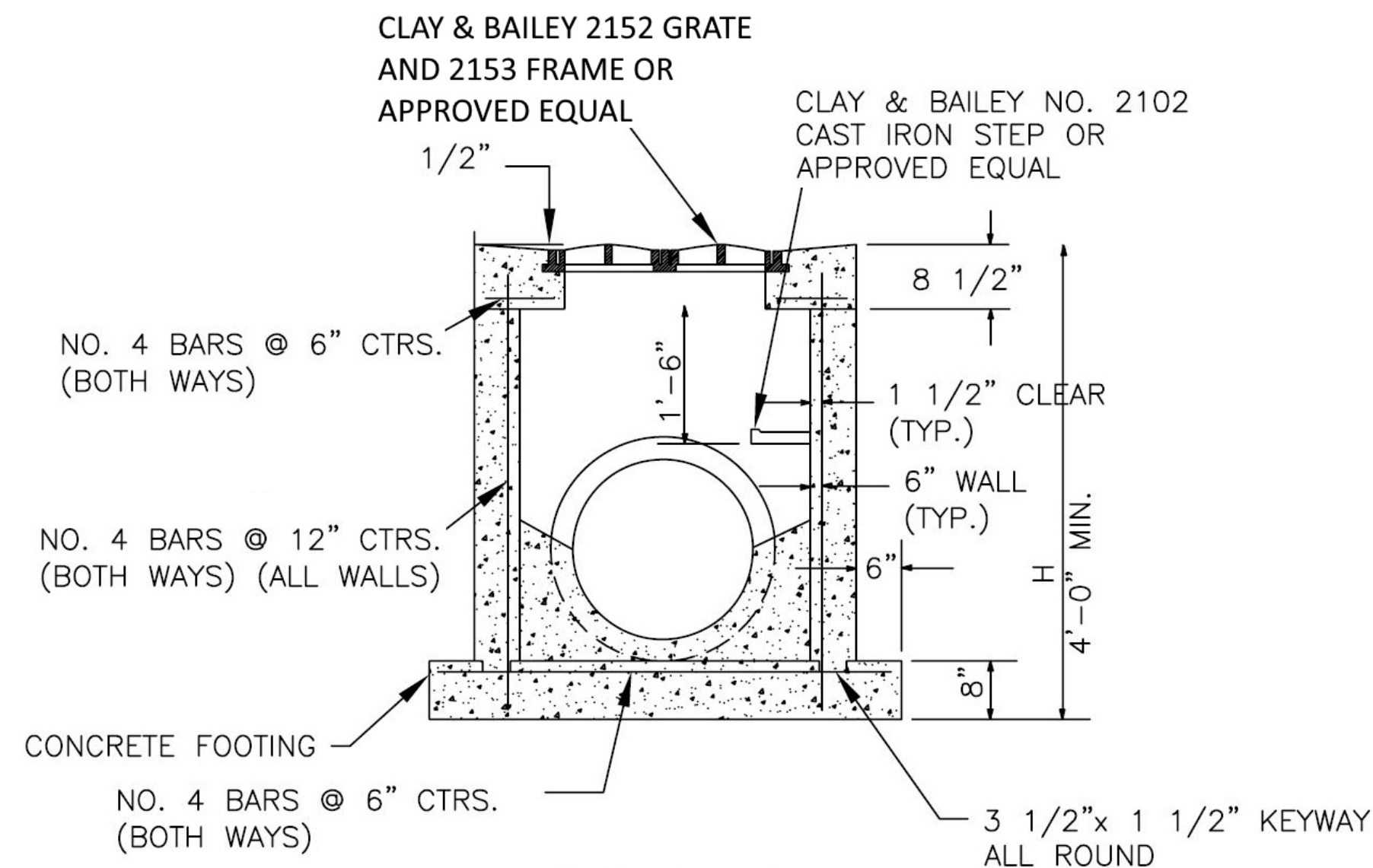
LANSING FAMILY EYE CENTER LANSING, KS		CLIENT: REDDELL HOLDINGS, LLC LEAVENWORTH, KS		<div>Schulte Engineering & Consulting, LLC</div> <div>21 Gates Dr Platte City, MO 64079 www.schulteengineering.com admin@schulteengineering.com PHONE: (816) 260-3328</div>			
REV.	0	DRAWING NUMBER	UTILITY PLAN		SHT. 11 OF 16		
DRAWN BY: DJS		DATE: 11-16-2021					
ELECTRONIC FILE NAME:		SCALE		AS NOTED			

Schulte Engineering & Consulting, LLC

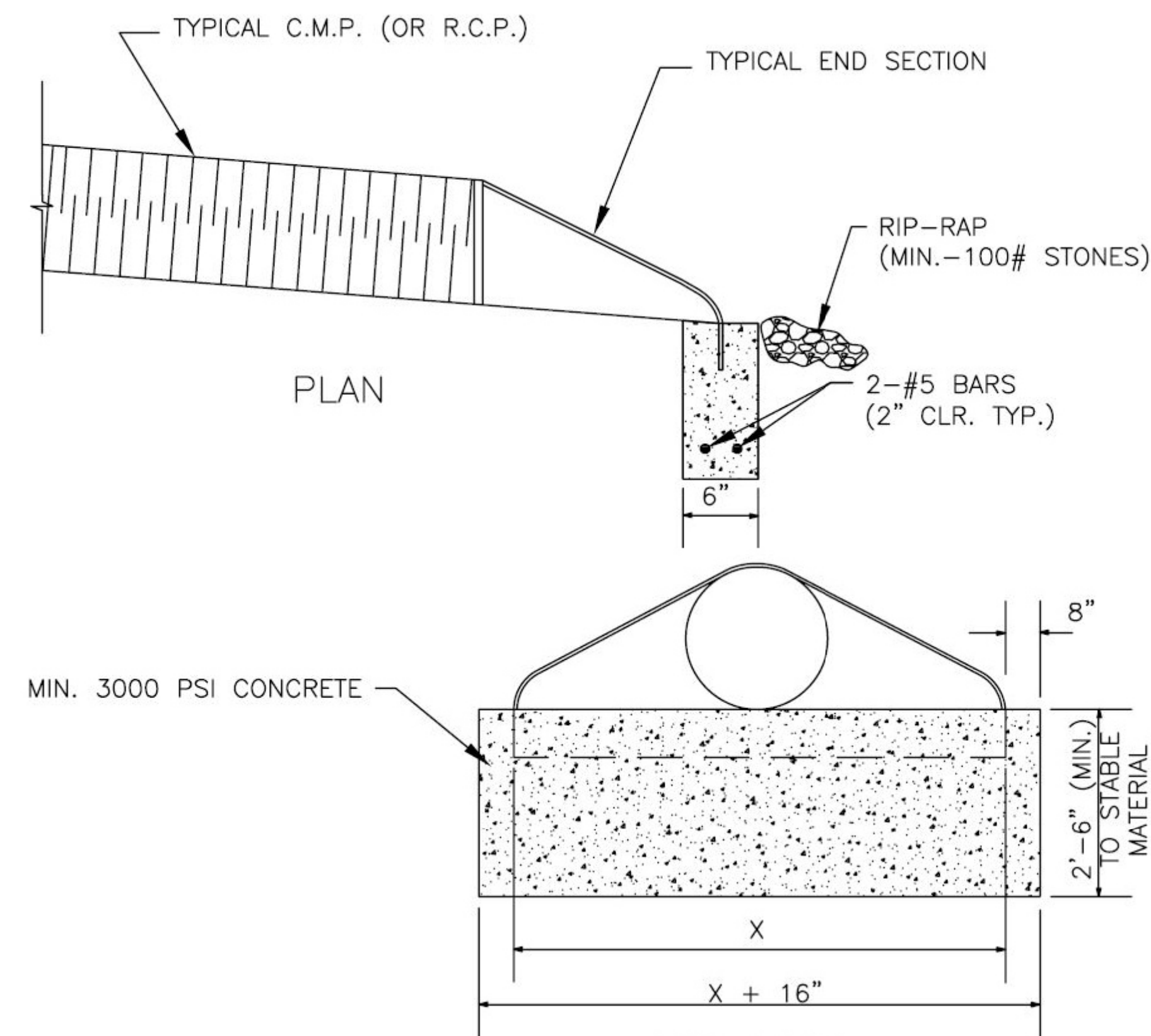
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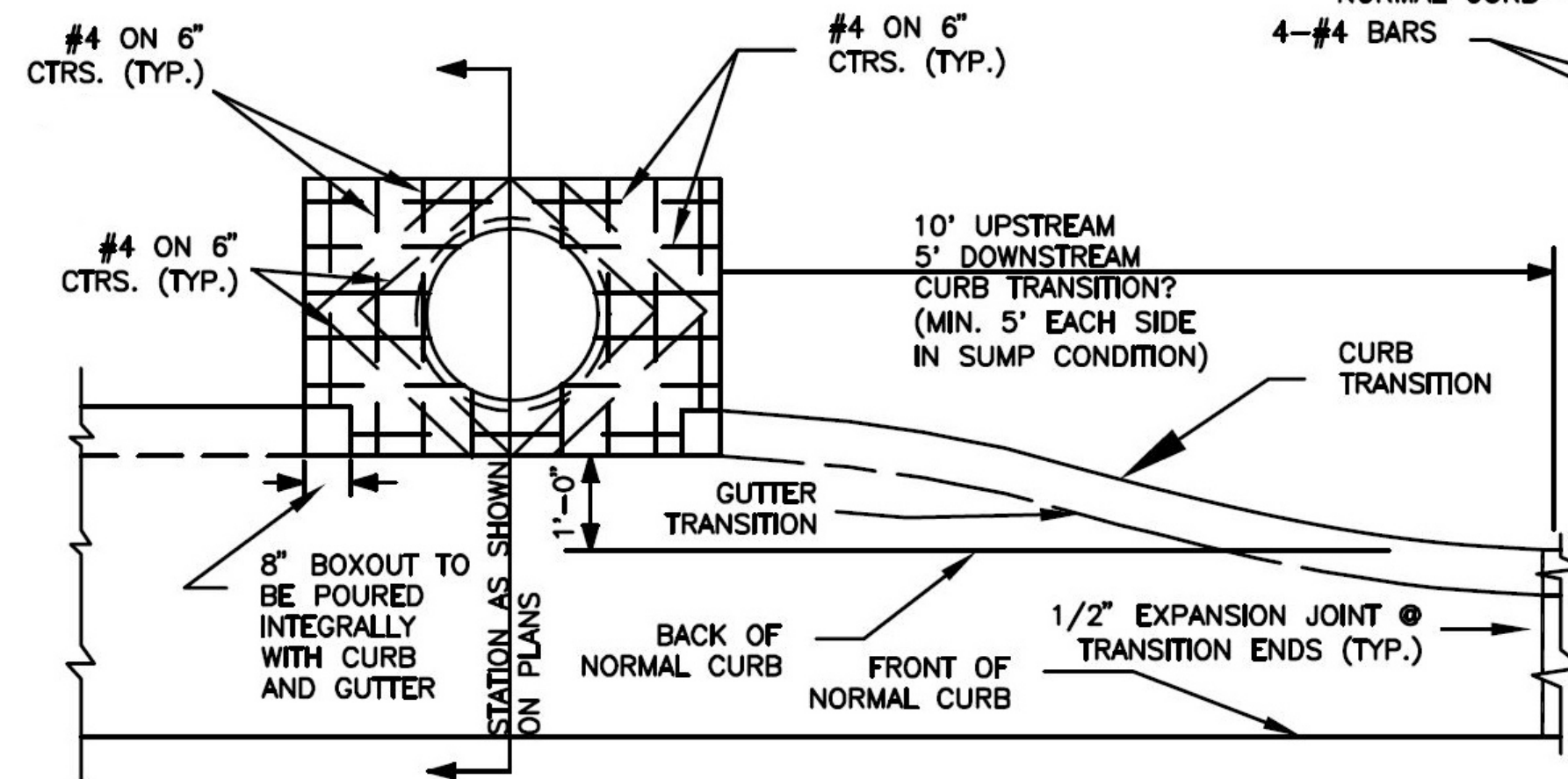
- NOTES:
1. USE CLASS "A" CONCRETE (AE) THROUGHOUT (4000 PSI).
 2. FLOOR OF INLET SHALL BE SHAPED WITH NON-REINFORCED CLASS "A" CONCRETE (AE) INVERT TO PROVIDE SMOOTH FLOW.
 3. CAST IRON STEPS SHALL BE SPACED AT 1'-4" O.C. VERTICALLY.
 4. BEVEL ALL EXPOSED EDGES WITH 3/4" TRIANGULAR MOUNDING.
 5. WALLS MAY EITHER BE POURED IN PLACE OR PRE-CAST.
 6. ALL CRUSHED STONE USED AS AGGREGATE FOR CONCRETE CONSTRUCTION SHALL BE OBTAINED FROM QUARRIES AND BEDS DESIGNATED BY THE KANSAS DEPARTMENT OF TRANSPORTATION AS MEETING DURABILITY REQUIREMENTS OF CLASS 1 OR CLASS 6, AS SHOWN ON FILE IN THE OFFICE OF THE CITY ENGINEER.



