



**City of Lansing**  
800 First Terrace  
Lansing, Kansas 66043

**City Administrator's Report**  
April 17, 2025

**Agenda Items:**

A motion to reconsider an amendment to Lansing's zoning map from the March 20<sup>th</sup> City Council meeting is on the agenda. The previously requested rezone would amend 112.8 acres of Lansing's zoning map at 24132 139<sup>th</sup> Street from Agriculture to R-4 and B-3. At the February 19<sup>th</sup> Planning Commission meeting, the Planning Commission removed an I-2 portion of the rezone request and voted to recommend by a 3-2 vote, which then went before the City Council on March 20<sup>th</sup>. As discussed at the March 27<sup>th</sup> City Council work session, an error allowed the mayor to vote on a rezoning application with a valid protest petition, which subsequently failed by a 6-3 vote. The City learned after the meeting of Attorney General Opinion 92-41, which states in the Mayor-Council form of government, the *Mayor does not vote on protest petitions*. The result of this error led to the rezoning application being denied; had the vote taken place in accordance with Attorney General Opinion 92-41, the rezone request would have passed 6-2. The motion to reconsider allows the City to correct the error. A copy of the previous meeting's minutes, Attorney General Opinion 92-41, and Ordinance No. 1128, an amendment to Lansing's zoning map, are included in the agenda materials.

Charter Ordinance 1-2025 exempts the City from provisions of K.S.A. 12-5250 and allows the City to establish the RHID with terms better suited to meet Lansing's goals. This proposal is being spurred by the option to allocate 20% of the new taxes in an upcoming RHID to the School District and Leavenworth County. The RHID program is designed to reduce housing costs for new developments by allowing new property taxes within the district to be used toward infrastructure and other eligible costs. By reducing the cost of the lots, the program reduces the end price of the homes.

A resolution to adopt the Riverbend Heights RHID is on the agenda. At the request of the proposed developer, staff recommends opening the public hearing, allowing for discussion, and then recessing to the May 1<sup>st</sup> City Council meeting.

Bids for the mill and overlay program were received and opened on Thursday, April 10<sup>th</sup>. The low bid came from JM Fahey Construction. Based on the positive bids, funds are available to also proceed with Alternate #1 (southern 147<sup>th</sup> Street) and Alternate #5 (the northern portion of 155<sup>th</sup> Street). Other streets to be repaired include Brook Meadow Road, Brookwood Street, Brookwood Court, Hampton Court, Meadow Court, Mt Calvary Road, South Ethel Lane, and both portions of Sycamore Ridge Drive. Including both alternates, the total cost is \$822,404.10. Line item 70-010-43320 has \$800,000 budgeted, but the CIP fund has sufficient reserves that can



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offset the portion over \$800,000. JM Fahey also had the low bid in 2024 and did a satisfactory job.

Bids were solicited for seasonal right of way mowing. Bids were opened on April 9<sup>th</sup>. Seven bids were received, with the low bid coming from Personal Touch Lawn Service from Kansas City, Kansas, with a base bid of \$425, with an escalator of 2.7% the next two years.

The monthly Library Report is on the agenda as an informational item.

**Public Works:**

Public Works staff has briefed KDOT staff about proposals along the K7/McIntyre corridor. Staff will also bring up development proposals at the next K7 Corridor Meeting. Traffic Impact Studies are required for developments in this area, with a TIS already completed for the storage unit request.

Staff is still working to determine the timing of the 147<sup>th</sup> Street culvert repair. Due to delays in locating utilities, it will be challenging to get this repair done this summer. Staff is also concerned with scheduling this repair in 2026 as it could interfere with the 250<sup>th</sup> anniversary of Independence Day. It is possible this repair could be shifted to 2027.

Subcontractors for AT&T are in town working to expand fiber optic utility capabilities throughout northeastern Lansing. The work they are performing should be within utility easements. As a reminder, utilities are allowed to conduct work in established utility easements.

**Year End Sales Tax Update:**

The year-to-date sales tax updates are below.

	2024 YTD	2025 YTD	Difference
Local Sales & Use Tax (1.9%)	\$474,064	\$531,555	\$57,491, 12.13%
County Sales Tax	\$153,110	\$158,954	-\$5,844, 3.82%
County Use Tax	\$70,204	\$78,639	-\$8,435, 12.01%
Guest Tax	\$25,113	\$14,547	-\$10,566, -42.07%

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



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.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 \$127,573 this year. The special sales tax to pay for DeSoto Road and Bernard Park Improvements also generated \$127,573 (both special sales taxes are for the same amount, .45%). At this rate, both special sales taxes would generate \$765,444 by the end of the year.

### **Wastewater:**

Construction on the Town Centre Trunk Sewer Replacement Project began on February 2<sup>nd</sup>. Approximately 500' of sewer has been installed, and the project is gradually proceeding as they grind rock. This project is scheduled for 120 days.

The Ida/Gamble project is out to bid, with a bid opening scheduled for April 22<sup>nd</sup>. Construction will begin during the USD 469 summer break, as Ida Street will need to be temporarily closed. The project will relocate sewers near this intersection that are oversized for current flows to the new 7 Mile 36" interceptor.

### **Meetings & Announcements:**

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! The City also has Firefighter/EMT positions open. Interested candidates can apply by clicking on the "How Do I?" tab under the website and selecting Job Opportunities.

There are volunteer opportunities for the Library Board, as well as Board of Zoning Appeals. There are multiple openings for the Trade Board of Appeals.

- Thursday, April 17                      City Council Meeting, 7:00pm, City Hall
- Wednesday, April 23                  Planning Commission Meeting, 7:00pm, City Hall
  - Replat, Town Center Parcels
- Thursday, April 24                      City Council Work Session, 7:00pm, City Hall
- Thursday, May 1                         City Council Meeting, 7:00pm, City Hall
- Saturday, May 3                         Fishing Derby, Bernard Park
- Wednesday, May 14                    Planning Commission Meeting, 7:00pm, City Hall
- Thursday, May 15                        City Council Meeting, 7:00pm, City Hall



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- Monday, May 26
- Thursday, May 29
- Thursday, June 5

Memorial Day, City Offices Closed  
City Council Work Session, 7:00pm, City Hall  
City Council Meeting, 7:00pm, City Hall

Sincerely,

Tim Vandall