



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

## **City Administrator's Report**

July 6, 2023

### **Agenda Items:**

Jeff Bartley from Waters Edge Aquatic Design will be in attendance to update the City Council on the progress of the design for the new aquatic center. We are requesting formal action to verify the site location on the western edge of the property. The presentation will also give the City Council a chance to see the most recent layout, building renderings, features, and budget. Our consultant and staff have been working with a volunteer citizen steering committee to review layouts and features of the pool.

Marty Shukert, FAICP, from RDG Planning & Design will be present to update the City Council on the progress of our housing study and assessment. Mr. Shukert will also brief the City Council on the recent survey conducted.

Ordinance No. 1097 would rezone the property at 00000 Santa Fe Drive from B3 to R4. The property is currently zoned B3 due to it originally being adjoined to the Econolodge property. Upon completion of the lot split, the parcel retained its commercial zoning. This zoning change was recommended by the Planning Commission by a unanimous vote.

The City held a bid opening on June 29<sup>th</sup> to receive bids for the carpeting of the CED/PW offices of 730 1<sup>st</sup> Terrace. Two bids were received, with the low bid coming from Siefert's Flooring out of Tonganoxie, KS for \$21,776.68. This update was included in the budget process last year, with the City tentatively budgeting \$40,000 last summer.

The City Council will have a special meeting at 6pm on Thursday at the townhomes on Fairlane & Santa Fe. Following that tour, we will tour a brand-new duplex unit on Reagan Drive. We should be complete by 6:40pm.

### **Wastewater:**

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. 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



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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 have also had residential developers reach out to us regarding sewer lines to assist and promote residential growth. If we are striving to utilize our remaining ARPA funds, we also have at least one stormwater project along South Valley Drive that is near shovel ready.

#### **2024 Budget:**

The City Council held a budget work session on June 29<sup>th</sup>. The work session for July 27<sup>th</sup> is open and available for further budget discussions if desired by the City Council. The preliminary budget shows the mill levy decreasing from 36.448 to 34.85 mills. An example of how this would break down on a \$300,000 home that increased 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

#### **Public Works:**

Clearwave has applied to close out their project. Staff is giving them a punch-list with items to be rectified, which they are currently working toward. Please let staff know immediately if there are issues still needing to be resolved. Even if it is unclear if its AT&T or Clearwave's issue



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please submit it to staff! Both Clearwave and AT&T 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. To date we have not had discussions with AT&T about closing out their project.

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>

Concrete work and mill & overlay are in full swing! We are hopeful the vast majority of the project will be complete by the time school begins in August.

We are anticipating the drainage pipe at South Valley Drive, which goes under 4H Road, to be bid out in the next few weeks. This project was budgeted last summer for installation this year.

#### **YTD Sales Tax Update:**

	<b>2022 YTD</b>	<b>2023 YTD</b>	<b>Difference</b>
<b>Local Sales &amp; Use Tax (1.45%)</b>	\$1,032,481	\$1,061,373	\$28,892, 2.79%
<b>County Sales Tax</b>	\$505,783	\$478,131	-\$27,652, -5.47%
<b>County Use Tax</b>	\$186,335	\$184,768	-\$1,567, .84%
<b>Guest Tax</b>	\$34,648	\$48,347	\$13,699, 39.54%

The .45% sales tax has generated \$329,026 in the first six months of 2023, on pace for \$658,051 in 2023. The new special sales tax for the pool will begin July 1, 2023, raising Lansing's overall nonfood sales tax rate from 8.95% to 9.4%.

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



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their property. Much of the alley currently has older pavement, and Take5 will be laying concrete over the existing asphalt. The City will likely be paving the remainder of the alley toward the south.

Steady progress has been made at 670 First Terrace (south of Mutual Savings). A mid-August completion date is anticipated. Once complete, this building will be the new home of Filliman Dental. Additionally, 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.

### **Meetings & Announcements:**

The inflationary increase from Waste Management went into effect during the June billing cycle. This increase totaled \$.87/month for both regular and senior trash, for a total of \$10.44/year. Sewer re-averaging also takes effect during this month's bill, which means some residents may have changes to their monthly bill based on how much water was used during the months of December, January, February, and March.

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).

The various leases of all copiers in the City were up for renewal. It was important to staff to ensure all copiers were all from the same company and on the same lease moving forward. After reviewing the costs of different copiers and having staff test out various machines, we will be transitioning to Kyocera copiers this summer.

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| • Tuesday, July 4th                  | Independence Day Holiday, City Offices Closed  |
| • Thursday, July 6 <sup>th</sup>     | City Council Special Meeting, 6:00pm <ul style="list-style-type: none"><li>▪ Tour Fairlane Townhomes &amp; Duplex Reagan Dr.</li></ul> |
| • Thursday, July 6th                 | City Council Meeting, 7:00pm, City Hall  |
| • Thursday, July 20 <sup>th</sup>    | City Council Meeting, 7:00pm, City Hall  |
| • Thursday, July 27 <sup>th</sup>    | City Council Work Session, 7:00pm, City Hall   |
| • Thursday, August 3 <sup>rd</sup>   | City Council Meeting, 7:00pm, City Hall  |
| • Wednesday, August 16 <sup>th</sup> | Planning Commission Meeting, 7:00pm, City Hall   |
| • Thursday, August 17 <sup>th</sup>  | City Council Meeting, 7:00pm, City Hall  |

Sincerely,

Tim Vandall