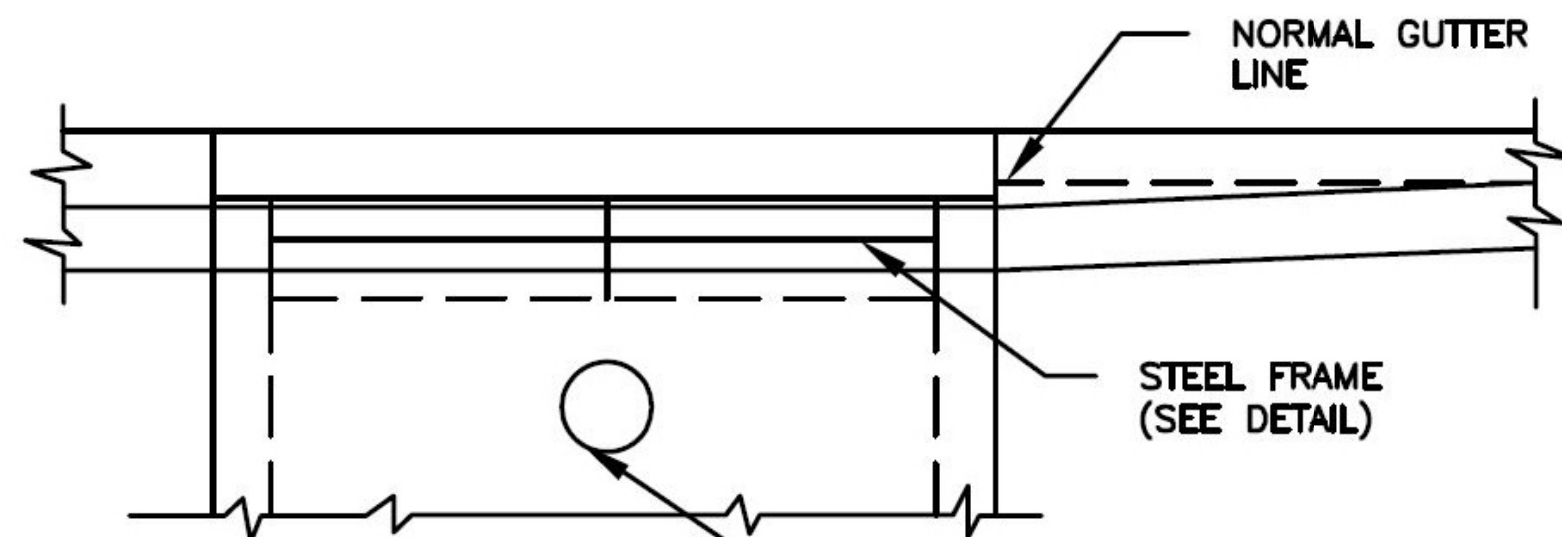
SECTION A-A
GRADED INLET



FLARED END SECTION



PLAN VIEW

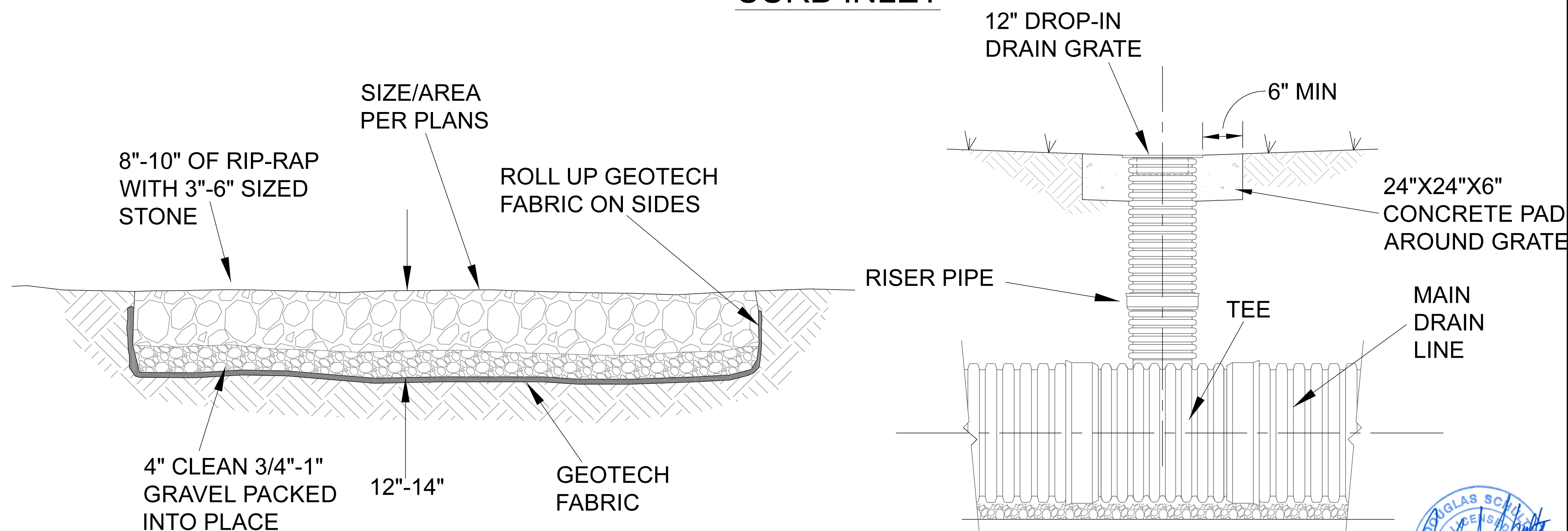


FRONT ELEVATION

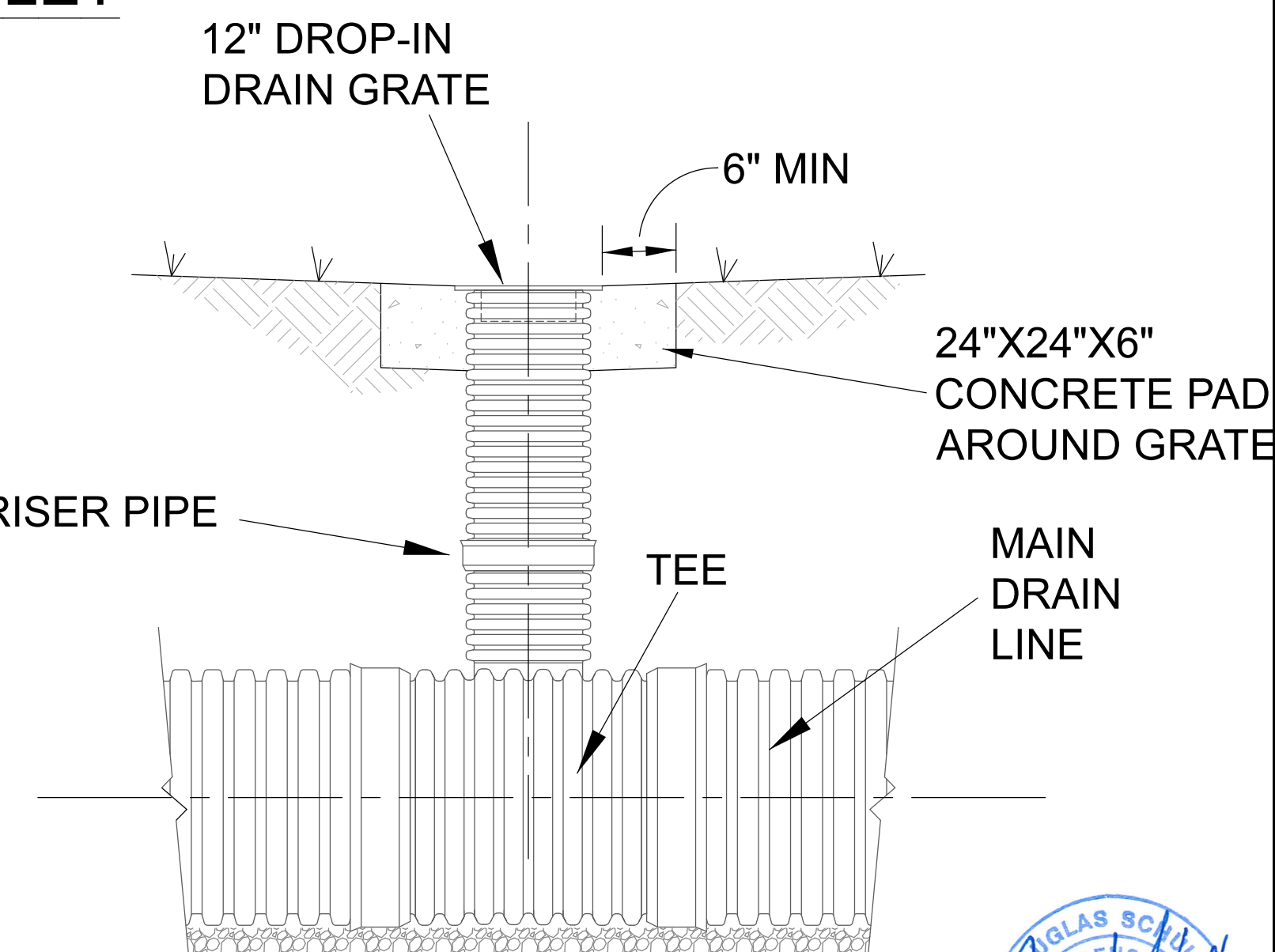
NOTES:

1. CONTRACTOR SHALL PROVIDE STEPS SPACED AT 1'-4" O.C. WHERE INLET OR MANHOLE DEPTH IS GRATER THAN 4'-0". STEPS SHALL BE M.A. INDUSTRIES, INC. MODEL PS-2-PF OR APPROVED EQUAL
2. USE OF PRECAST CONCRETE REQUIRES DESIGN ENGINEER'S APPROVAL OF SHOP DRAWINGS.
3. MANHOLE RING AND LID SHALL BE CLAY & BAILEY NO. 2020, OR AN APPROVED EQUAL.
4. SPACER SHALL BE PLACED AT EQUAL INTERVALS ACCORDING TO THE FOLLOWING: L=7'-0", 2 SPACES; L=8'-0", 3 SPACES; L=10'-0", 3 SPACES.
5. THE FIRST DIMENSION IN THE PLAN NOTATIONS REFERS TO THE "L" DIMENSION.
6. THE SECOND DIMENSION IN THE PLAN NOTATIONS REFERS TO THE "W" DIMENSION.
7. "JUNCTION BOX" AS CALLED FOR IN THE PLANS, SHALL BE CONSTRUCTED TO CONFORM, WHERE APPLICABLE, WITH THE DIMENSIONS, THICKNESS AND DETAILS SHOWN.
8. ALL METAL SURFACES SHALL BE GALVANIZED.
9. CURB CONTRACTOR SHALL HAND FORM AND FINISH GUTTER WITHIN THE INLET THROAT TO THE REAR OF FRONT INLET WALL AT THE TIME THE FINISHING OF NORMAL CURB IS ACCOMPLISHED
10. THE INVERT SHALL HAVE A TROWEL FINISH TO SECURE SMOOTH INVERT SLOPING TO OUTLET PIPE
11. OUTLET OR INLET PIPE SHALL BE PLACED AS SPECIFIED OR AS DIRECTED BY THE ENGINEER. REINFORCING STEEL SHALL BE BENT AROUND PIPE.
12. USE KSS CLASS A (4000 PSI) CONCRETE FOR ALL STANDARD CATCH BASINS AND INLETS.
13. STORM SEWER PIPE SHALL BE CUT FLUSH WITH INSIDE WALLS OF INLET.

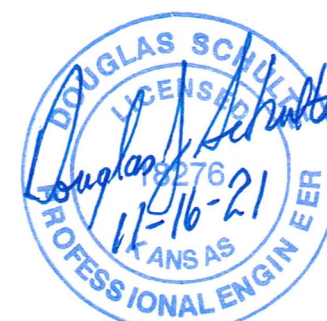
CURB INLET



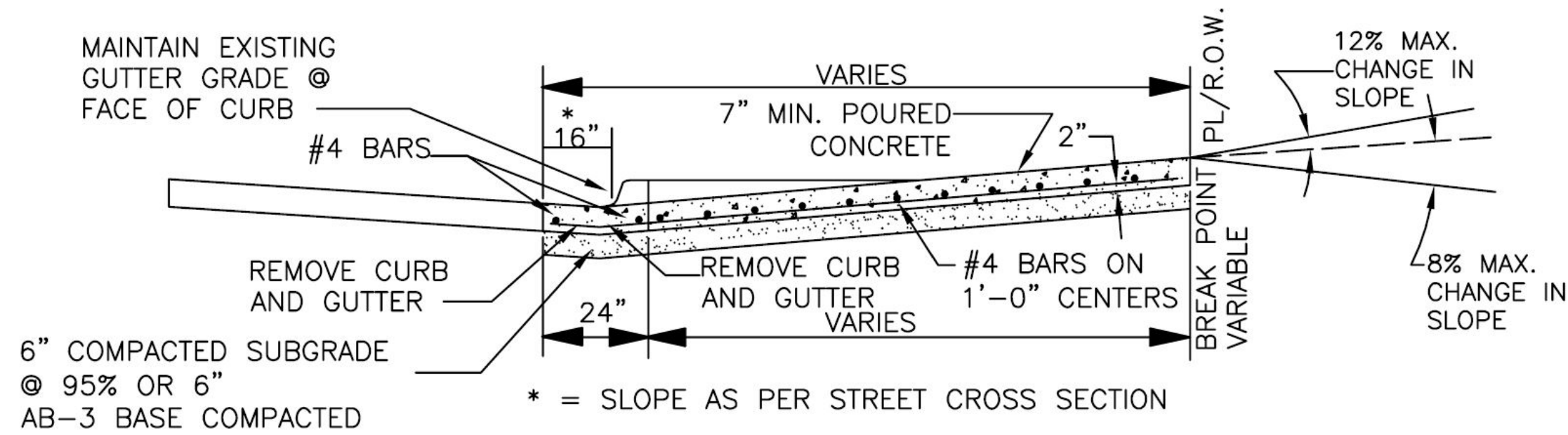
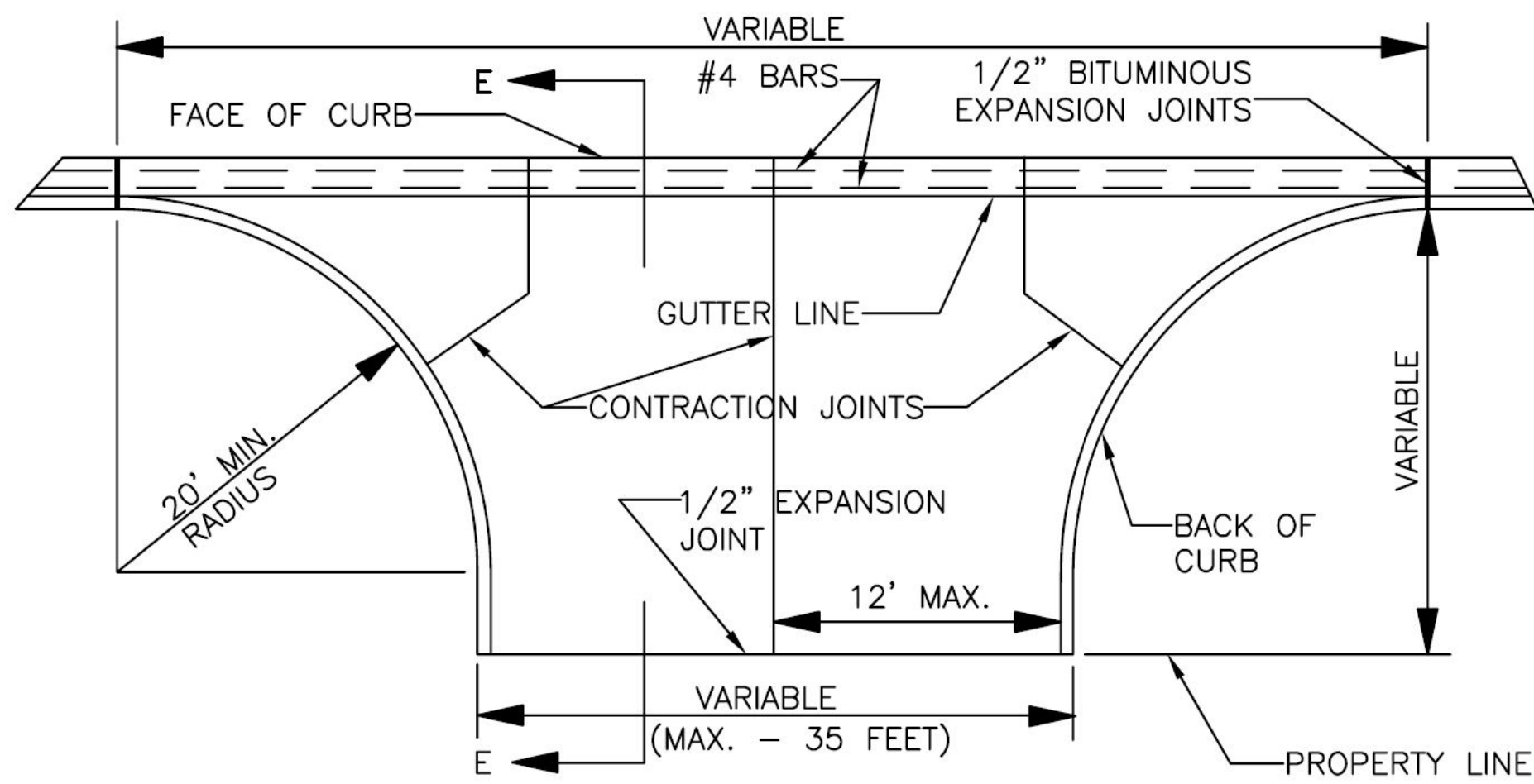
RIP-RAP BLANKET



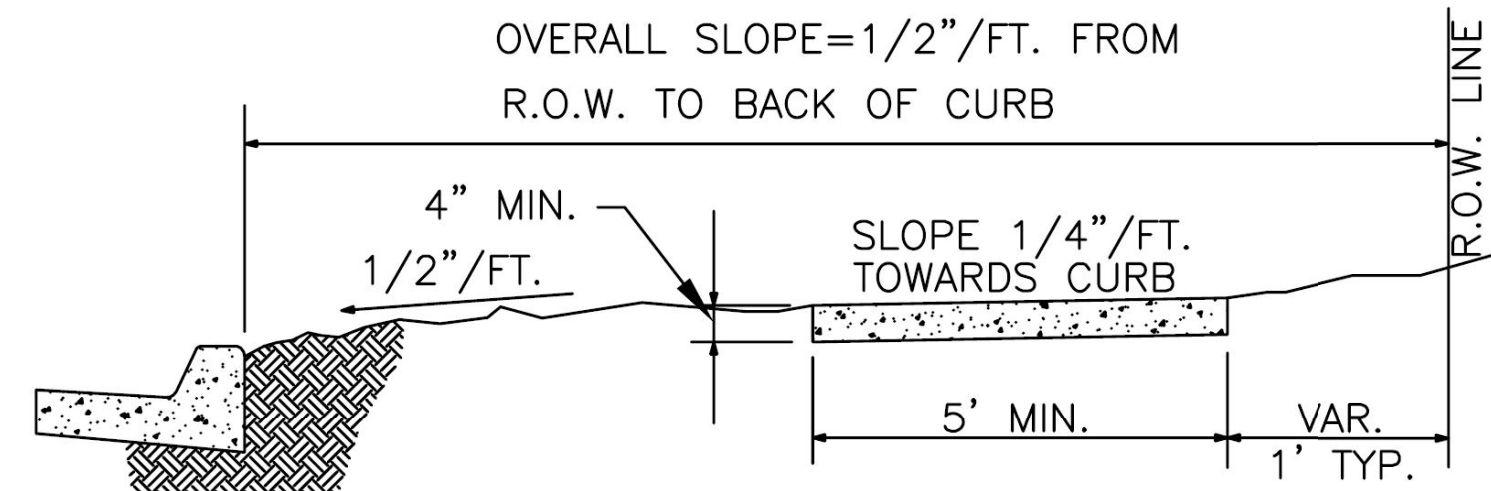
DROP-IN DRAIN



CLIENT: REDDELL HOLDINGS, LLC LEAVENWORTH, KS		DATE: 11-16-2021		SCALE: AS NOTED	
DRAWN BY: DJIS		DATE: 11-16-2021		SHEET: 12 OF 16	
ELECTRONIC FILE NAME:		SUBMIT FOR CITY REVIEW		TYPICAL DETAILS	
REV. 0		BY: DJIS		DESCRIPTION	

