



City of Lansing  
800 First Terrace  
Lansing, Kansas 66043

## City Administrator's Report

November 17, 2022

### Agenda Items:

A contract with RDG Design for a comprehensive housing study and needs assessment is on the agenda for Thursday evening. This study will outline needs for certain types of housing in Lansing. Additionally, builders and developers can utilize the City's housing needs analysis to apply for the State's Rural Housing Incentive District (RHID) program. The study would not exceed \$30,000.

The final plat of the Lansing Towne Centre Replat is on the agenda. This plat, if approved, would take 18.11 acres and create two lots of 12 acres, 4.44 acres, and a far western parcel of 1.67 acres. This plat was recommended by the Planning Commission with a 5-0 vote at their October 26<sup>th</sup> meeting. The property is currently zoned B-3 and no rezoning is being requested.

Ordinance No. 1091 amends a portion of the Unified Development Ordinance relating to parking lot design and driveway pavement requirements. Areas zoned A1, R1, or R2 and not part of a platted subdivision may have compacted rock or gravel beyond the first 50' adjacent to a public roadway. Also noteworthy, the Director of Public Works may approve alternate surfaces that demonstrate superior stormwater management performance, sufficient durability, and long-term maintenance. The Planning Commission recommended the updates at the October 26<sup>th</sup> meeting with a 5-0 vote.

The K7/Eisenhower intersection project was originally slated for completion by November 20<sup>th</sup>; however, due to problems with utility relocation and delays in the property acquisition process, the project will be completed slightly later. As a result, our construction inspection services contract is nearly expired. A supplement to the original contract for inspection services is on the agenda to add up to eight weeks. The supplemental agreement would not exceed \$38,000. KDOT does not contribute to inspection costs, so this agreement would be borne between Lansing and Leavenworth at the 2/3 - 1/3 split, with Lansing covering \$25,346. Funds are available in the budget for this expense. Public Works Director Mike Spickelmier PE will be on hand to answer any questions.

A sale of property agreement with Kansas City Kansas Community College is on the agenda for Thursday evening. KCKCC would purchase the recently re-platted Lot One, 12 acres, for \$360,000. The Commercial Real Estate contract is on the agenda and has been reviewed by our City Attorney. KCKCC President Dr. Greg Mosier will be present Thursday night to answer any questions from the Governing Body.



City of Lansing  
800 First Terrace  
Lansing, Kansas 66043

**Public Works:**

The traffic signal installation at K7/Eisenhower was completed on Friday, October 27<sup>th</sup>. Work on the south side of the project and the replacement of the damaged curbing is ongoing. All businesses have had accessibility throughout the duration of the project. We are still hopeful for a full conclusion by the estimated completion date, but there is some concern about laying asphalt in late November and when the asphalt plants potentially shut down. If asphalt cannot be poured, the intersection would be open during the winter months, but there'd potentially be a small 1" lip where the surfacing would be placed in the spring.

Clearwave Fiber has been issued 14 permits within Lansing, and an additional four KDOT permits to conduct work in the right-of-way. Clearwave is in the process of planting grass in some areas, with additional seeding likely to take place over the next couple of months. AT&T has been issued six permits, and one KDOT permit to work in the right-of-way. AT&T will likely continue working in Lansing in 2023 and perhaps beyond. AT&T has also stated they will cease installation of the above ground utility boxes in front yards but may still install in rear utility easements. Moving forward, AT&T will utilize at grade utility boxes, also known as flowerpots. To date, no right-of-way permits for fiber providers have been closed out.

The engineering study to review and analyze changes to the speed limit along East Mary Street came in just over \$14,000. The current speed limit is 20 miles per hour. Details like the number of driveways, site distance, lack of shoulders, previous accidents, current average speeds, and the fact that it's a school zone would all come into play on the study.

We had our first resident utilize the sidewalk cost share program, with a resident being reimbursed \$2,300 for replacing a portion of sidewalk on their property.

We hope to hear back soon from KDOT regarding our grant cost share application to replace the bridge along DeSoto.

