



City of Lansing
800 First Terrace
Lansing, Kansas 66043

City Administrator's Report

June 1, 2023

Agenda Items:

Ordinance No. 1096 would update the zoning on a 16.9 acre parcel from A-1 to R-2. The future land use map shows this area as medium density. This change was recommended at the May 17th Planning Commission meeting by a unanimous vote. This parcel has access to DeSoto Road, and would end up being included in the next phasing of the Fairway Estates Subdivision.

This year's Lansing Independence Days event will include an adult beverage truck, offering beer, wine, and alcoholic beverages. Embrace the Grape of Kansas LLC was the contractor last year and did a satisfactory job. A Temporary Special Event Permit and authorizing Embrace the Grape of Kansas LLC to sell beer, wine, and alcoholic beverages at this year's festival is on the agenda.

Ordinance No. 1095 adopts the updated fee schedule. Based on the increase in costs from Waste Management, the only changes are increasing residential refuse collection from \$17.13 to \$18/month, and the senior rate from \$15.13 to \$16/month. In both cases, this is an increase of \$.87/month, or \$10.44/year. While the City is the go-between on billing, the rise in costs goes to Waste Management.

Library:

The Library will be honoring Debbie Kirby for her 25 years of service on Friday, June 2nd between 1pm – 3pm. We are also happy to welcome Elisha Herrell as our full-time Circulation Assistant and Katie Nordberg as one of our part-time Circulation Assistants. Finally, the Summer Reading Kickoff is also coming up on Saturday, June 3rd. We have the Kansas City Zoo coming to visit our community with a few of their animal ambassadors for you to meet and we'll be hosting an ice cream party once they've said goodbye. We hope you see many in the area at the library.

Wastewater:

Geotech work for the McIntyre Interceptor Sewer Project is scheduled for mid-June. The Wastewater Director has been meeting with affected property owners to secure right of entry agreements to discuss the overall impact of the project. Valbridge Property Advisors were selected to perform easements appraisals for the project. It is anticipated to take 45 days for appraisals and an additional 90 days for easement/property acquisition. Property acquisition will be performed by city staff and Skeens Consulting Group. We believe to get the line to the Epic Estates property, the project would likely need to be in the \$2.2-\$2.3Million range, which would increase the City's match. We can utilize Wastewater Funds on hand for our share of the project.



City of Lansing
800 First Terrace
Lansing, Kansas 66043

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.

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 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.

A decorative light pole subcommittee composed of Mr. Clemons, Mr. Kirby, and staff have reviewed pole options for the Town Center project. A link to the preferred light pole is below.

<https://www.scgrp.com/products/decorative-luminaires/post-tops/acorns/k423-allentown>



City of Lansing
800 First Terrace
Lansing, Kansas 66043

Concrete curb repairs have begun, with milling scheduled to begin on June 14th. We are hopeful the vast majority of the project will be complete by the time school begins in August.

Lawn restoration work continues. No right of way permits have been completed or closed at this time from either Clearwave or AT&T. 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.

Parks & Recreation:

Staff held a meeting with the aquatics design engineers in early May to review different layouts for the aquatics center. Due to existing drainage channels and the terrain, the civil construction cost to construct closer to the intersection is nearly double the cost further west, closer to Angel Falls Trail. This essentially means the City would get a better product with more features if we shift further west. A citizen advisory committee is scheduled to meet on May 30th to review different features and concepts of the proposed pool. The sales tax is slated to commence on July 1st, 2023. Although construction will not begin at that time, the City is beginning to receive invoices for design engineering.

We have a grand total of 269 total baseball participants in 2023, as opposed to 244 in 2022. We have 116 softball participants in 2023 and 113 in 2022. Great job to our Parks & Recreation staff for overseeing registration and the seasons. And thank you to our volunteer coaches, without whom none of this would be possible!

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, tentatively scheduled for 6pm on July 6th.

YTD Sales Tax Update:



City of Lansing
 800 First Terrace
 Lansing, Kansas 66043

	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%.

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

- Thursday, June 1st City Council Meeting, 7:00pm, City Hall
- Thursday, June 15th City Council Meeting, 7:00pm, City Hall
- Wednesday, June 21st Planning Commission Meeting, 7:00pm, City Hall
- Thursday, June 22nd City Council Work Session, 7:00pm, City Hall
 - 2024 Budget Construction & Review
- Saturday, July 1st Independence Day Celebration-Fireworks, Town Center
- Tuesday, July 4th Independence Day Holiday, City Offices Closed
- Thursday, July 6th City Council Meeting, 7:00pm, City Hall
- Wednesday, July 19th Planning Commission Meeting, 7:00pm, City Hall
- Thursday, July 20th City Council Meeting, 7:00pm, City Hall
- Thursday, July 27th City Council Work Session
 - Additional Budget Work Session (If needed)

Sincerely,

Tim Vandall