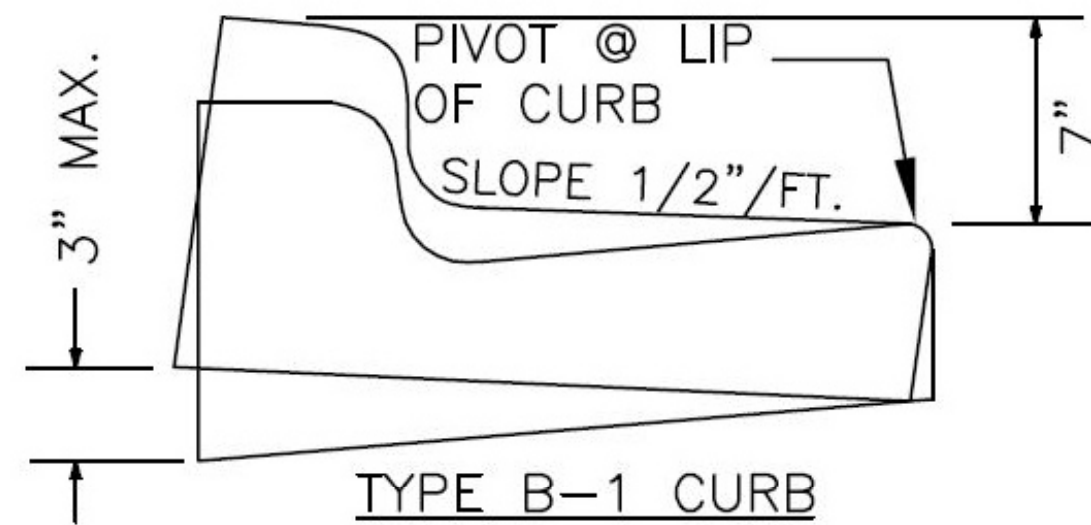
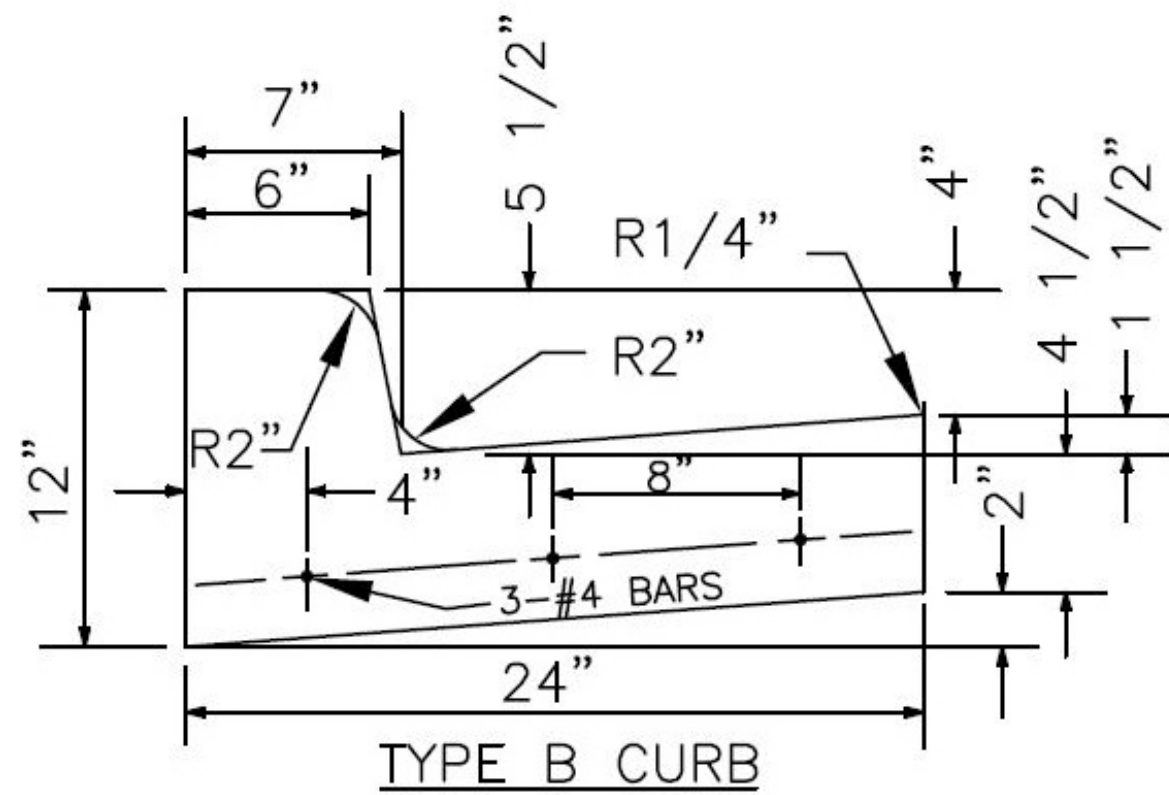


- NOTES:
- JOINTS SHALL BE FORMED AT RIGHT ANGLES TO THE ALIGNMENT OF THE SIDEWALK AND TO THE DEPTHS INDICATED BELOW.
 - THE SIDEWALK SHALL BE MARKED OFF INTO SQUARE STOMES BY CONTRACTION JOINTS. CONTRACTION JOINTS SHALL BE ONE-EIGHTH (1/8) INCH WIDE BY ONE (1) INCH DEEP AND MAY BE FORMED BY TOOLING OR BY USE OF A CONCRETE SAW.
 - EXPANSION JOINTS SHALL BE FORMED BY A ONE-HALF (1/2) INCH THICK PERFORMED JOINT FILLER, EXTENDING THE FULL DEPTH OF THE SLAB, AND SECURED SO THAT THEY ARE NOT MOVED BY DEPOSITING AND COMPACTING THE CONCRETE AT THESE JOINTS.
 - EXPANSION JOINTS SHALL BE PLACED WHERE SIDEWALK ABUTS OTHER STRUCTURES AND SHALL NOT BE SPACED MORE THAN 50 FEET APART ON STRAIGHT RUNS FOR HAND LAID SIDEWALKS AND NOT MORE THAN 100 FEET APART ON STRAIGHT RUNS FOR MACHINE LAID SIDEWALKS.



(RESIDENTIAL STREETS - ONE SIDE)
(5'- COLLECTOR AND THOROUGHFARE STREETS BOTH SIDES)

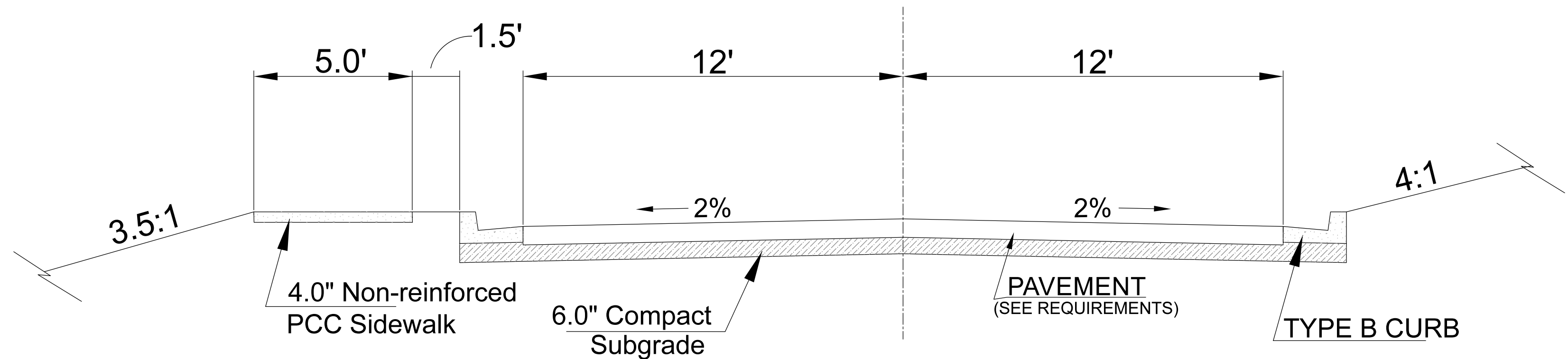
KS CLASS A(AE) CONCRETE SHALL BE USED THROUGHOUT.



TYPICAL CURB

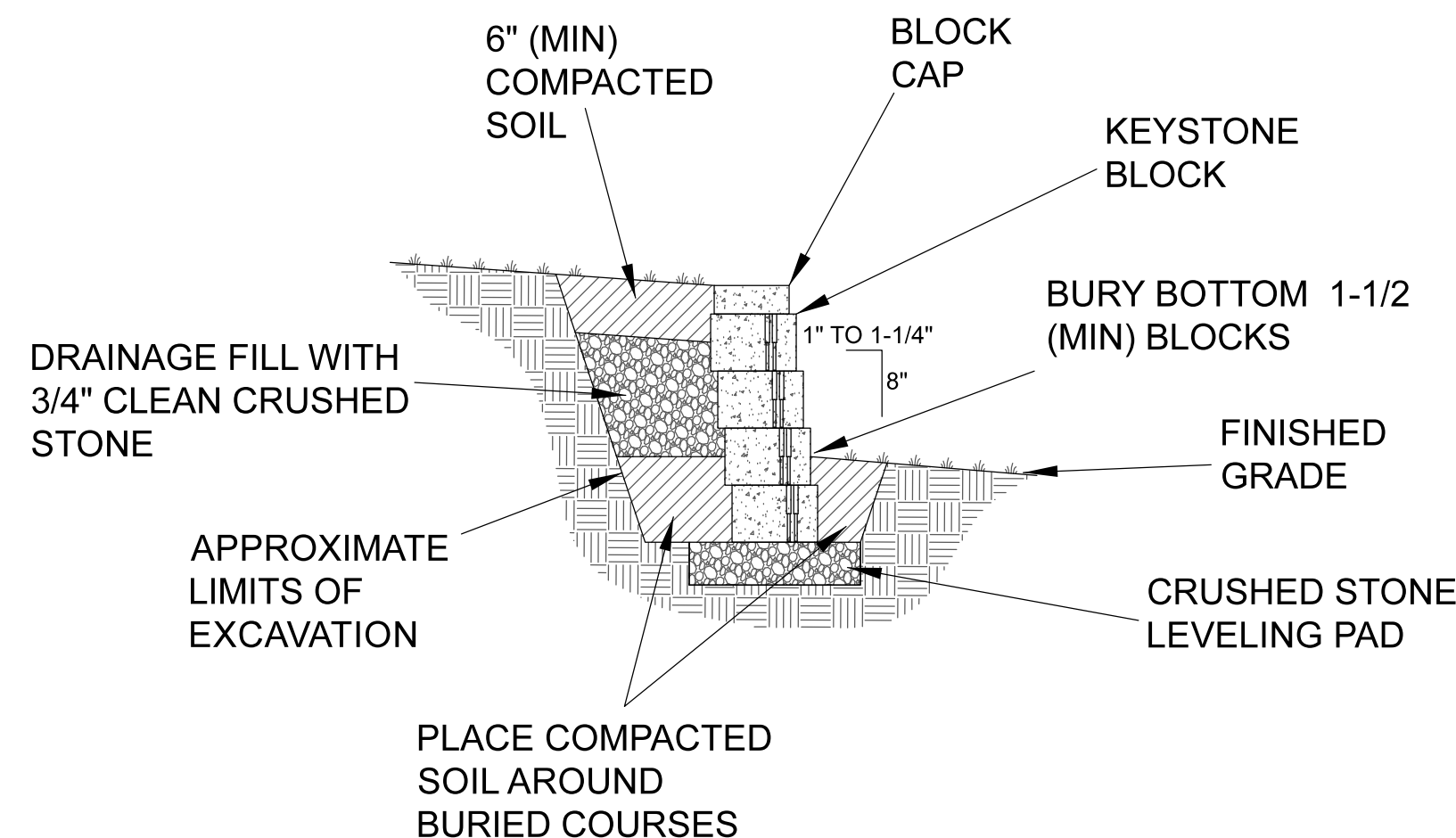
- NOTES:
- 1/2" PREMOLDED EXPANSION JOINTS SHALL BE PLACED AT POINTS OF CURVATURE, CURB INLETS, AND AT 100' CENTERS. CONTRACTION JOINTS SHALL BE A MIN OF 2" DEEP OR 1/3 TOTAL THICKNESS, A MAX. OF 3/8" WIDE AND PLACED AT 10' INTERVALS EQUALLY SPACED BETWEEN EXPANSION JOINTS. KANSAS CLASS A(AE) CONCRETE SHALL BE USED THROUGHOUT.
 - ALL CRUSHED STONE USED AS AGGREGATE FOR CONCRETE CONSTRUCTION SHALL BE OBTAINED FROM QUARRIES AND BEDS DESIGNATED BY THE KANSAS DEPARTMENT OF TRANSPORTATION AS MEETING DURABILITY REQUIREMENTS OF CLASS 1 OR CLASS 6.
 - NEW CURB PLACEMENT SHALL BE DOWELLED TO EXISTING OR PREVIOUS PLACEMENT IN ACCORDANCE WITH REINFORCING AS SHOWN ON THIS SHEET.
 - REINFORCING NOT REQUIRED WHEN CURB IS PLACED ON ASPHALTIC CONCRETE BASE COURSE (COLLECTOR AND ARTERIAL STREETS).
 - CONTRACTION JOINTS MUST ALIGN WITH CONCRETE PAVING JOINTS.

- PAVEMENT REQUIREMENTS:
PAVEMENT CROSS-SECTION FOR ENTRANCE ROAD AND PARKING LOT SHALL COMPLY WITH ONE OF THE FOLLOWING:
- 4" (MIN) FULL DEPTH ASPHALTIC CONCRETE
 - 2 1/2" (MIN) OF ASPHALTIC CONCRETE SURFACE OVER A 6" (MIN) CRUSHED ROCK BASE
 - 5" (MIN) PORTLAND CEMENT CONCRETE PAVEMENT WITH 10 GAUGE WELDED WIRE MESH ON SIX (6) INCH CENTERS EACH WAY EMBEDDED TWO (2) INCHES FROM THE BOTTOM SURFACE OF THE SLAB

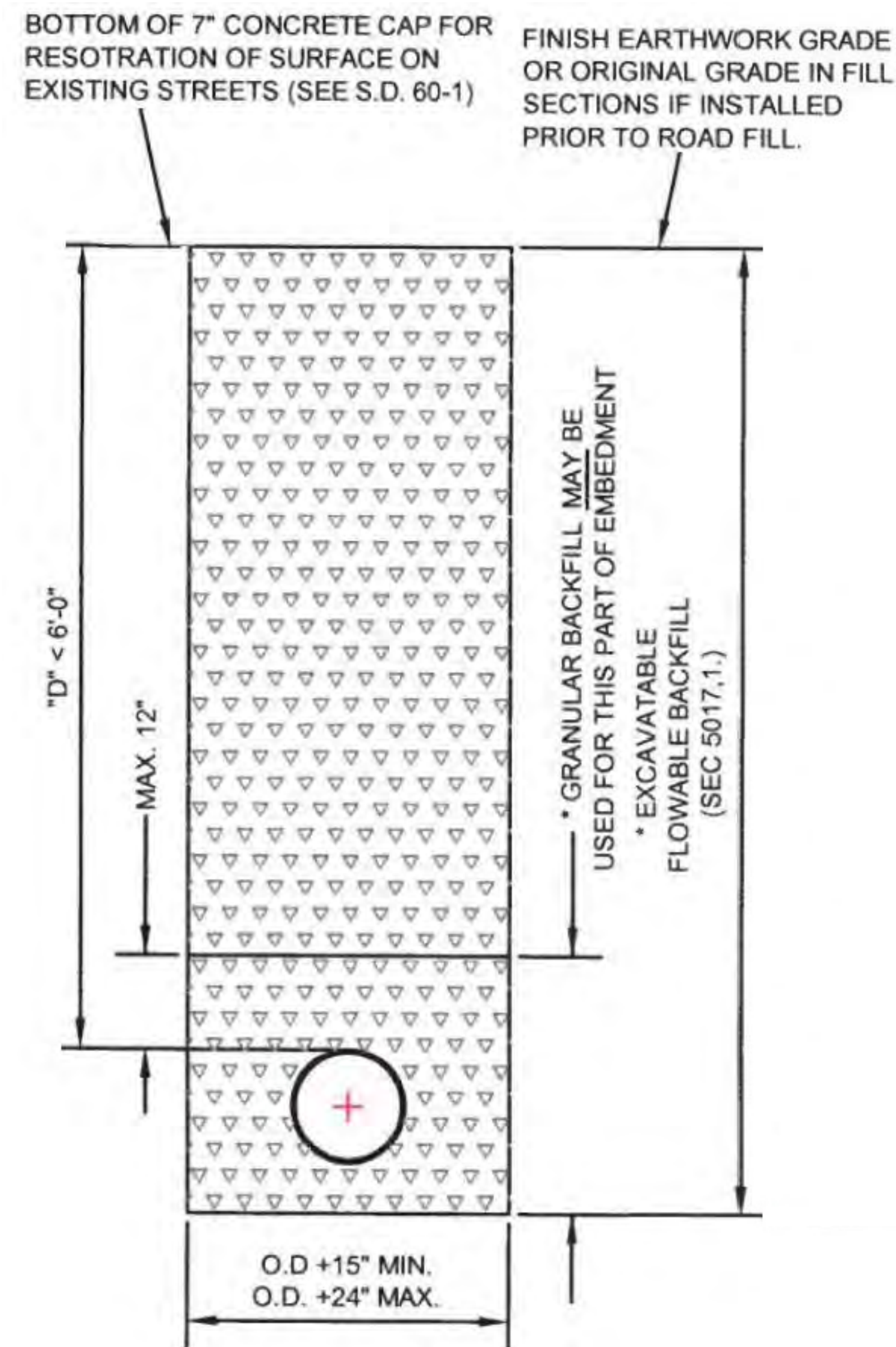


Schulte Engineering & Consulting, LLC		21 Gates Dr. Platts City, MO 64079 www.schulteengineering.com admin@schulteengineering.com PHONE: (816) 260-3328
REDDILL HOLDINGS, LLC LEAVENWORTH, KS	DATE: 11-16-2021 SCALE: AS NOTED	
LANSING FAMILY EYE CENTER LANSING, KS	DRAWN BY: DJIS ELECTRONIC FILE NAME:	
TYPICAL DETAILS	SHT. 13 OF 16	
REV. 0	DRAWING NUMBER	

Replace with
City bedding
detail



RETAINING WALL SECTION



PIPE BEDDING BENEATH PAVEMENT



12"x18" SIGN, MOUNT ON
GLVANIZED POLE, LOCATE SIGN
12" BEHIND SIDEWALK AND
CENTER ON PARKING STALL.

