



City of Lansing
800 First Terrace
Lansing, Kansas 66043

City Administrator's Report September 7, 2023

Agenda Items:

A public hearing will be held to review and exceed the revenue neutral rate for the City's annual budget. The present mill levy for the City of Lansing is 36.448 mills, with the City proposing to decrease the mill levy to 34.85, which would exceed the revenue neutral rate of 32.92. The City achieved revenue neutral in 2022, decreasing the mill levy 4.583 mills last year. A public hearing will need to be opened, held, and closed.

Approval of the 2024 Budget is on the City Council agenda. The budget was reviewed by the City Council at the June 29th work session. Finance Director Elizabeth Sanford will be present to answer any questions. An example of what the City's mill levy would do to a home that increased in valuation by \$15,000 is below.

- \$300,000 Home x .115 x 36.448(current mill levy)/1,000=\$1,257.46 City Property Taxes
- \$315,000 Home x .115 x 34.850 (proposed mill levy)/1,000=\$1,262.44 City Property Taxes

Ordinance 1100 would update and adopt the fines, bonds, court fees, and costs established by the Municipal Court Judge. All changes are in red.

Ordinance 1101 would adopt the 2023 Standard Traffic Ordinance (STO) for Kansas Cities, 50th Edition.

Ordinance 1102 would adopt the 2023 Uniform Public Offense Code (UPOC) for Kansas Cities, 39th Edition.

A proclamation for National Assisted Living Week is on the agenda.

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.



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Linaweaver is progressing on the water line project for Center Drive. Lan-Del is administering this project, with the City of Lansing covering the bulk of the costs through our ARPA funds. We anticipate the City's share to be over \$300,000 but will not have a final number until the project is near completion.

Public Works:

A Notice to Proceed for the drainage project at 4H & Valley was issued on 8/22/23, but we are still awaiting the final schedule from Linaweaver Construction. This project will repair a corroded pipe that caused a sinkhole in the Stonecrest Subdivision, and repair the pipe that goes under 4H Road.

The annual Capital Improvement Plan is near completion, with paving still slated to take place on Nottingham, Debra Lane, and a portion of an alley to be completed.

The results of the Center Drive rehabilitation and island removal bids is on the September 21st agenda. We will also have examples of the decorative light poles from StressCrete that evening.

Public Works has been assisting the Community & Economic Development Department for the access of Take5 Oil. As discussed in the Planning Commission and City Council meetings last year, they are planning to repave areas that are already paved. The alley has been in its current position and alignment since at least 1966.

The City was notified last week that our grant application to replace the bridge on 147th Street was not successful. The City will continue to maintain the bridge and have it inspected annually. We will likely apply for grant funding again in the future, as we anticipate replacement costs of the bridge to exceed \$1million.

Wastewater:

A draft of the flow study and revisions to the Wastewater Master Plan are under review. A review meeting will be scheduled to refine the draft in August, with a presentation before the City Council in September.

Skeens Consulting Group has been working with property owners to secure easements for the McIntyre Sewer Project. To date, 6 of the 12 easements have been signed. 100% plans and specifications are under staff and KDHE review at this time. The project is scheduled to bid in mid-October, with construction beginning shortly thereafter. Upon completion, this project would extend sewer to McIntyre Road, creating investment and development potential along the K7/McIntyre corridor.



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Staff is recommending delaying the Town Center sewer project until completion of the McIntyre property. All of the temporary and permanent easements for the project have been signed. 100% plans, specifications, and permitting are complete. The latest engineer estimate for construction is \$900,000.

YTD Sales Tax Update:

	2022 YTD	2023 YTD	Difference
Local Sales & Use Tax (1.45%)	\$1,403,199	\$1,484,606	\$81,407, 5.8%
County Sales Tax	\$669,736	\$646,382	-\$23,354, -3.49%
County Use Tax	\$245,529	\$260,861	\$15,332, 6.24%
Guest Tax	\$59,837	\$76,148	\$16,311, 27.26%

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)

Community & Economic Development:

Construction of Take 5 Oil is progressing. The City is working to ensure the alley provides access to both customers and existing property owners. While there may be minor delays, the City is working with the contractor to ensure adjacent property owners always have access to their property. Take5 is anticipating an early September opening date.

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

Staff has begun holding meetings with Zimmerman Properties to go over development rules, procedures, and the layout for the 50-unit apartment complex. Fire District 1 was represented in the development meeting and will be kept informed as the process continues. The parcel will be split off from the larger parcel through the platting process, which would also dedicate utility easements at the same time. The projected closing date is in late December or early January.



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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 City also has openings for Police Officer (I/II).

- Thursday, September 7th City Council Meeting, 7:00pm, City Hall
 - 2024 Budget Public Hearing
- Wednesday, September 13th Citizens Academy, Mayor & City Admin.
- Wednesday, September 20th Planning Commission Meeting 7:00pm, City Hall
 - Preliminary Plat & Site Plan-Zimmerman Properties
- Thursday, September 21st City Council Meeting, 7:00pm, City Hall
- Thursday, September 28th City Council Work Session, 7:00pm, City Hall
- Tuesday, October 3rd Volunteer Recognition Dinner, Community Center
- Thursday, October 5th City Council Meeting, 7:00pm, City Hall
- Monday, October 9th Staff Development Day, City Offices Closed
- Saturday, October 14th Fall Festival-Angel Falls Trail
- Wednesday, October 18th Planning Commission Meeting, 7:00pm, City Hall
- Thursday, October 19th City Council Meeting, 7:00pm, City Hall

Sincerely,

Tim Vandall