The City is again working with KDOT to replace the plain green signage along K7 with wayfinding signs directing drivers to City Hall, the library, Lansing High School, etc.

**Community & Economic Development:**

Construction continues at Family Eye Care. We are hoping to see completion in the very near future.

Work has begun on the townhomes at Santa Fe and Fairlane. A completion date is tentatively scheduled for next year. We have reached out to the developer of the Fairway Estates Fifth Plat. We hope to receive updated plans for this single-family home subdivision shortly.



City of Lansing  
800 First Terrace  
Lansing, Kansas 66043

Discussions are beginning at LCDC regarding the sites of future industrial parks in Leavenworth County. These discussions could be expedited if the existing parks in the area are filled soon. Completion of the sewer line toward McIntyre could make that site appealing, or even construction to the southern edge of the property to begin, as we discussed in the summer. As the discussions progress, staff will keep the Council abreast of the industrial park search.

**YTD Sales Tax Update:**

	<b>2021 YTD</b>	<b>2022 YTD</b>	<b>Difference</b>
<b>Local Sales &amp; Use Tax (1.45%)</b>	\$1,517,837	\$1,798,385	\$280,548, 18.48%
<b>County Sales Tax</b>	\$830,650	\$846,514	\$15,864, 1.91%
<b>County Use Tax</b>	\$248,637	\$311,560	\$62,863, 25.28%
<b>Guest Tax</b>	\$200,109	\$93,460	-\$106,648, -53.29%

Through the October disbursement, the .45% sales tax has generated \$557,499, on pace for \$668,999 throughout the year. The 2022 debt payment for DeSoto Road is \$388,075. Based on current projections, this would leave \$280,924 toward park improvements this year.

\*A hotel in Lansing was used in 2021 for isolation during the pandemic. Current Transient Guest Tax figures are less but comparable to 2019 figures

Final valuations were completed, and the County recently sent us our finalized mill levy of 36.448. Based on the final mill levy, property taxes on a \$300,000 home would be \$1,257.46, a decrease from \$1,415.57 last year (41.031 mills). One mill in Lansing currently generates \$109,171.72.

**Wastewater:**

Three of the four easements needed for the Town Center Sewer Replacement project have been negotiated and signed. The final parcel is involved in a probate case and contact with the property owners has been limited. One of the family members is in the process of purchasing the property. 100% plans and specifications are complete and permitting is ongoing. The latest engineer estimate for construction is \$900,000. Construction of this project will follow as directed by the City Council.

The owner of a gas main in conflict with the sewer alignment for the McIntyre Sewer Interceptor project has been found and contacted; however, there still seems to be confusion about the entity that owns the pipe. Staff reached out to a private law firm for assistance on this issue with preliminary positive results. The next step for the project is to acquire easements or permission from landowners to perform Geotech work to refine the project cost estimate. 90% of the plans



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

are under staff review currently. This project would extend sewers to McIntyre Road and include the installation of nearly 9,500 feet of pipe.

A draft report of the flow study and revision to the Wastewater Master Plan will be delivered in the upcoming months.

**Meetings & Announcements:**

The City currently has an opening on the Parks & Recreation Advisory Board and multiple openings on the Building and Plumbing Trade Boards of Appeal.

The City currently has openings for Police Officer, Parks & Recreation Laborer, and part-time Librarian.

- Wednesday, November 16<sup>th</sup> Planning Commission Meeting, 7:00pm, City Hall
- Thursday, November 17<sup>th</sup> City Council Meeting, 7:00pm, City Hall
- Thursday November 24<sup>th</sup> Thanksgiving-City Offices Closed
- Thursday, December 1<sup>st</sup> City Council Meeting, 7:00pm, City Hall
- Sunday, December 4<sup>th</sup> Mayor's Christmas Tree Lighting Ceremony
- Thursday, December 15<sup>th</sup> City Council Meeting, 7:00pm, City Hall
- Wednesday, December 21<sup>st</sup> Planning Commission Meeting

Sincerely,

Tim Vandall