ADA SIGNAGE

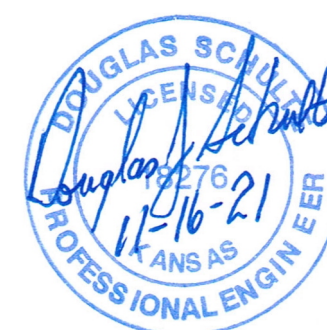





TABLE OF EMBEDMENT DEPTH BELOW PIPE		
D	a MIN. SOIL	a MIN. ROCK
27" AND SMALLER	3"	6"
30" TO 60"	4"	9"
66" AND LARGER	6"	12"

NOTES:
GRANULAR EMBEDMENT SHALL BE KSS TYPE CA-5, TO BE
 PLACED IN NOT MORE THAN 6" LAYERS AND COMPACTED.

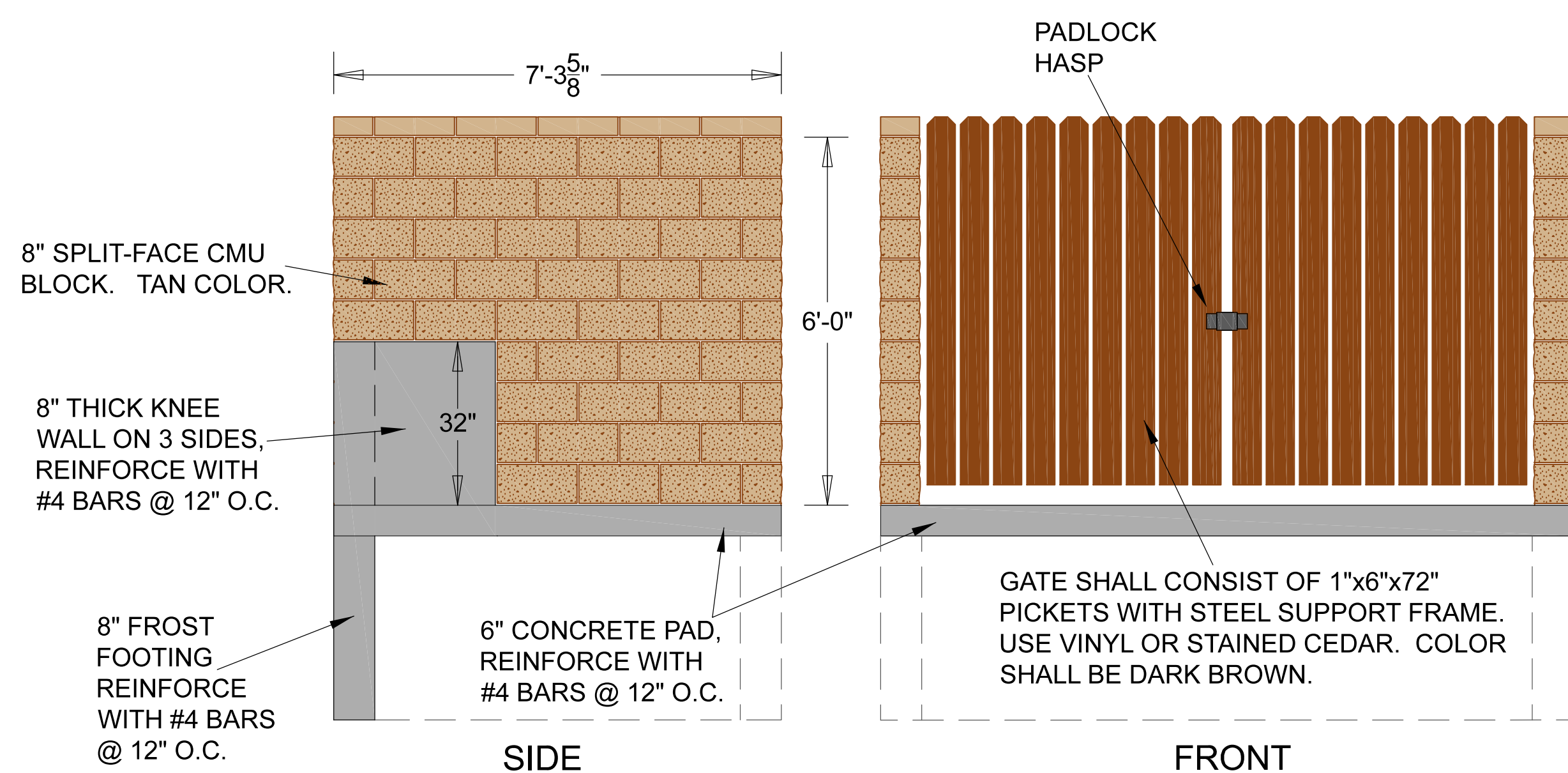
HAND PLACED COMPACTED EMBEDMENT SHALL BE FINELY DIVIDED JOB EXCAVATED MATERIAL FREE FROM DEBRIS, ORGANIC MATERIAL, AND STONES, PLACED IN UNIFORM LAYERS NOT MORE THAN 8" THICK, AND COMPACTED TO THE REQUIREMENTS SPECIFIED IN SECTION 6018 "TRENCH BACKFILL" OF THIS SPEC. GRANULAR EMBEDMENT MAY BE SUBSTITUTED FOR ALL OR PART OF HAND PLACED COMPACTED EMBEDMENT.

LEGEND

BC OUTSIDE DIA. OF PIPE
H COVER ABOVE TOP OF PIPE
D NOMINAL PIPE SIZE
o EMBEDMENT BELOW PIPE

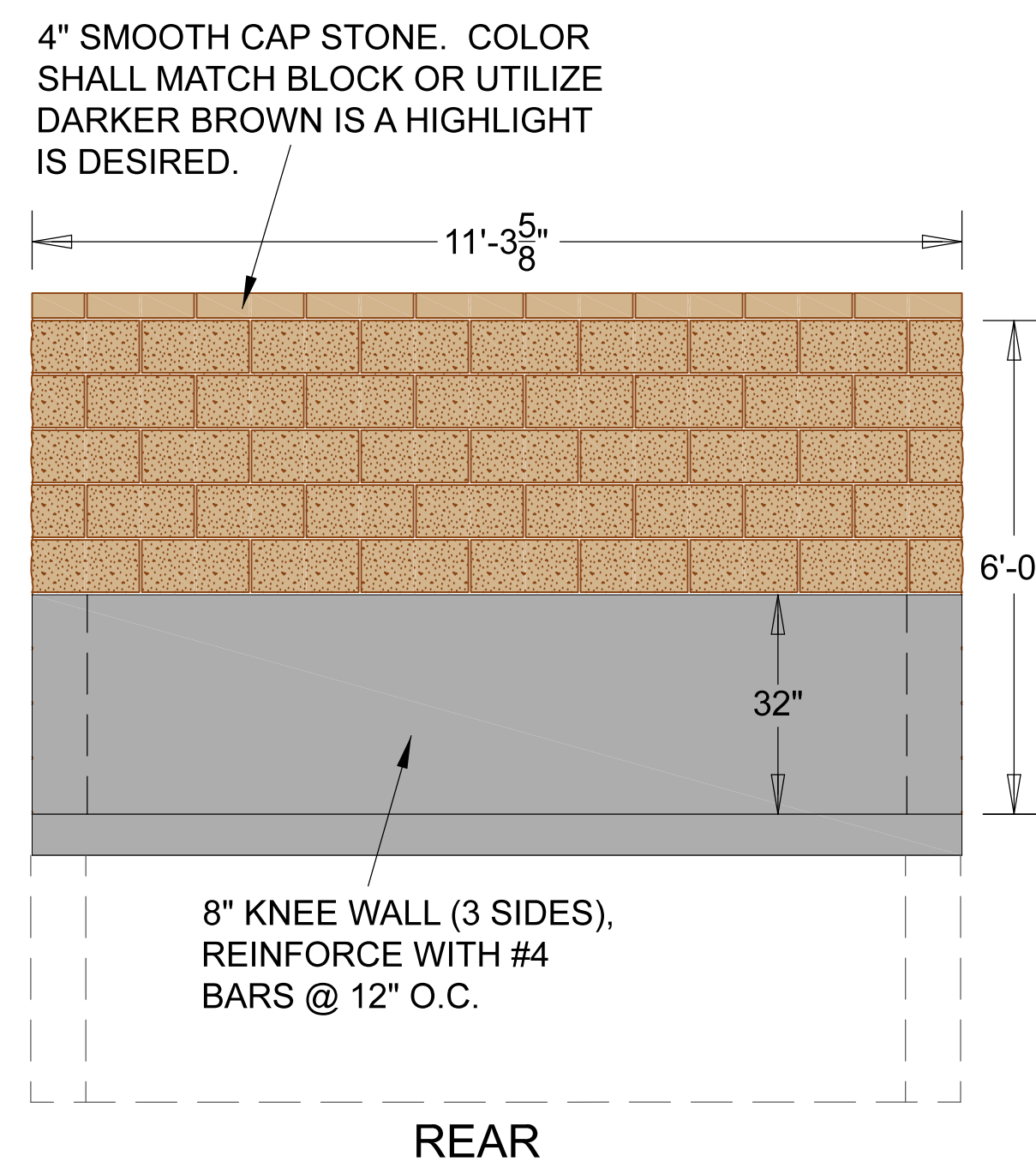
 HAND PLACED COMPACTED EMBEDMENT
 GRANULAR EMBEDMENT
 CONCRETE

PIPE BEDDING NO PAVEMENT



TRASH ENCLOSURE**

** - ENCLOSURE IS SIZED FOR A 2 OR 4 YD DUMPSTER



REDDLE HOLDINGS, LLC
LEAVENWORTH, KS

LANSING FAMILY EYE CENTER
| LANSING, KS

REV: 0	DRAWING NUMBER: TYPICAL DETAILS	SHT. 14 OF 16
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DRAWN BY: DJS DATE: 11-16-2021
ELECTRONIC FILE NAME: SCALE AS NOTED

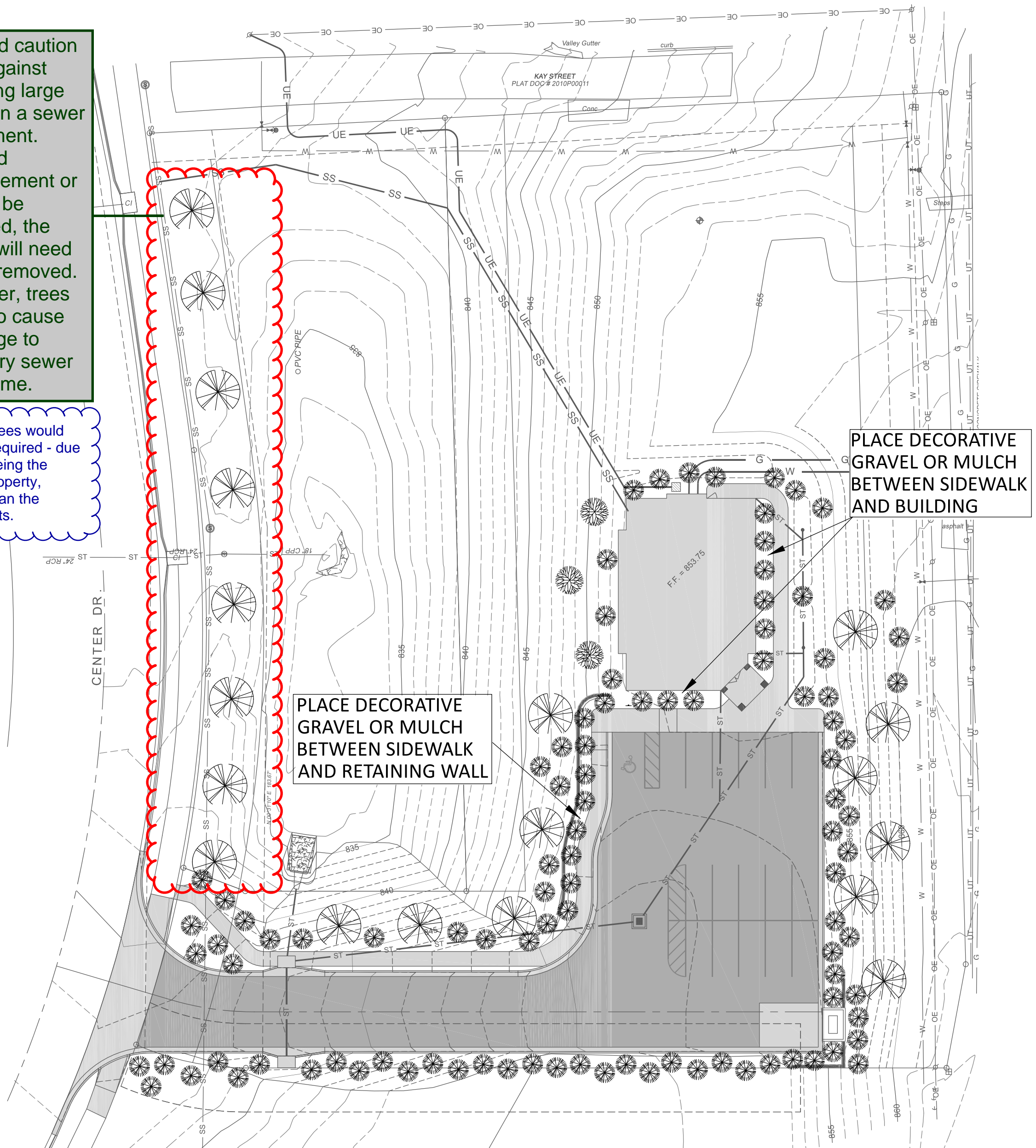
Schulte Engineering & Consulting, LLC

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1	11-16-2021	DJS	SUBMIT FOR CITY REVIEW
REV.	DATE	BY	DESCRIPTION

I would caution you against planting large trees in a sewer easement. Should replacement or repair be needed, the trees will need to be removed. Further, trees tend to cause damage to sanitary sewer over time.

These trees would not be required - due to this being the City's property, rather than the applicants.



LANDSCAPING CALCULATIONS:

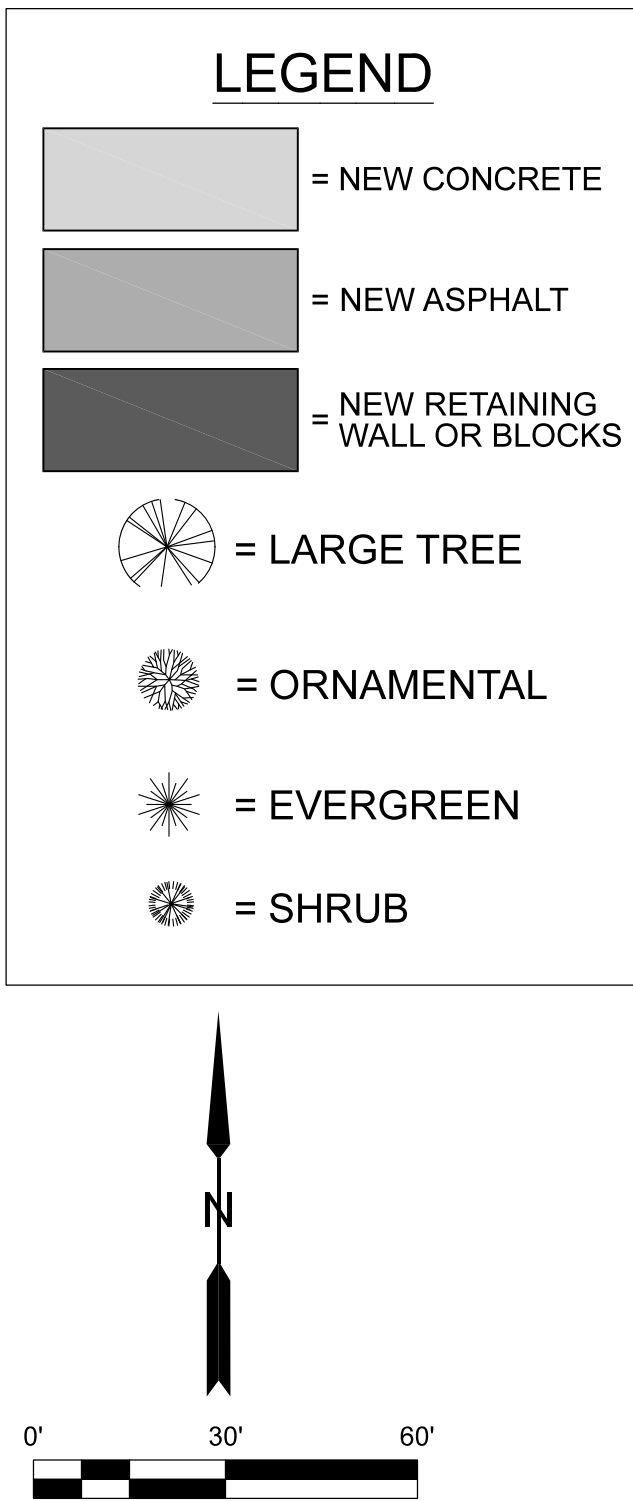
LOT AREA = 1.41 Ac = 61,420 SF
ROAD FRONTAGE = 313.50 Ft.
BUILDING FRONTAGE = 66.75 Ft.
PARKING SPACES PROVIDED = 17
PARKING LOT PERIMETER = 410 Ft.

