



City of Lansing
800 First Terrace
Lansing, Kansas 66043

City Administrator's Report

November 2, 2023

Agenda Items:

Approval of the Town Center replat is on the agenda for Thursday evening. In addition to splitting this new lot away from the larger 14.5-acre tract, this plat would also dedicate new utility easements. This would create a 3.914-acre lot, a .809-acre tract of green space per City requirements, and retain a future lot of 9.863 acres on the eastern side of the parcel, still owned by the City, for future development. This plat was approved at the October 25th Planning Commission meeting by a 7-0 vote.

Equipment replacement requests were evaluated amongst staff. This year, the only item requested for replacement is our accounting software in the Finance Department. The current accounting software was originally utilized in 1993, and while there have been upgrades, we feel there are limitations and upgrading the software would make staff more efficient. As a reminder, Police vehicles are budgeted separately in the General Fund, and we have penciled in two vehicles for 2024. Kudos to our staff and Department Heads for working diligently to maintain and utilize our existing equipment!

Surplus Equipment:

Some of the items we replaced earlier this year will be put out for public auction through PurpleWave.com in the next two weeks. Some of the items include a 2007 Ford E350 Van, a 2006 Ford Ranger, and a 2013 Police Ford Explorer. We are also auctioning off two Polaris' from 2005 from the Wastewater Department, as well as a nonoperational Kubota tractor.

Public Works:

Linaweaver Construction anticipates beginning the 4H & Valley drainage project the week of October 30th. Residents on that stretch of roadway have been notified of the detour. This will replace the corroded pipes in that portion of the Stonecrest Subdivision.

The existing decorative poles on Center Drive were removed the week of October 16th. Work on the entrance along 4H began on October 23rd. We anticipate the new light poles to arrive in December. This project will install new decorative light poles and remove the medians, creating a wider roadway and allowing easier turning movements. A total asphalt overlay is not included at this time, but staff is evaluating the pros/cons of including Center Drive in our annual CIP for 2024.

The City worked with Linaweaver Construction to remove a beaver obstruction in 7 Mile Creek near Ida & K7. The obstruction caused water to grow stagnant. Two weeks ago, the City flushed a significant amount of water into the creek to get the water flowing due to minimal



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rainfall for over the last month. We believe the 3” rainfall last week has helped to get the water flowing, but staff will continue to monitor the situation.

Update on ARPA Funds:

A summary of the total amount received from the federal government, and what we have spent the funds on is below.

- \$1,823,526.76 American Rescue Plan Act Funds Received
- \$800,000 High Speed Internet in Lansing
- \$90,822 Sewer Improvements near Fairlane
- \$80,000 Sewer Improvements near First Terrace
- \$35,000 Economic Development Data (Buxton)
- \$314,667.73 Water Line Center Drive
- \$503,037.03 ARPA Funds Remaining

We anticipate utilizing ARPA funds to partially fund a storm sewer project next year. We also had a potential multi-use commercial/residential building along K7 inquire about utilizing \$80,000 in ARPA funds to assist with utility work for that project. ARPA funds can also be used for fire equipment. The ARPA funds need to be committed by 12-31-2024 and spent by 12-31-2026.

Wastewater:

The McIntyre Interceptor Sewer project is out to bid. A pre-bid conference was held on October 17th, and bids are due on November 6th. The project is advertised on Drexel Tech and currently have five plan holders. Bid approval is scheduled for the November 16th City Council meeting, with construction beginning shortly thereafter. All easements were acquired through negotiation and condemnation was not necessary. We even had one property owner donate the value of the easement. This project will receive \$1.3million from the Kansas Department of Commerce, and also received \$240,000 from Leavenworth County in 2021 for engineering and design.

Approval of the updates to the Wastewater Master Plan, which was reviewed at the September 28th work session, will be on the agenda for November 16.

Community & Economic Development:

Filliman Dental is now open! Be sure to check out their new building. The property has additional space for another commercial building.



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Take5 Oil is now open. We anticipate the light pole in the alley moving, allowing the alley to shift westward to allow a freer flow of traffic. The City also recently paved the southern portion of the alley, which was discussed in a City Council meeting back in 2022.

We anticipate receiving a 7-8 lot preliminary plat in northwest Lansing at some point in the near future.

YTD Sales Tax Update:

	2022 YTD	2023 YTD	Difference
Local Sales & Use Tax (1.45%)	\$1,798,386	\$1,956,612	\$158,226, 8.79%
County Sales Tax	\$846,515	\$810,716	-\$35,799, -4.22%
County Use Tax	\$311,499	\$314,736	\$3,237, 1.04%
Guest Tax	\$93,461	\$104,902	\$11,441, 12.24%

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%**
- **1%** Community Improvement Dist. (Mainstreet Chrysler Dodge Jeep Ram property only)

The special sales tax to pay for DeSoto Road and Bernard Park improvements has generated \$557,389 so far this year, on pace for \$668,867.

The special sales tax for the aquatic center, which began on July 1st, has generated \$168,550 so far this year.

Meetings & Announcements:

The City will have two openings on the Fire Board in December. The City also has an opening on the Parks & Recreation Advisory Board and multiple openings on the Building Trade Board of Appeals and Plumbing Trade Board of Appeals.

There are currently openings for Police Office (I/II), Street Laborer I, and Wastewater Tech I.

Groups are working to formulate a plan for the historical portion of the Lansing Correctional Facility. There is hope that the older shell of LCF could be utilized as a paranormal tour center



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and museum, similar to the old Missouri Penitentiary in Jefferson City, Missouri.

<https://www.missouripentours.com/>

- Saturday, October 28th Spooky Center, Lansing Activity Center
- Thursday, November 2nd City Council Meeting, 7:00pm, City Hall
- Tuesday, November 7th Election Day
- Friday, November 10th Veteran's Day, City Offices Closed
- Wednesday, November 15th Planning Commission Meeting, 7:00pm, City Hall
- Thursday, November 16th City Council Meeting, 7:00pm, City Hall
- Thursday, November 23rd Thanksgiving Holiday, City Offices Closed
- Sunday, December 3rd Mayor's Christmas Tree Event
- Thursday, December 7th City Council Meeting, 7:00pm, City Hall

Sincerely,

Tim Vandall