



City of Lansing
800 First Terrace
Lansing, Kansas 66043

City Administrator's Report

May 4, 2023

Agenda Items:

The final plat for the JK Root Plat is on the agenda. The final plat was approved at the April 19th Planning Commission by a 4-2 vote. The final plat would essentially create a two-lot subdivision, with Lot 1 being .878 acres in size, and Lot 2 being .373 acres. Lot 2 already has a home on the parcel. The existing 60' wide parcel owned by the City would become right of way, which would be approximately 633' long. Eventually this right of way could be used to access the 47.5-acre parcel to the north, which is currently for sale.

An application to rezone 4.73 acres is on the agenda for Thursday night. The rezone would change the property from B-3 to R-4. The property would have access from both West Kay Street and West Mary Street. R-4 zoning would allow the applicant to construct a medium density apartment complex. The applicant, Zimmerman Properties, also owns Covington Woods, and is planning a similar project of 48-50 units. The property borders R-4 zones to the north and west. If the project comes to fruition, this will leave 9.77 acres of Lot 1 Town Center for further development closer to K7.

Representatives from LCDC will be here in honor of Economic Development Week.

We also have proclamations for National Public Works Week, as well as Lansing Police Week.

Wastewater:

The City was notified that our joint-grant application with Leavenworth County to provide sewer toward the McIntyre corridor was approved! The grant totals \$1.3 million, with the City's minimum match being \$433,333, for a total of \$1,733,333. We believe to get the line to the Epic Estates property, the project would likely need to be in the \$2.2-\$2.3 million range, which would increase the City's match. We can utilize Wastewater Funds on hand for our share of the project. We can also potentially push back the Town Centre Sewer Replacement project to late 2024 as that improvement is not time sensitive. The next step for this project is to acquire easements or permission from landowners to perform geotechnical work to refine the cost estimate. Upon full completion, this project would extend sewers to McIntyre Road and include installation of nearly 9,500' of pipe. This project will free up hundreds of acres for future development along K7 and McIntyre Road.

The City Council approved staff to advertise the Town Centre Sewer Replacement project for bids in the fall of 2023. All of the temporary and permanent easements for the project have been signed. 100% plans, specifications, and permitting are complete. The latest engineer estimate



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for construction is \$900,000. The Town Center sewer project could be postponed to late 2024 to provide resources for our match on the McIntyre sewer project.

Update on ARPA Funds:

The City currently has \$817,704.76 remaining in ARPA Funds. The funds need to be committed by 12-31-2024 and spent by 12-31-2026. 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)
- \$817,704.76 remaining.

While there is currently \$817,704.76 in ARPA funds remaining, we do not yet know the final amount of the Town Center water main, on which we are partnering with LanDel. We have also had residential developers reach out to us regarding sewer lines to assist and promote residential growth.

Public Works:

The K7/Eisenhower intersection project is substantially complete! Thanks to everyone who came out for the ribbon cutting on April 13th. This project will make the busiest intersection in Leavenworth County safer and will improve the flow of traffic.

Work on the Southfork pipe liner is complete. The City is holding back the final payment until grass is established on the area torn up by construction.

Right of way mowing season and street sweeping throughout Lansing has begun.

We anticipate curb work for our annual CIP to begin later this month, with milling set to begin the week of June 14th.

No right of way permits have been completed or closed at this time from either Clearwave or AT&T. Companies are in town gradually working on lawn restoration. Each company submitted a \$10,000 bid bond, so there is certainly an incentive for each company to restore soil within the right-of-way to preconstruction conditions. No permits will be released from bonds until soil restoration has been accepted.



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Community & Economic Development:

Construction of Take 5 Oil is underway. Although there may be minor delays, the City is working with the contractor to ensure adjacent property owners have access to their property at all times.

Steady progress has been made at 670 First Terrace (south of Mutual Savings). Once complete, this project will house a new 3,500 SF dental clinic; the lot is deep enough to also accommodate a large commercial building on the east side of the lot (to be built at a future date). Access for these properties will be off First Terrace.

Work continues on the townhomes at Fairlane and Santa Fe. The completion date for the 14-unit townhome complex is tentatively scheduled for the summer of 2023. We have been invited to tour the units in May/June once they are near completion.

YTD Sales Tax Update:

	2022 YTD	2023 YTD	Difference
Local Sales & Use Tax (1.45%)	\$655,684	\$701,082	\$45,398, 6.92%
County Sales Tax	\$322,275	\$320,110	-\$2,165, -.67%
County Use Tax	\$123,868	\$122,826	-\$1,042, -.84%
Guest Tax	\$34,648	\$48,347	\$13,699, 39.54%

The .45% sales tax has generated \$217,334 in the first four months of 2023, on pace for \$652,001 in 2023. The new special sales tax for the pool will begin July 1, 2023, raising Lansing's overall nonfood sales tax rate to 9.4%.

Parks & Recreation:

We have scheduled a ribbon cutting and community open house for Bernard Park on Monday, May 22nd from 6pm-8pm. We'd like the event to feature the national anthem, cutting of a ribbon, tours of the fields, concessions/shaved ice, and Mayor McNeill throwing out a first pitch. We are working to confirm the date.

Spring Parks & Recreation soccer registration figures are below.

Division	2022 Spring Participants	2023 Spring Participants
Under 6	68	45
Under 8	100	91
Under 10	92	60
Under 12	49	61
Under 14	42	34



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Total	351	291
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Construction and installation of the new doors on the south side of the Lansing Activity Center is nearly complete. The doors are functional, but some cosmetic items need to be finalized and completed before final payment will be issued.

Meetings & Announcements:

The City currently 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.

The State of the City and Business Appreciation Lunch is Friday, May 5th in the Community Center! Ichiban will be catering the event.

The City currently has openings for Police Officer (I/II) and Animal Control Officer.

- Thursday, May 4th City Council Meeting, 7:00pm, City Hall
- Friday, May 5th Mayor's State of the City/Business Appreciation Lunch
 - Lansing Community Center
- Saturday, May 6th Fishing Derby, Bernard Park
- Wednesday, May 17th Planning Commission Meeting, 7:00pm, City Hall
 - Rezone, Fairway Estates & Fairlane Townhomes II
- Thursday, May 18th City Council Meeting, 7:00pm, City Hall
- Monday, May 22nd Bernard Park Ribbon Cutting & Open House, 6pm-8pm
- Thursday, May 25th City Council Work Session, 7:00pm, City Hall
- Monday, May 29th Memorial Day, City Offices Closed

Sincerely,

Tim Vandall