LARGE TREES
ROAD FRONTAGE - 2 PER 40' FRONTAGE = 8
PARKING - 1 PER 40' PARKING PERIMETER = 11

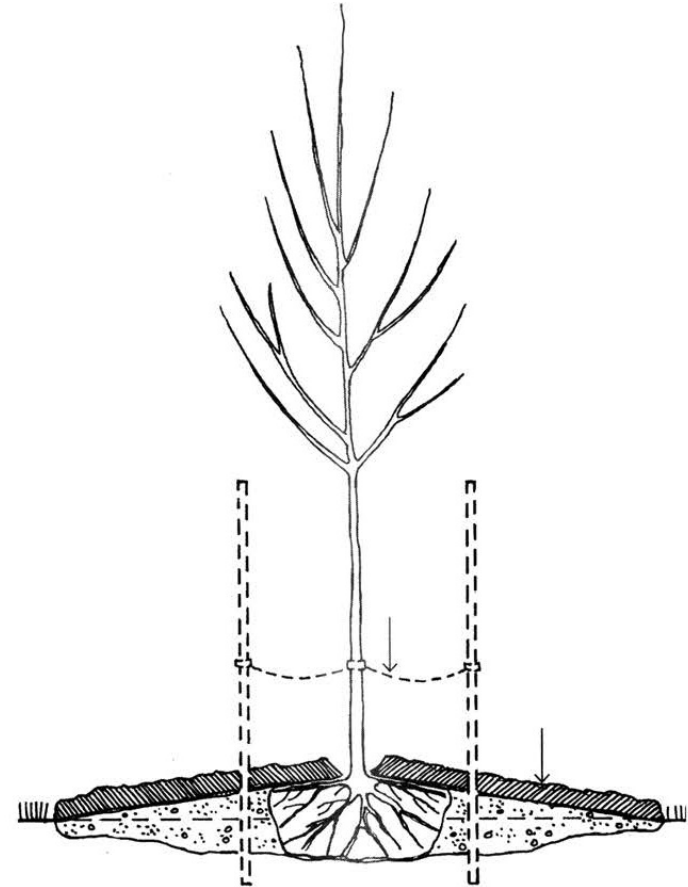
ORNAMENTAL TREES
FDN - 1 PER 25' BUILDING FRONTAGE = 3

EVERGREENS
FDN - MAY SUBSTITUTE UP TO 50% OF ORNAMENTAL AT 1 FOR 1
PARKING - MAY SUBSTITUTE UP TO 50% OF ORNAMENTAL AT 2 FOR 1

SHRUBS
FDN - 5 PER 25' BUILDING FRONTAGE = 13
PARKING - 5 PER 25' PARKING PERIMETER = 82



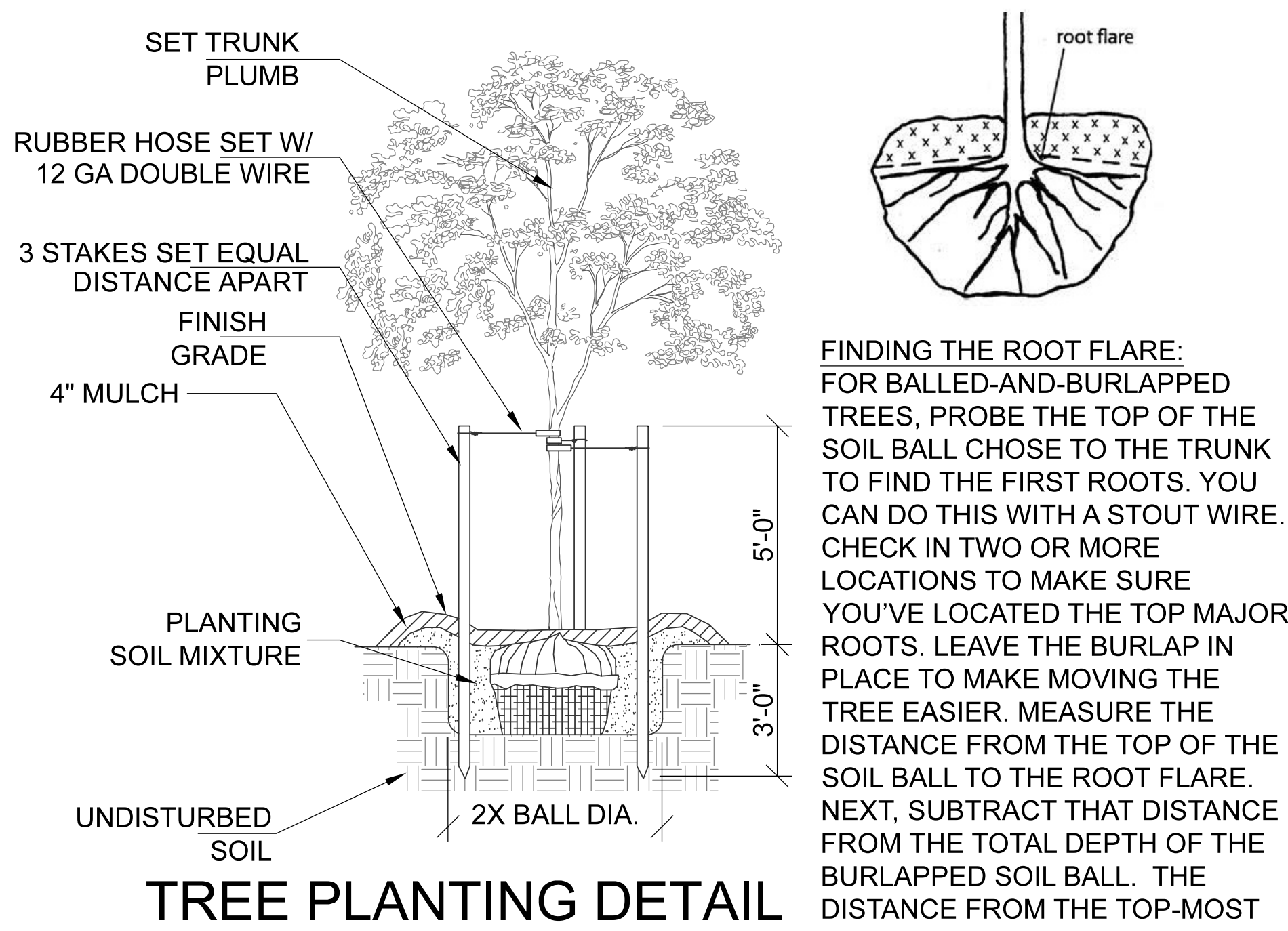
The area along the roadway would not be considered parking, so the amount of shrubs here can be reduced significantly. That being said, it would be nice to have a few trees of some sort along the entrance road. Perhaps the existing trees can be spread out to include some along the road itself.



COMPACTED SOIL PLANTING:
TO TEST FOR COMPACTED SOIL, DO A
SIMPLE PERCOLATION TEST. DIG A
HOLE 12 INCHES TO 18 INCHES DEEP
AND FILL IT WITH WATER. IF THE WATER
IS STILL IN THE WHOLE 12 TO 18 HOURS
LATER, THEN YOU HAVE COMPACTED
OR HEAVY CLAY SOILS.

ROOTS NEED OXYGEN, SO DIG A WIDE SHALLOW HOLE THREE TO FOUR TIMES THE WIDTH OF THE ROOT BALL OR CONTAINER AND ONLY HALF AS DEEP. MOUND BACKFILL SOIL SLIGHTLY TO THE TOP OF THE ROOT FLARE, COVERING THE ENTIRE EXCAVATION. THIS CREATES A RAISED PLANTING BED, WHICH WILL IMPROVE THE TREE'S PERFORMANCE. SOILS THAT HOLD EXCESSIVE MOISTURE MAY NEED A SUBSURFACE DRAIN TUBE INSTALLED BELOW THE ROOT BALL.

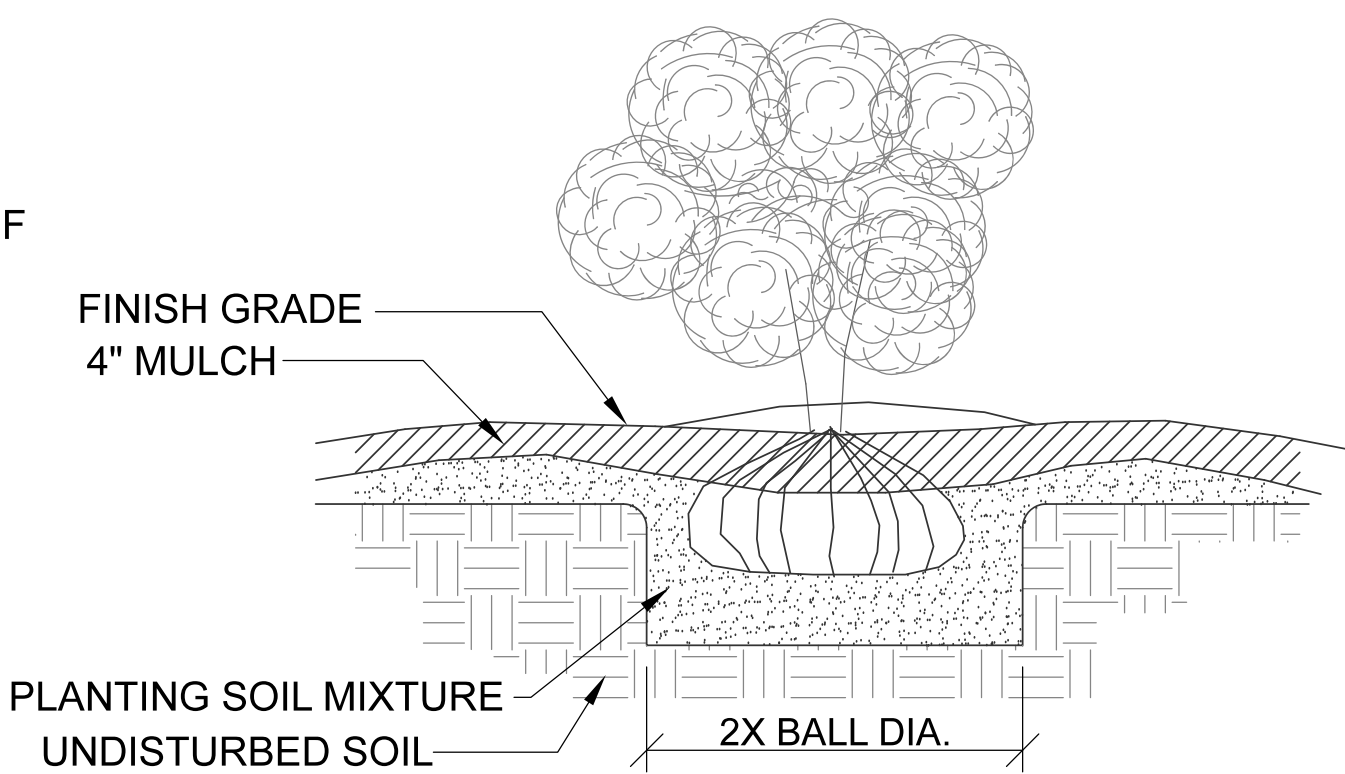
COMPACTED SOIL PLANTING DETAIL



FINDING THE ROOT FLARE:
FOR BALLED-AND-BURLAPPED TREES, PROBE THE TOP OF THE SOIL BALL CHOSE TO THE TRUNK TO FIND THE FIRST ROOTS. YOU CAN DO THIS WITH A STOUT WIRE. CHECK IN TWO OR MORE LOCATIONS TO MAKE SURE YOU'VE LOCATED THE TOP MAJOR ROOTS. LEAVE THE BURLAP IN PLACE TO MAKE MOVING THE TREE EASIER. MEASURE THE DISTANCE FROM THE TOP OF THE SOIL BALL TO THE ROOT FLARE. NEXT, SUBTRACT THAT DISTANCE FROM THE TOTAL DEPTH OF THE BURLAPPED SOIL BALL. THE DISTANCE FROM THE TOP-MOST BURIED ROOT TO THE BOTTOM OF THE BALL IS THE CORRECT DEPTH TO DIG THE PIT.

RECOMMENDED SHRUB SPECIES

- GOLD FLAME SPIREA SPIRAEA X
- LIMEMOUND SPIREA BUNALDA GOLDFLAME
- DWARF MAIDEN GRASS SPIREA X
- PAMPAS GRASS MISCANTHUS
- GOLDEN FORSYTHIA SIENSIS
- BUTTON BUSH CORTADERIA
- EVERGREEN SHRUB SELLOANA
- GOLDEN FORSYTHIA FORSYTHIA INTERMEDIA
- BUTTON BUSH SPECTABILIS
- EVERGREEN SHRUB CEPHALANTHUS
- BUTTON BUSH OCCIDENTALIS

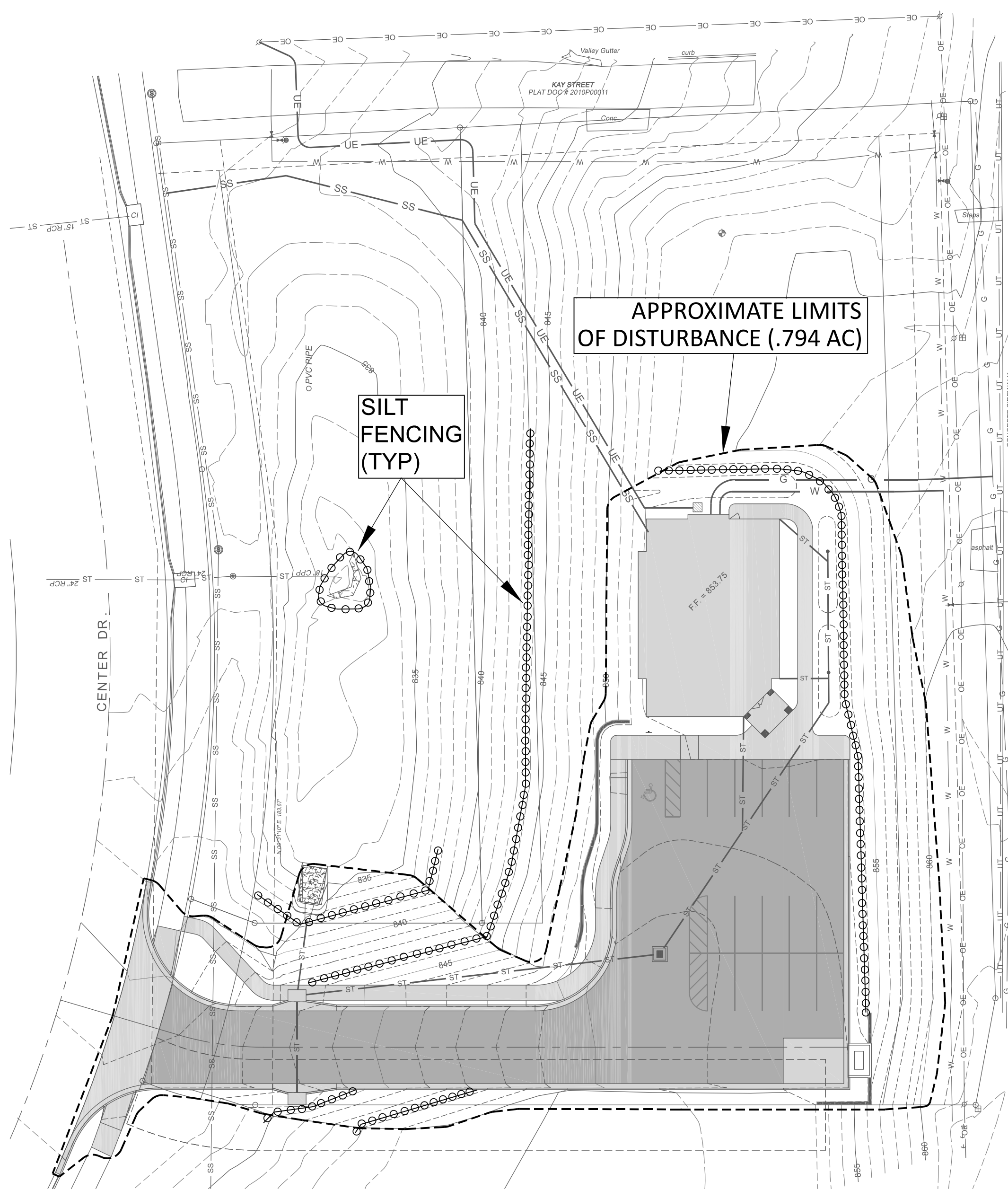


Common Name	Scientific Name	Height in Feet	Spread in Feet	Flower Color	Fall Color	Soil Moisture	Light Needed	Yearly Growth Rate	Tree Type
Coffeetree, Kentucky	Gymnocladus dioicus	80-75	40-60	Greenish White	Yellow	Average	Full sun	Medium	Large shade tree
Ginkgo	Ginkgo biloba	50-60	30-40	Not showy	Bright yellow	Average	Full sun to light shade	Slow to medium	Large shade tree
Hornbeam, European	Carpinus betulus	40-60	20-40	Red	Yellow-Green	Average	Full sun to light shade	Medium	Large shade tree
Oak, English	Quercus robur	40-60	10-40	Not showy	Brown	Average	Full sun	Medium	Large shade tree
Oak, Northern red	Quercus rubra	60-80	60-80	Not showy	Red	Average	Full sun	Medium to fast	Large shade tree
Oak, scarlet	Quercus coccinea	60-80	30-50	Not showy	Russet to red	Average	Full sun	Medium	Large shade tree
Oak, white	Quercus alba	70-90	50-80	Not showy	Reddish-Purple	Moist to dry	Full sun	Slow	Large shade tree
Alder, European	Alnus glutinosa	40-60	20-30	Red-Brown	Green	Wide range	Full sun to light shade	Fast	Large shade tree
Black gum	Nyssa sylvatica	40-60	20-30	Greenish White	Orange to scarlet	Wide range	Full sun to light shade	Slow	Large shade tree
Honeylocust, thornless	Gleditsia triacanthos var. inermis	30-60	25-50	Not showy	Yellow	Wide range	Full sun	Fast	Large shade tree
Oak, bur	Quercus macrocarpa	70-80	70-80	Not showy	Yellow-Brown	Wide range	Full sun	Slow	Large shade tree
Beech, European	Fagus sylvatica	40-50	15-25	Brown	Yellow-Bronze	Average	Full sun to light shade	Slow	Medium tree
Hophornbeam	Ostrya virginiana	30-40	20-30	Red-Brown	Yellow	Average	Full sun to light shade	Slow	Medium tree
Filbert, Turkish	Corylus colurna	40-50	20-25	Not showy	Yellow to purple to red	Wide range	Full sun	Medium	Medium tree
Hawthorn	Crataegus species	20-30	15-30	White	Scarlet	Average	Full sun to light shade	Medium	Small tree
Lilac, Japanese tree	Syringa reticulata	20-30	15-25	Creamy white	Yellow	Wide range	Full sun	Medium	Small tree
Maple, Tatarian	Acer species	15-20	15-20	Green-White	Red and Reddish-Brown	Wide range	Full sun to light shade	Slow to medium	Small tree
Maple, Shantung	Acer species	20-30	20-25	Green-Yellow	Yellow to red	Wide range	Full sun to light shade	Slow	Small tree

TREE PLACEMENT GUIDELINES

1. SPACE TREES 30 - 50 FEET APART.
2. PLACE TREES NO CLOSER THAN 15 FEET FROM STREET OR AREA LIGHTING.
3. PLACE TREES NO CLOSER THAN 8 FEET FROM A DRIVEWAY.
4. PLACE TREES NO CLOSER THAN 5 FEET FROM A FIRE HYDRANT.
5. PLACE TREES NO CLOSER THAN 5 FEET FROM A STORM BOX, GAS VALVE, WATER VALVE, CABLE BOX, OR ANY OTHER ABOVE GROUND UTILITY.





