



City of Lansing
800 First Terrace
Lansing, Kansas 66043

City Administrator's Report
September 18, 2025

Agenda Items:

A public hearing for the Monroe Manor Reinvestment Housing Incentive District is on the agenda for Thursday night. The City Council will need to open, hold, and close the public hearing for the Monroe Manor RHID.

Ordinance No. 1140 would amend a 25.5 acre tract of land from R-2-P to R-2 Single Family Unit Residential District. Consideration of this tract was heard at the August Planning Commission meeting and was recommended 6-0 by the City's Planning Commission. This encompasses the eastern portion of the Monroe Manor parcels.

Ordinance No. 1141 would establish a Reinvestment Housing Incentive District for the Monroe Manor properties. The maximum financial cap would be \$3,026,943, or approximately 26% of the project cost (page 62 of agenda). The project incentive is estimated to pay off in six years (page 32 of agenda), but a cap of eight years is listed as a contingency. All required contractual protections, including a certificate of completion requirement, reimbursement procedures, and City oversight, are outlined in the development agreement. No existing tax dollars would be utilized as part of the RHID. The only funds utilized for infrastructure reimbursement will come from new property taxes within the new subdivision. The developers from Circle H will be present to brief the council on their project and proposal.

Internet connectivity at the wastewater plant is not presently dependable. Improving the reliability and speed of the internet for the wastewater plant is a priority for operations of the wastewater treatment plant. The City received a quote from Clearwave to install and provide high speed fiber internet access. A quote of \$47,900 was received from Clearwave Fiber to provide 1Gb business class connection for the WWTP is on the agenda. There are funds available for this expense in the Wastewater Fund. This expense will not impact property taxes.

Replacement of the roof of the G Building at the Wastewater Treatment Plant is on the upcoming agenda. Staff received three bids for roof replacement, with the low bid coming from Meridien Roofing Solutions for \$26,467.

Bid approval for a sewage grinder rebuild is included in the agenda materials. Staff received a proposal from Letts, Van Kirk & associates in the amount of \$26,697. Funds are available for this expense in the Wastewater Utility Maintenance Equipment line item.

A call summary for the LFD is included in the agenda materials.



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Library:

The Library is pleased to share that they will receive a \$35,000 grant from the Northeast Kansas Library System (NEKLS) for 2026 and 2027. Staff is planning to utilize the grant for new library shelving. The shelving will be longer and narrower than our existing shelves, allowing the library to have more space more books and materials, expanding our catalogue within our existing footprint. The shelves also will not have a solid back, meaning it will be easier for parents to keep an eye on their children. This will also bring in more natural light into the library. The anticipated cost of the 2026 shelving project is \$40,000. This will likely be a two-part project, with the second half taking place in 2027.

Parks & Recreation:

The City sold a total of 246 aquatic season passes, with 151 household passes (115 resident and 36 non-resident) and 95 total individual passes (53 resident, nine non-resident, and 33 senior passes). The season passholders totaled 7,394 total check ins throughout the summer, with 952 total repeat users of the aquatic center.

The City also sold 5,065 resident day passes, 5,384 non-resident day passes, and 398 senior passes. We also sold 57 resident 10-punch passes, 20 non-resident punch passes, and nine senior punch passes.

Public Works:

J.M. Fahey, the contractor for this summer's Capital Improvement Plan, has completed all asphalt work. Pavement markings are on pace to be completed in the next month, with yard restoration likely taking place this fall once grass can grow. This year's budget for capital improvements totals \$822,000. This maintenance work was approved at the April 17th City Council meeting.

Bid opening for repairs to the bridge at Bernard Park will be opened on September 25th, with approval coming before the City Council at the October 2nd meeting. We have a gravel secondary entrance to Bernard Park that was created during the park improvements of 2022-2023.

The West Kansas streambank stabilization project approved earlier in the summer is slated to begin once the Town Center sewer project slows down.

Wastewater:

All installed pipe and manholes have been tested and approved for the Town Center Trunk Sewer Replacement Project. The contractor is waiting on Kansas Gas Service to temporarily shut down a six inch gas line that is exposed along the length of the ditch and in the way of pipe installation. As the contractor approaches West Kay Stret, that intersection will need to be



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closed temporarily while the last connections for the project are completed. The project is scheduled to wrap up by late September.

The Ida/Gamble sewer project is complete. The roadway opened to the public on August 16th. A final walkthrough inspection will be scheduled for early September. The project relocated sewers near this intersection that are oversized for current flows to the new 7 Mile 36" interceptor.

All major fieldwork for the Inflow/Infiltration Mitigation Project is complete. Manhole videos and smoke testing maps have been completed and are now on the City's GIS site. A draft report will be delivered in September, with a formal presentation of findings scheduled for late 2025.

Year End Sales Tax Update:

	2024 YTD	2025 YTD	Difference
Local Sales & Use Tax (1.9%)	\$1,843,855	\$2,031,056	\$187,201, 10.15%
County Sales Tax	\$606,024	\$635,386	\$29,362, 4.84%
County Use Tax	\$248,121	\$281,569	\$33,447, 13.48%
Guest Tax	\$56,126	\$58,290	\$2,163, 3.85%

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 \$487,453 this year. The special sales tax to pay for DeSoto Road and Bernard Park Improvements also generated \$487,453 (both special sales taxes are for the same amount, .45%). At this rate, both special sales taxes would generate \$731,179 by the end of the year.

Meetings & Announcements:

The City is receiving opioid settlement money through the Kansas Attorney General's Office to



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treat and fight opioid addiction. Government agencies throughout Kansas will receive over \$340 million over the next 18 years to treat and fight opioid addiction. Lansing is on pace to receive over \$166,000 over the life of the opioid settlement. Thus far, the City is considering utilizing these funds to fund AEDs and mobile radios to assist our first responders in responding to overdoses. The City can also utilize funds to partner with agencies that fight the opioid crisis at its root cause, mental health/homelessness, etc.

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! Interested candidates can apply by clicking on the "How Do I?" tab under the website and selecting Job Opportunities.

- Monday, September 1 Labor Day Holiday, City Offices Closed
- Thursday, September 4 City Council Meeting, 7:00pm, City Hall
- Wednesday, September 17 Planning Commission Meeting, 7:00pm, City Hall
 - Conditional Use Permit-Utility Building
 - Final Plat Monroe Manor
- Thursday, September 18 City Council Meeting, 7:00pm, City Hall
- Thursday, September 25 City Council Work Session, 7:00pm, City Hall
- Thursday, October 2 City Council Meeting, 7:00pm, City Hall
- Monday, October 13 Columbus Day-City Offices Closed-Staff Training Day
- Thursday, October 16 City Council Meeting, 7:00pm, City Hall

Sincerely,

Tim Vandall