



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

## **City Administrator's Report**

March 6, 2025

### **Agenda Items:**

Library Director Terri Wojtalewicz will be present Thursday night to give a briefing on the Lansing Community Library.

The City of Lansing is considering establishing the Riverbend Heights Reinvestment Housing Incentive District under the Kansas Reinvestment Housing Incentive District Act. Presently, the developer plans to develop a 412-unit single family home subdivision over several years. The city recently received approval from the Department of Commerce to proceed with the formation of the district. This resolution lays out notifications, as well as the public hearing for finalization of the district. The current request is for most property taxes to be utilized for infrastructure for 20 years, although the statewide education 20 mills would be shielded. Staff is continuing to work with the developer to finalize the specifics of the district.

A rezone for a parcel located south of 1024 South Main Street is also on the agenda. The Planning Commission recommended the rezone action from A1 (agriculture) to B-2 action by a 5-0 vote.

A rezone for three parcels generally located at 24132 139<sup>th</sup> Street is on the agenda. The Planning Commission recommended to rezone three parcels presently zoned A-1 (agriculture) to B3 for Parcel 1, B3 for Parcel 2B, and R4 for Parcel 2A by a 3-2 vote. The Planning Commission took no action on a fourth parcel (Parcel 3) that had a request to go from A-1 to I-2. The proposed rezone generally meets the spirit and intent of the City's Comprehensive Plan and Future Land Use Map. If approved, the property owner plans to proceed with storage units at the northwestern parcel. A copy of our zoning maps and future land use map can be found at <https://gis.lansingks.org/>.

A resolution and letters of support for Leavenworth Waterworks and their grant applications are on the agenda. Leavenworth Waterworks supplies water to Lan-Del, which services most homes in Lansing. If successful, their grant applications could help to offset rates increases that eventually be passed along to Lansing residents. Projected improvements to Leavenworth Waterworks' facility could cost a total of \$57 million dollars.

Ordinance 1126 is based on discussion at a previous City Council meeting. We have updated the rules for utility-based transient vendors to have a longer permit. This mainly applies to internet companies. This will increase the annual cost for utility solicitors from \$200 to \$600 and allow utilities to solicit for a greater period of time. Permits for commercial vendors will not change and continue to expire after two weeks.

### **Public Works:**

Public Works staff has been working on the annual update for the National Flood Insurance Program. Based on the Community Rating System (CRS) that judges cities based on their outreach and abatement measures, residents in Lansing who reside in the flood plain are eligible to receive a 15% discount on their flood insurance.



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Pothole operations will commence once roads are fully cleared of snow. There are more potholes to repair due to the amount of freeze/thaw cycles this winter.

We anticipate bidding for mill and overlay to take place in the next month. We plan to add the portion of 155<sup>th</sup> Street in city limits as an alternate due to major deterioration this winter. We also hope to bid out the Bernard Park Bridge joint repairs this year. We also continue to communicate with a property owner in Sherwood Forrest to repair a drainage issue on Nottingham Drive.

**Year End Sales Tax Update:**

The year-to-date sales tax updates are below.

	2024 YTD	2025 YTD	Difference
Local Sales & Use Tax (1.9%)	\$232,528	\$252,852	\$20,324, 8.75%
County Sales Tax	\$75,060	\$73,486	-\$1,574, -2.09%
County Use Tax	\$35,390	\$34,064	-\$1,326, -3.75%
Guest Tax	\$25,113	\$14,547	-\$10,566, -42.07%

The total non-food sales tax rate in Lansing is broken down as follows:

- 6.5% State Sales Tax (varies on food)
- 1% Countywide Sales Tax
- 1% City General Sales Tax-General Fund
- .45% DeSoto Road & Park Improvements (20 years)
- .45% Aquatic Center (20 years)
- 9.4% TOTAL
- 1% Community Improvement Dist. (Mainstreet Chrysler Dodge Jeep Ram property only)

The special sales tax to pay for the Aquatic Center generated \$60,685 in January. The special sales tax to pay for DeSoto Road and Bernard Park Improvements also generated \$60,685 (both special sales taxes are for the same amount, .45%). At this rate, both special sales taxes would generate \$728,220 by the end of the year.

**Wastewater:**

Construction on the Town Centre Trunk Sewer Replacement Project began on February 2<sup>nd</sup>. Approximately 100' of sewer has been installed, and the existing manhole has been cored. A supply chain issue has delayed the delivery of the first new manhole for the project. Clearwave Fiber is in the process of relocating their fiber optic facilities that are in direct conflict with the sewer project. This project is scheduled for 120 days.

All easements for the Ida/Gamble Sewer Relocation Project have been acquired and filed with the Register of Deeds. The project will be bid in the coming weeks, with construction taking place during the USD469 summer



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break, as Ida Street will be temporarily closed. The project will relocate sewers near this intersection that are oversized for current flows to the new 7 Mile Creek 36” interceptor.

**Meetings & Announcements:**

The Kansas Moderate Incoming Housing Grant we jointly applied for on the Fairlane Townhomes Second Phase project in November was successful. This grant will allocate \$650,000 to help spur the next phase of the Fairlane Townhomes, which is projected for 21 more units along Santa Fe Drive. The City approved a resolution of support at the November 7<sup>th</sup> City Council meeting. A copy of the award letter, as well as the list of all successful projects in Kansas is in the agenda.

There are multiple openings for Police Officer I/II. Starting pay for police officers is competitive, with abundant opportunities for overtime. Officers with experience, education, or certification can be started higher on the pay scale. Additionally, the City offers a \$3,000 sign-on bonus for new, uncertified police officers! The City also has Firefighter/EMT positions open. Interested candidates can apply by clicking on the “How Do I?” tab under the website and selecting Job Opportunities.

- Thursday, March 6                      City Council Meeting, 7:00pm, City Hall
- Wednesday, March 19                Planning Commission Meeting, 7:00pm, City Hall
- Thursday, March 20                    City Council Meeting, 7:00pm, City Hall
- Thursday, March 27                    City Council Work Session, 7:00pm, City Hall
  - Pool Construction Update, Jason W. Crum
- Thursday, April 3                      City Council Meeting, 7:00pm, City Hall
- Thursday, April 17                     City Council Meeting, 7:00pm, City Hall
- Thursday, April 24                     City Council Work Session, 7:00pm, City Hall
- Thursday, May 1                        City Council Meeting, 7:00pm, City Hall

Sincerely,

Tim Vandall