EROSION CONTROL PLAN

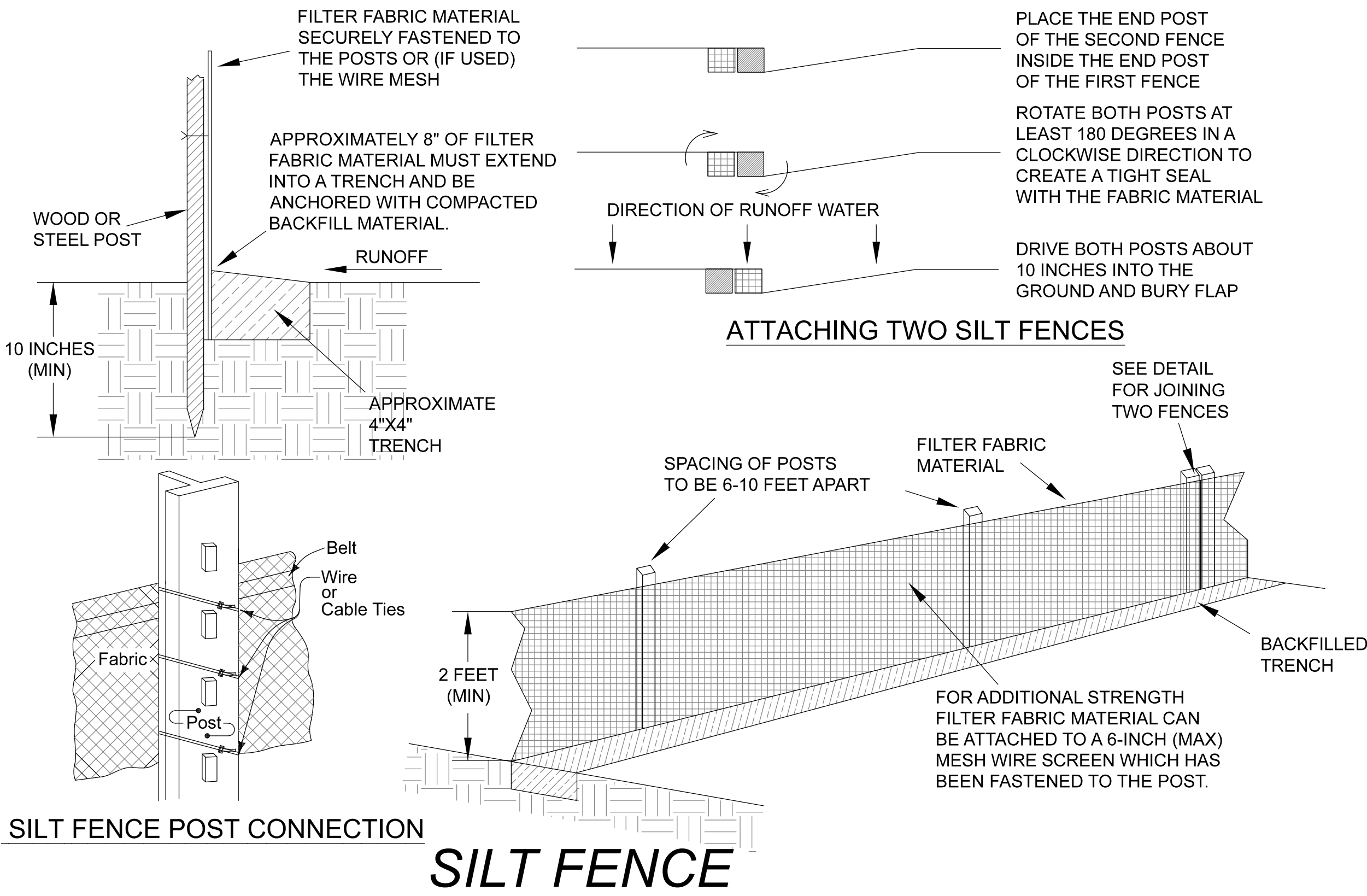
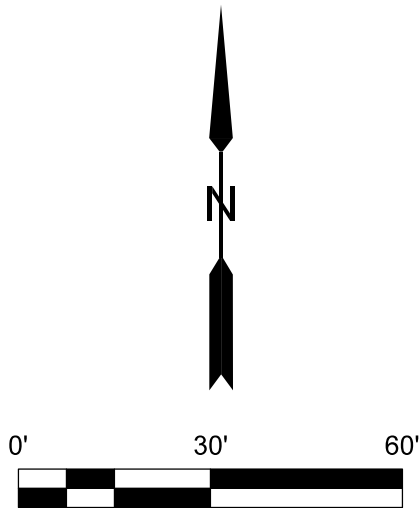
APPROXIMATE TOTAL
DISTURBED AREA IS .794 AC

CONCRETE WASHOUT LOCATION TO
BE DETERMINED BY DEVELOPER OR
GENERAL CONTRACTOR

LOCATE SPILL KIT IN A
CENTRAL LOCATION

LEGEND

- ○ ○ ○ ○ SILT FENCING
- APPROXIMATE DISTURBANCE LIMITS



SEEDING

1. ALL AREAS DISTURBED DURING GRADING OPERATIONS SHALL BE SEEDED, FERTILIZED, AND MULCHED.
2. ALL SEEDING AND MULCHING SHALL BE COMPLETED AS SOON AS PRACTICALLY POSSIBLE FOLLOWING GRADING OPERATIONS.
3. MULCH SHALL BE VEGETATIVE TYPE. SEEDING SHALL BE AS FOLLOWS:
 - OFFSITE: SEEDING OUTSIDE OF LOT 6A SHALL UTILIZE ALTA FESCUE OR KENTUCKY 31 FESCUE (120 LBS/ACRE).
 - ONSITE: SEEDING WITHIN THE BOUNDARY OF LOT 6A SHALL COMPLY WITH OWNER'S REQUIREMENTS FOR GRASS TYPE.
4. PERMANENT SEEDING WORK SHALL BE DONE BETWEEN THE DATES OF FEBRUARY 1 AND APRIL 15 FOR SPRING PLANTING.
5. SOWING SHALL BE ACCOMPLISHED BY USE OF AN APPROVED MECHANICAL SEEDER, DRILL, OR HYDROSEEDING.
6. FERTILIZER SHALL BE INORGANIC 12-12-12, 13-13-13, OR 10-20-5 GRADE.

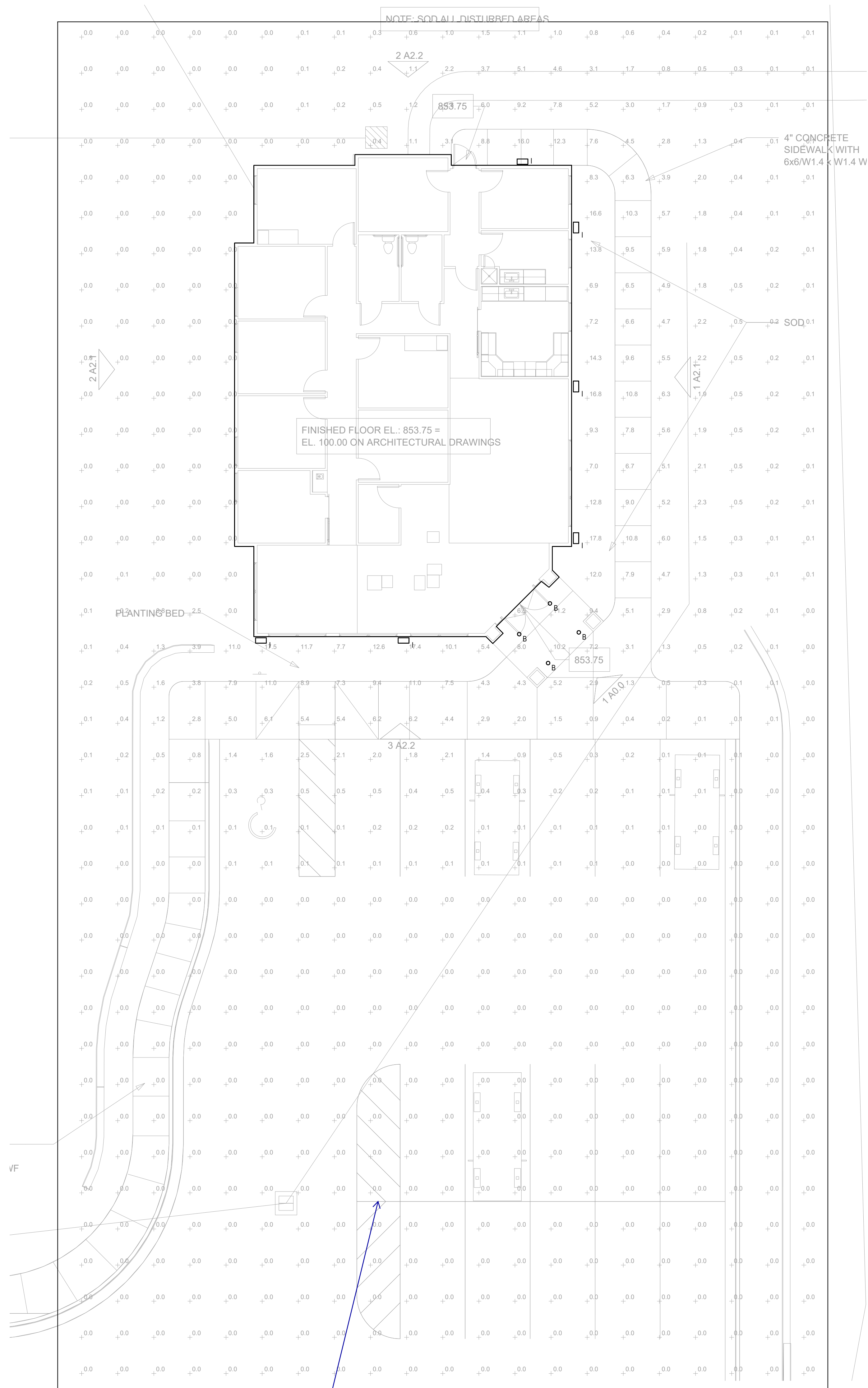
LAND DISTURBANCE GENERAL NOTES

1. THE INTENT OF THIS LAND DISTURBANCE PLAN IS TO PROVIDE PROTECTION GUIDANCE TO THE CONTRACTOR TO PREVENT THE DISCHARGE OF SOIL MATERIAL INTO DOWNSTREAM SYSTEMS OR RECEIVING CHANNELS. ADEQUATE PROTECTION SHALL BE REQUIRED DURING CONSTRUCTION AND REMAIN IN PLACE UNTIL GROUND COVER IS ESTABLISHED FOR ALL DISTURBED AREAS. IF ANY METHOD OF CONTROL FAILS, THE CONTRACTOR SHALL PROVIDE IMMEDIATE REPAIR OR IMPLEMENT AN ALTERNATE MEASURE APPROVED BY THE OWNER.
2. THIS PLAN OUTLINES THE CRITICAL AREA OF DISTURBANCE TO ESTABLISH THE MINIMUM REQUIREMENT FOR SITE PROTECTION. EROSION CONTROL MEASURES MAY CONSIST OF THOSE INDICATED WITHIN THE PLANS OR ADDITIONAL MEASURES, AS NEEDED, TO CONTROL EROSION ON SITE. THE OWNER HAS THE AUTHORITY TO LIMIT THE DISTURBED SURFACE AREA AND TO DIRECT THE CONTRACTOR TO PROVIDE CONTROL MEASURES.
3. CLEARING AND GRUBBING WITHIN A DRAINAGE COURSE SHOULD BE AVOIDED IF POSSIBLE. WHERE CHANGES TO A DRAINAGE COURSE OCCUR, WORK SHALL BE COMPLETED AS QUICKLY AS POSSIBLE AND THE AREA IMPACTED BY THE CONSTRUCTION ACTIVITIES SHALL BE REVEGETATED OR PROTECTED FROM EROSION AS SOON AS POSSIBLE. AREAS WITHIN A DRAINAGE WAY SHOULD BE CONTOURED AND PROTECTED WITHIN FIVE (5) WORKING DAYS AFTER GRADING HAS CEASED.
4. WHEN SOIL DISTURBING ACTIVITIES CEASE IN AN AREA FOR MORE THAN 14 DAYS, THE DISTURBED AREA SHALL BE STABILIZED WITH MULCH OR OTHER EROSION CONTROL MEASURES. IF THE SLOPE OF A DISTURBED AREA IS GREATER THAN 3:1, OR GREATER THAN 3% AND EXCEEDING 150 FEET IN LENGTH, THE DISTURBED AREA SHALL BE STABILIZED WITH MULCH OR OTHER EROSION CONTROL MEASURES IF ACTIVITIES CEASE FOR MORE THAN SEVEN (7) DAYS.
5. EXISTING VEGETATION SHALL BE PRESERVED WHERE PRACTICAL. NO DISTURBED AREAS SHALL REMAIN WITHOUT VEGETATIVE GROUND COVER FOR A PERIOD IN EXCESS OF 60 DAYS.
6. SLOPES SHOULD BE LEFT IN A ROUGHENED CONDITION DURING GRADING.
7. CONTROL MEASURES SHALL BE INSTALLED PRIOR TO GRADING WHERE PRACTICAL AND POSSIBLE. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IMMEDIATELY FOLLOWING GRADING OPERATIONS.



