



City of Lansing
800 First Terrace
Lansing, Kansas 66043

City Administrator's Report

July 20, 2023

Agenda Items:

An executive session to discuss personnel is on the agenda for Thursday evening.

While not agenda items, LanDel will open bids for the Town Center water line project on August 2nd. The Council had discussed utilizing ARPA Funds for this project, which could approach \$400,000. We also have a bid opening to repair the storm sewer pipe along Valley Drive in Stonecrest on August 9th. This repair was included in the 2023 budget last summer.

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 29th. 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



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are issues still needing to be resolved. Even if it is unclear if its AT&T or Clearwave's issue 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:

	2022 YTD	2023 YTD	Difference
Local Sales & Use Tax (1.45%)	\$1,032,481	\$1,061,373	\$28,892, 2.79%
County Sales Tax	\$505,783	\$478,131	-\$27,652, -5.47%
County Use Tax	\$186,335	\$184,768	-\$1,567, .84%
Guest Tax	\$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 began 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



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City is working with the contractor to ensure adjacent property owners always have access to 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.

Wastewater:

Geotech work for the McIntyre Interceptor Sewer Project is underway and will conclude in two weeks, weather permitting. Valbridge Property Advisors have begun to meet with all property owners on site to discuss the easements needed for the project. At the request of an impacted property owner, the design team is revisiting an alternate alignment near Willow Park, which would require additional design, survey, and Geotech work. It is anticipated to take 45 days for appraisals and an additional 90 days for property acquisition. Property acquisition will be performed by Skeens Consulting Group and staff. Upon full completion, this project would extend sewers to McIntyre Road and include installation of nearly 9,500' of pipe.

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.

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



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reviewing the costs of different copiers and having staff test out various machines, we will be transitioning to Kyocera copiers this summer.

- Thursday, July 20th City Council Meeting, 7:00pm, City Hall
- Thursday, July 27th City Council Work Session, 7:00pm, City Hall
- Thursday, August 3rd City Council Meeting, 7:00pm, City Hall
- Wednesday, August 16th Planning Commission Meeting, 7:00pm, City Hall
- Thursday, August 17th City Council Meeting, 7:00pm, City Hall
- Thursday, August 31st City Council Work Session, 7:00pm, City Hall
- Monday, September 4th Labor Day Holiday, City Offices Closed
- Thursday, September 7th City Council Meeting, 7:00pm, City Hall
- Wednesday, September 20th Planning Commission Meeting 7:00pm, City Hall
- Thursday, September 21st City Council Meeting, 7:00pm, City Hall

Sincerely,

Tim Vandall