CLIENT: REDDELL HOLDINGS, LLC LEAVENWORTH, KS		DRAWN BY: DJS	DATE: 11-16-2021	SCALE: AS NOTED
LANSING FAMILY EYE CENTER LANSING, KS		DRAWN BY: DJS	DATE: 11-16-2021	SCALE: AS NOTED
SHT. 16 OF 16		EROSION CONTROL		
REV. 0	DRAWING NUMBER	EROSION CONTROL		
Schulte Engineering & Consulting, LLC 21 Gates Dr. Platts City, MO 64079 www.schulteengineering.com admin@schulteengineering.com PHONE: (816) 280-3328		1	11-16-2021	BY: DJS
		REV.	DATE	DESCRIPTION
		1	11-16-2021	SUBMIT FOR CITY REVIEW

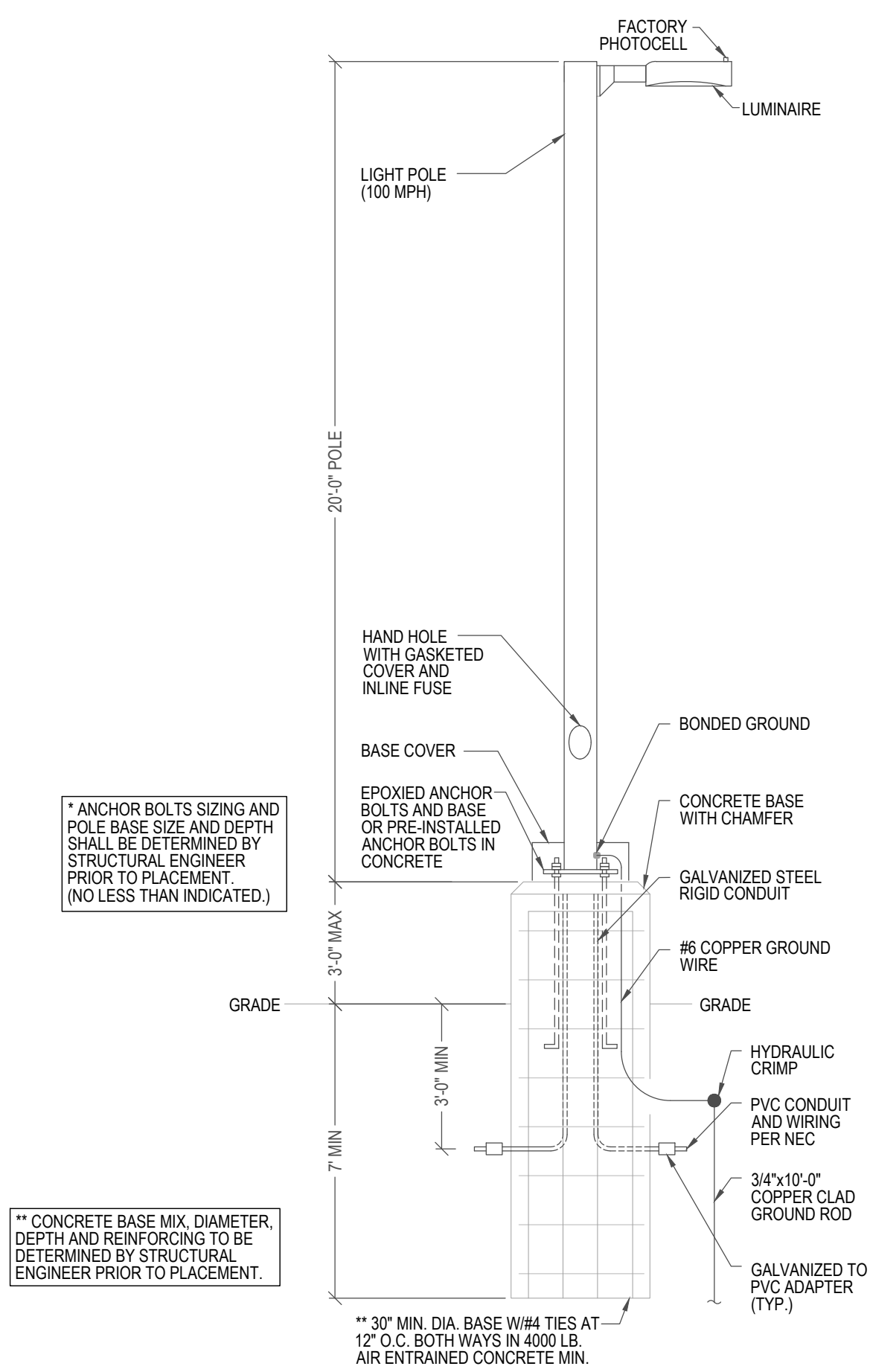
LIGHT FIXTURE SCHEDULE						
TYPE	MANUFACTURER	LAMP	LUMENS	VOLTS	WATTS	DESCRIPTION
B	HUBBELL PRESCOLITE, OR APPROVED EQUAL LB64 7L 35K 9 WH	LED	700	120	10	1" LED RECESSED DOWNLIGHT, ALUMINUM HOUSING AND REFLECTOR WITH CLEAR ANODIZED TRIM, HIGH PERFORMANCE ISOLATED LED DRIVER, DIMMING RANGE FROM 100% TO 10%, WET LOCATION RATED, 5 YEAR WARRANTY.
I	SUPERBRIGHTLITES, OR APPROVED EQUAL WFFC2-5840-4" (JL-4235 PHOTOCELL)	LED	4400	120	40	LED WALL CUTOFF, EXTERIOR RATED LED DRIVER, WET LOCATION RATED, DIE CAST ALUMINUM HOUSING, POWDER COAT FINISH, 5000K TEMP, 5 YEAR WARRANTY, MOUNT AT 8'-0" (±) AFF. COORDINATE COLOR AND EXACT LOCATION WITH ARCHITECT.



GENERAL NOTES:

- | | |
|----|---|
| B. | CONTRACTOR SHALL COORDINATE WITH OTHER TRADES PRIOR TO START OF PROJECT WORK AND SUBMIT COORDINATED PROJECT WORKING DRAWINGS FOR APPROVAL OF INSTALLATION DRAWINGS FOR REVIEW AND APPROVAL BY ENGINEER OF RECORD. |
| C. | CONTRACTOR SHALL COORDINATE INSTALLATION REQUIREMENTS AND SCHEDULING OF ALL WORK WITH BUILDING REPRESENTATIVE AND GENERAL CONTRACTOR. |
| D. | INSTALLATION SHALL COMPLY WITH LATEST EDITION OF NATIONAL ELECTRICAL CODE AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION, NFPA, ETC., ALL FEDERAL, STATE, CITY, AND LOCAL CODE. |
| E. | CONTRACTOR SHALL BE LICENSED TO PERFORM WORK IN MUNICIPALITY WHERE PROJECT IS LOCATED. OBTAIN AND PAY FOR ALL PERMIT AND INSPECTION FEES. |
| F. | EQUIPMENT LOCATION AND WIRING REQUIREMENT FOR ALL RECEPTABLE AND POWER FEEDS TO OWNER FURNISHED VEHICULAR PROJECT TO INSTALLATION. |
| G. | PROVIDE 1/2" CONDUT PLUMB STRING TO ABOVE CEILING AND ACCESSIBLE FOR ALL DATA OUTLETS. |
| H. | FOR THE PURPOSES OF THIS PROJECT, THE TERM PROVIDE SHALL BE DEFINED AS, "FURNISH AND INSTALL". |


PLAN NOTES:



2 AREA LIGHT DETAIL

Reviewed By CED
12/10/2021 3:24:12 PM
By mschmitz

Would strongly suggest the addition of one pole light in this area with a 4-way luminary assembly to provide lighting for the parking lot area.

 1 **SITE PLAN**
1/8" = 1'-0"

[illegible]

Sheet Number

ES1.01

Site Plan Case SP-2021-1a

Family Eyecare Center

301 Centre Dr. (West Kay & Centre Drive Vicinity)

Project Facts

Applicant

Wagner Construction
Mr. Jeff Wagner

Address

301 Centre Dr.
(West Kay & Centre Drive)

Property ID

106-24-0-40-07-001.04-0

Zoning

B-3 – Regional Business District

Future Land Use

Commercial

Land

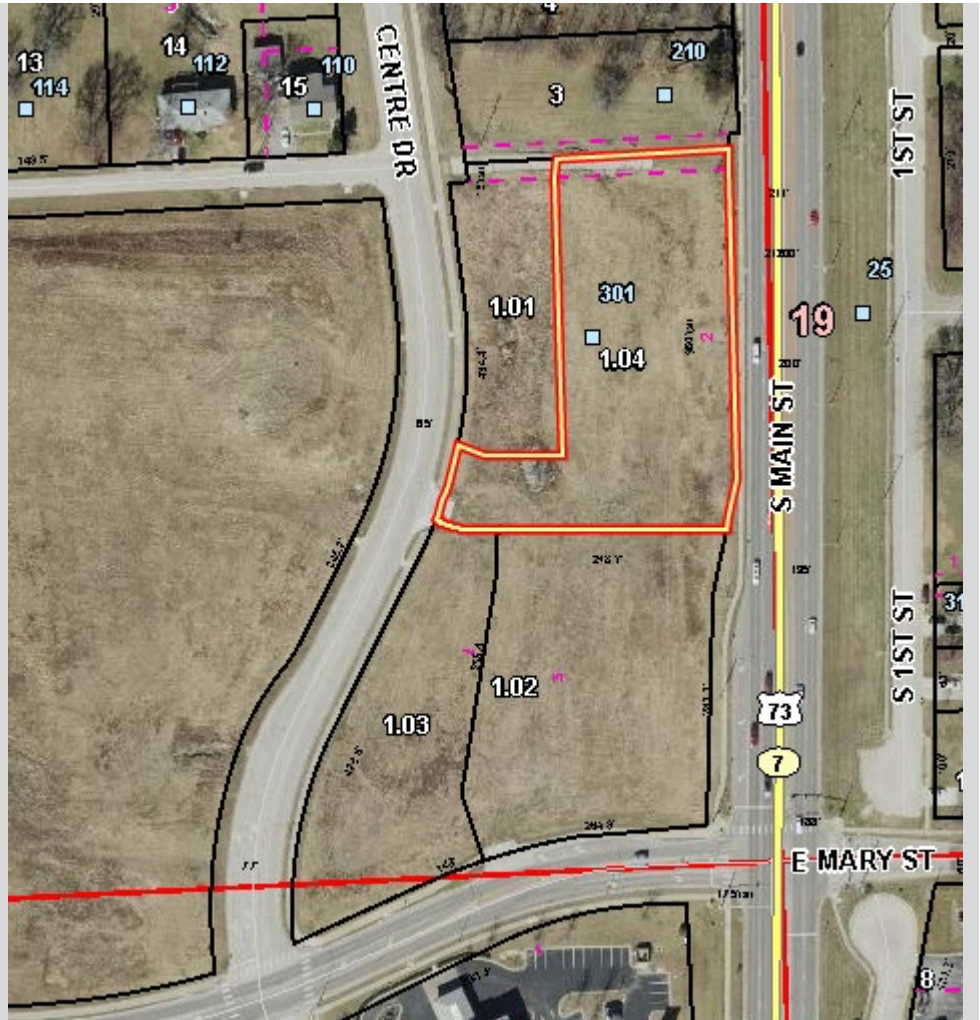
65,929.78 SF (1.51 acres)

Building

Existing: N/A
Proposed: 2,928 SF

Requested Approvals

Site Plan



Project Summary

The Applicant proposes to construct a two-story (2,928 S.F.) professional office building for an Eye Doctor. The project consists of full site development as this is a greenfield site, and no existing pavement or buildings exist on the property. The plan includes reconfiguration / reconstruction of the site's preconstructed driveway entrance, and construction of the internal drive that connects the proposed parking lot with Centre Drive. Approval of this Site Plan would authorize the applicant to apply for a building permit on the property, subject to any conditions added during the approval process at the Planning Commission meeting. **This plan was approved during the July Planning Commission meeting, but has substantially changed, resulting in the reapplication for the Site Plan.**

An overall site plan, and preliminary building plans, are attached to this report.

The timeline of the project, should this application be approved, is to proceed to construction as quickly as possible. Family Eyecare Center would like to be open on this site as soon as possible.

Summary of Open Items

Staff identified the following open items that require further discussion at the Planning Commission meeting. Please see the remainder of this report for more information on each open item.

Community & Economic Development Department

1. Outstanding items from the Site Plan Review are noted in the body of the report below.

Public Works Department & City Engineer

1. Stormwater items as noted in body of report below.

Wastewater Department

1. Wastewater items as noted in body of report below.

Open Items – Community & Economic Development Department

Site Plan Application items

The Community & Economic Development Director, and staff from Gould Evans, have reviewed the site plan for conformance with the site plan requirements as outlined in the Unified Development Ordinance (UDO), as well as the Site Plan Application, and found the following items of concern:

The Director reviewed this site plan application for the following:

1. In general, any site plan in compliance with all requirements of this code shall be approved.
 - *The site plan is in compliance with standards outlined in Table 4-1 General Development Standards. The drawing demonstrates a “Buffer” frontage type as indicated in Article 5.03 – Commercial Design Standards: Table 5-5.*
 - *The Landscape Plan is in compliance with the standards in Article 6 – Site and Landscape Requirements and the planting requirements in Table 6-1. It also demonstrates compliance with Article 7, including required sidewalk connections per Section 7.02-C – Sidewalks.*
 - *The site plan demonstrates compliance with parking standards in Table 7-5, which requires 1 parking space per 300 s.f. of floor area for the professional office classification.*
2. In making a determination of compliance, or for site plans accompanying any discretionary review or administrative relief, the review body shall consider whether:
 - The site is capable of accommodating the buildings, proposed use, access and other site design elements required by the code and will not negatively impact the function and design of rights-of-way or adjacent property.
 - *The site appears to be capable of accommodating the proposed development based on the Unified Development Code. An official review of building feasibility regarding drainage and grading plans will be conducted by other appropriate City departments.*
 - The design and arrangement of buildings and open spaces is consistent with good planning, landscape design and site engineering principles and practices.
 - *The proposed building and parking arrangement orients the building away from the streetscape – Centre Drive, and rather toward K-7 to the south and east. However, the west façade facing Centre Drive appears to demonstrate consistent quality of materials and transparency and the access plan indicates sidewalks will be added to connect Centre Drive with the building’s entrance.*

- The architecture and building design use quality materials and the style is appropriate for the context considering the proportion, massing, and scale of different elements of the building.
 - *The proposed architectural style and building materials appear to be appropriate for the site, which is in the broader context of the developing Towne Center. The preliminary drawings appear to fulfill the standards outlined in Article 5.03 Commercial Design Standards.*
 - The overall design is compatible to the context considering the location and relationships of other buildings, open spaces, natural features, or site design elements.
 - *The proposed development is the first project of the norther portion of a broader planning context for the City to establish its Towne Center. The nearest completed development project is the Exchange Bank and Trust Lansing Branch located south of W Mary Street. The proposed project appears to be compatible with this previous project.*
 - Whether any additional site-specific conditions are necessary to meet the intent and design objectives of any of the applicable development standards.
 - N/A
3. The application meets the criteria for all other reviews needed to build the project as proposed.
- *Official review is complete and noted by other appropriate City Departments, including Public Works and Wastewater. Fulfillment of all criteria as outlined in the UDO will be required before a building permit can be issued for this project.*
4. The recommendations of professional staff.
- *Staff recommends acceptance and approval of the site plan with the items outlined on the plans addressed.*

The site plan does not show the current zoning, but the site is zoned as B-3 – Regional Business District per the Lansing Zoning Map. This has been requested to be added on the attached plans.

There is a trash enclosure shown on the site, with screening, and the details of how this will be constructed are included.

The plan shows removal of sidewalk along Centre Drive and gives clarity on how the sidewalk will be replaced.

Open Items – Public Works Department

Site Plan Application items

The Public Works Director / City Engineer has reviewed the site plan for conformance with City requirements and found items missing from the submittal. Those items have been noted on the attached plans and will require additional information before the Public Works Director / City Engineer will approve the proposed project.

Open Items – Wastewater Department

Site Plan Application items

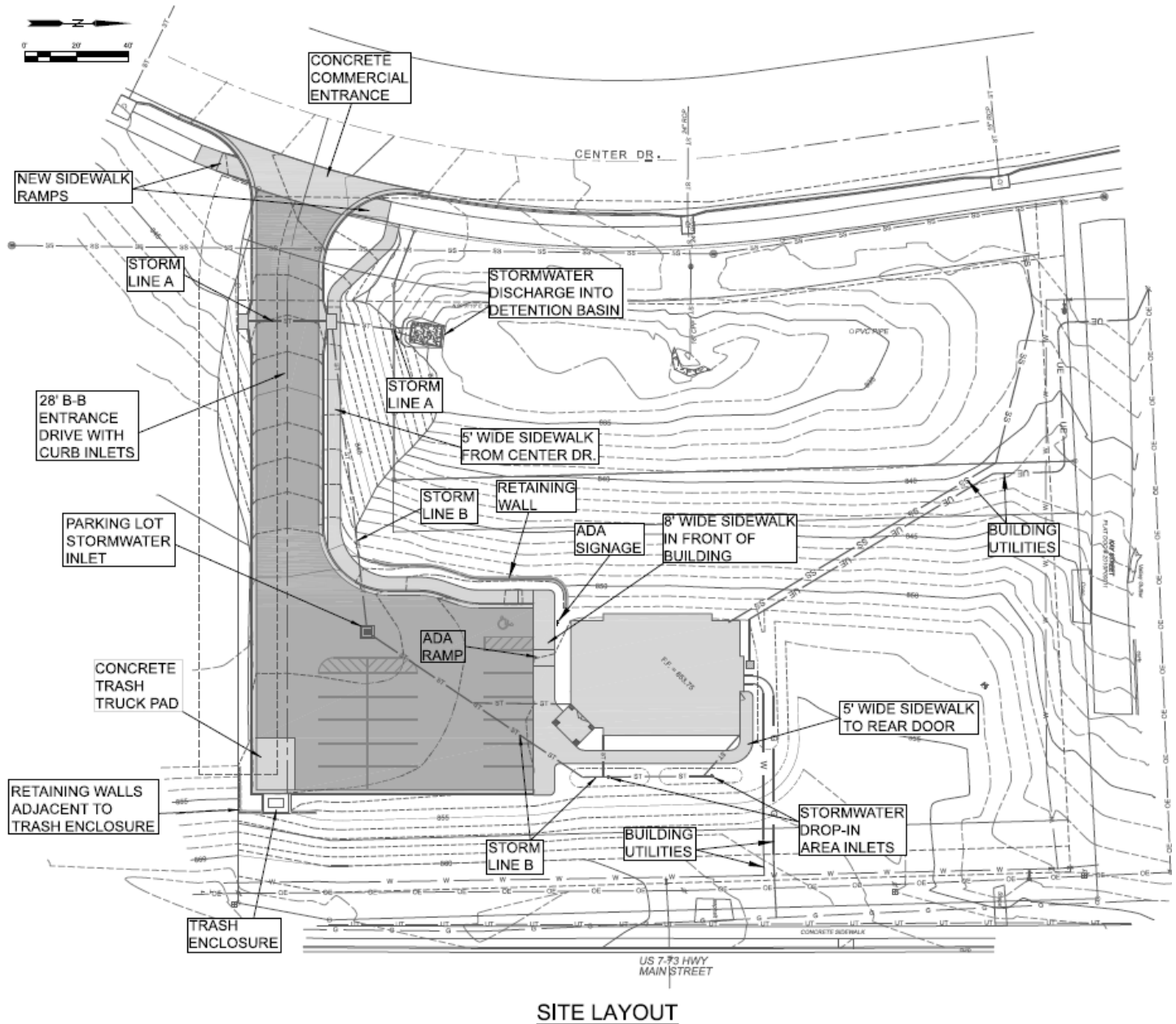
The Wastewater Director has reviewed the site plan for conformance with City requirements and found items missing from the submittal. Those items have been noted on the attached plans and will require additional information before the Wastewater Director will approve the proposed project.

Sewer in the area:



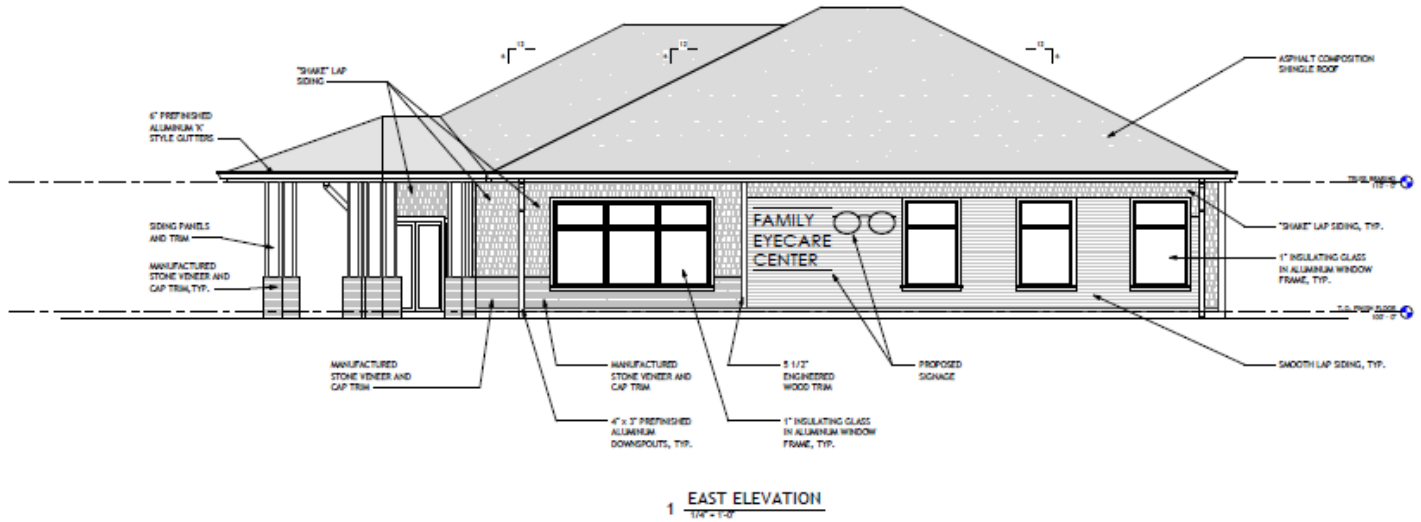
Building Site Plan

Below is the building Site Plan that shows the location of the building on the lot:

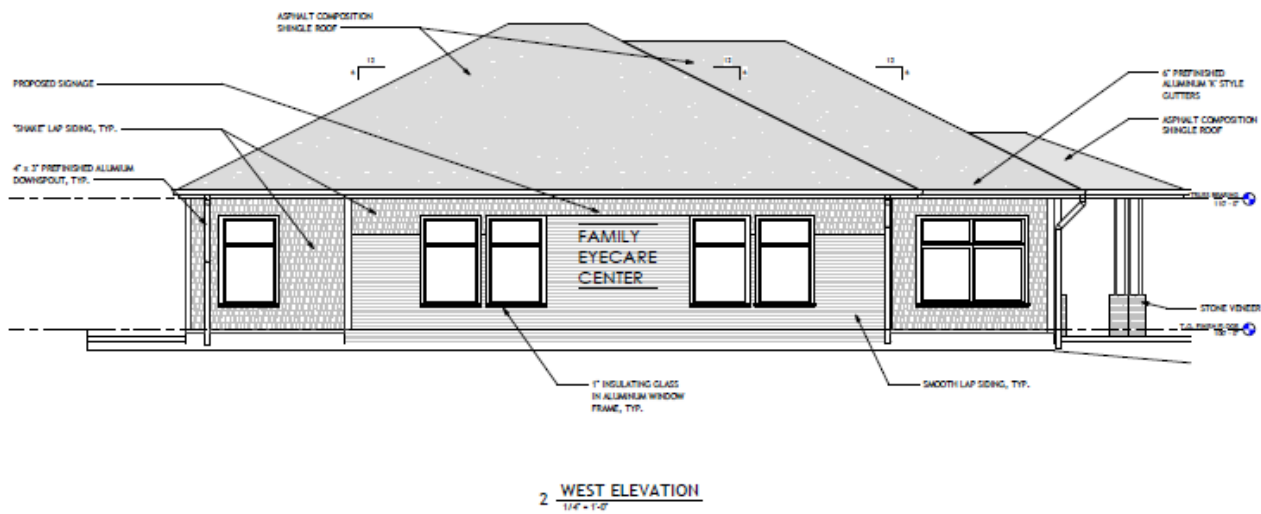


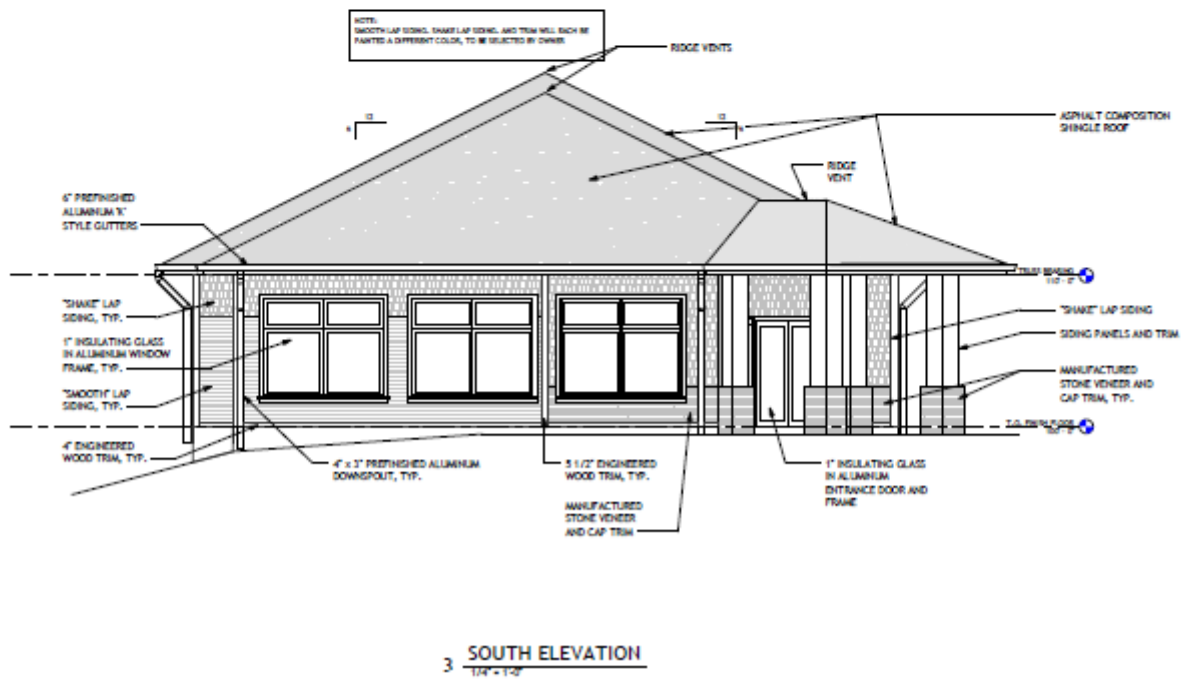
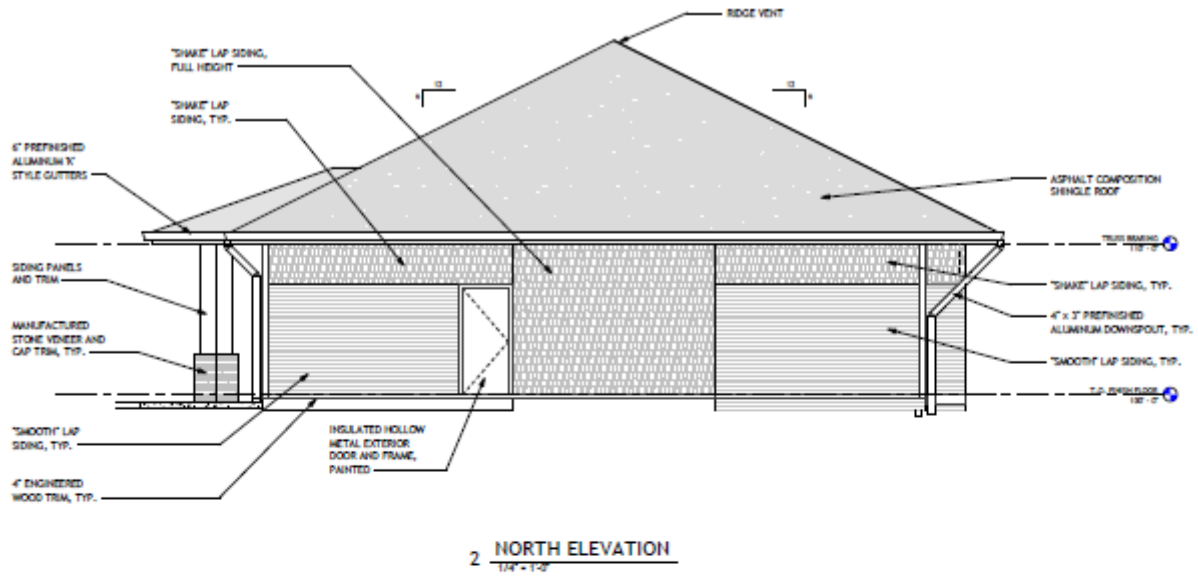
Building Elevations

Below are the building elevations:



NOTES:
SMOOTH LAP SIDING, SHAKE LAP SIDING, AND TRIM WILL EACH BE PAINTED A DIFFERENT COLOR, TO BE SELECTED BY OWNER.





Acknowledgments

The following City of Lansing staff members and consultants reviewed this project and provided information for this report:

- Matthew R. Schmitz – Director, Community & Economic Development
- Michael Spickelmier, P.E – Director, Public Works / City Engineer
- Anthony Zell – Director, Wastewater
- Abby Kinney – Planning Consultant, Gould Evans

Notice of City Codes

The Applicant is subject to all applicable City codes within the Municipal Code – whether specifically stated in this report or not – including, but not limited to, Zoning, Buildings and Construction, Subdivisions, and Sign Code. The Applicant is also subject to all applicable Federal, State, and local laws.

Recommendation

Staff recommends approval of Project # SP-2021-01a, Site Plan for Family Eyecare Center at 301 Centre Dr., subject to the following conditions:

1. Outstanding items listed in this Staff Report from contributors must be addressed; and
2. All plans must be resubmitted with corrections as shown in this staff report and accompanying markups.

List of Reviewed Plans

Sheet #	Title	Submitted By	Date on Document
1	Title Sheet	SEC	11-16-2021
2	Existing Site & Demo	SEC	11-16-2021
3	Site Layout	SEC	11-16-2021
4	Grading & Dimensions	SEC	11-16-2021
5	Grading & Dimensions	SEC	11-16-2021
6	Grading & Dimensions	SEC	11-16-2021
7	Grading & Dimensions	SEC	11-16-2021
8	Grading & Dimensions	SEC	11-16-2021
9	Road Layout & Profile	SEC	11-16-2021
10	Storm Layout & Profile	SEC	11-16-2021
11	Utility Plan	SEC	11-16-2021
12	Typical Details	SEC	11-16-2021
13	Typical Details	SEC	11-16-2021
14	Typical Details	SEC	11-16-2021
15	Landscape Plan	SEC	11-16-2021
16	Erosion Control	SEC	11-16-2021
ES1.01	Electrical – Site Photometric	WNB/PE	10-05-2021
A1.1	Main Floor Plan	WNB	09-10-2021
A2.1	Exterior Elevations	WNB	09-10-2021
A2.2	Exterior Elevations	WNB	09-10-2021

SEC
WNB/PE
WNB

Schulte Engineering & Consulting, LLC
Warner Nease Bost Architects, Inc. / Professional Engineers, Inc.
Warner Nease Bost Architects, Inc.



PLANNING COMMISSION DECEMBER REGULAR MEETING

Council Chambers, 800 1st Terrace, Lansing, KS 66043
Wednesday, December 15, 2021 at 7:00 PM

MINUTES

CALL TO ORDER- The regular December meeting of the Lansing Planning Commission was called to order by Chairman Jake Kowalewski at 7:00 p.m.

ROLL CALL / QUORUM ANNOUNCEMENT- In attendance were Chairman Jake Kowalewski, Commissioners Nancy McDougal, Richard Hannon, Janette Holdeman and Jerry Gies. Jake Kowalewski noted there was a quorum present.

OLD BUSINESS

1. Approval of Minutes, November 17, 2021, Regular Meeting

Motion was made by Nancy McDougal to approve and seconded by Jerry Gies to approve the meeting minutes – motion passed 5-0.

NEW BUSINESS

2. **Site Plan Application Case # SP-2021-1a**

Application submitted by Jeff Wagner of Wagner Construction. This application is for approval of a site plan to construct a single story (2,928 S.F.) professional office building for an Eye Doctor at 301 Centre Dr. in the Town Center Development.

Richard Hannon brought up that the project summary states that it is a two story, but it is actually a one story. He also questioned where in the building they would be selling the glasses. Mr. Schmitz then showed the floor plan and showed the dispensary where they will sell glasses. Chairman Jake Kowalewski then asked the reasoning behind it coming to the planning commission a second time. Mr. Schmitz explained that the site layout significantly changed, from a two story to a one story, and the site layout changed regarding the parking lot. Mr. Schmitz spoke about the landscaping and trees, stating that they can scale some of it back, to save the applicant money. There is currently more than what is required. Mr. Schmitz also mentioned the lighting of the building. The applicant is considering adding lighting on the west side of the building for security lighting. The parking lot also did not have lighting, but it was suggested that the applicant add one pole with lights pointing in all directions, for security purposes.

Mr. Jeff Wagner is the builder, and he was present along with Dr. Reddell, owner of Family EyeCare Center.

Commissioner Jerry Gies made a motion to approve with the changes Mr. Schmitz outlined in terms of landscaping and lighting, plus any other conditions outlined in the staff report. Commissioner Janette Holdeman seconded the motion. Motion passed 5-0.

3. Site Plan Application Case # SP-2021-001

Application submitted by Keegan Amos of Davidson Architects & Engineers. This application is for an addition of 6,040 S.F. on an existing 2,880 S.F. single-story building to make an automotive shop (paint shop) facility located at 211 Plaza Dr. (West of Mainstreet Chrysler Dodge Jeep Ram).

Commissioner Jerry Gies stated that the building that is being expanded is about 100 feet from the existing building and should not have a problem meeting the setback requirements. He also stated that this is a good quality development and asked about landscaping. Mr. Schmitz stated that there is landscaping on the side that faces the dealership, and they are willing to add more. The applicant is not opposed to shifting the building to the east to meet the setback requirement but would prefer to keep it in-line with the existing building. Mrs. McDougal stated it might not look correct if you have to shift the new section four feet to the east. Mrs. Holdeman asked if we must have permission from surrounding neighbors and Mr. Schmitz stated this was a site plan, so it does not require notification – but the BZA action did require the neighbors to be notified. Mr. Hannon recalled that there were some drainage issues to the south and asked if it has been accounted for. Mr. Schmitz stated he thought it had already been addressed when they added curbing to the parking lot. Mr. Spickelmier stated that the property owner was asked to provide additional stormwater analysis as part of the review process. Mr. Spickelmier stated that there is a private drive, owned by Citizens Bank. The question was asked if the lot was at one point split, to which Mr. Schmitz replied that he was not sure. Mr. Schmitz also stated that there is admin site plan to add additional service bays and a carwash to the end of the building. Mr. Gies asked about toxic fumes or odors that would affect the surrounding neighbors and Mr. Schmitz said that is monitored, so there is no risk there. Mr. Kowalewski asked about separation equipment, to clean the water. Mr. Schmitz confirmed they have that. Mrs. McDougal asked about the fire departments request to have access to all sides of property, and Mr. Schmitz said they are having discussions about who has the authority to request that. It was stated that they will have to have a source of water, and Mr. Schmitz said that will be included in the building plan. Mrs. McDougal stated that there are a lot of unknowns when it comes to the sanitary issues. Mr. Schmitz said the two biggest unknowns are the sanitary sewer aspect and the stormwater drainage.

Commissioner Janette Holdeman made a motion to table the application until the Board of Zoning Appeals meeting in January. Commissioner Richard Hannon seconded the motion. Motion passed 5-0.

NOTICES AND COMMUNICATIONS- None

REPORTS - Commission and Staff Members- Matthew Schmitz announced that he ordered nameplates for the planning commission.

ADJOURNMENT- Jerry Gies made a motion to adjourn. Janette Holdeman seconded it. Meeting was adjourned at 7:50 pm.

For information on how to view prior meetings, please visit our website at <https://www.lansingks.org>. If you require any special assistance, please notify the Community and Economic Development Director prior to the meeting.

Respectfully submitted,

Melissa Baker, Secretary

Reviewed by,

Matthew R. Schmitz, Community and Economic Development Director

MRS