



City of Lansing
800 First Terrace
Lansing, Kansas 66043

City Administrator's Report

October 19, 2023

Agenda Items:

There is a joint work session with the USD 469 Board of Education at 6pm in the City Council Chambers prior to the regular meeting. Supper will be provided.

Representatives from Waters Edge will be present to update the City Council on the current design of the future aquatic center. Staff and Waters Edge want to ensure the governing body is in favor of the concept prior to the design team finishing the construction documents and releasing the project to bid. The Citizen Aquatics Steering Committee has reviewed the concept, as well as the Parks & Recreation Advisory Board.

Zimmerman Properties is scheduled to present the final plat for their apartments on Mary Street at an upcoming City Council meeting. In order to ensure enough time, they are requesting an extension of the closing date to January 31, 2024 from the current closing date of November 30, 2023.

The City received proposals from six companies to provide the City with IT services. A review committee composed of two councilmen and four staff members interviewed the top three companies. Of the three interviewed, the Committee felt like SorWil Technology Solutions was the best fit and provided the most value to the City. SorWil will be present at least two days a week to assist with IT issues that arise, which our existing company was not willing to do. The 2024-line items for software and computer services total \$115,000; Sorwil's proposal to the City totals \$98,400/year. SorWil Technology Solutions is based in Lansing at 112 South Main and employs five people from their Lansing office.

The final copy of the Housing Study is included in the agenda materials for approval. Acceptance of the Housing Study can help lead the way to developers potentially utilizing the RHID program, which can rebate the increased increment in property taxes to offset infrastructure costs. A summary of RHID's is listed on Page 56 of the Housing Study, along with other strategies to alleviate housing shortages in Lansing.

Public Works:

The Kansas Department of Transportation Local Consult meeting will be held October 17th in Lenexa. Based on the results of the recent transportation study, Lansing staff will attend and advocate on behalf of K5 improvements and other projects in the countywide transportation plan. Please let us know if you'd like to attend.



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A Notice to Proceed for the drainage project at 4H & Valley was issued on 8/22/23, but we are still awaiting the final schedule from Linaweaver Construction. This project will repair a corroded pipe that caused a sinkhole in the Stonecrest Subdivision, and repair that pipe that goes under 4H Road.

Update on ARPA Funds:

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)
- \$314,667.73 Water Line Center Drive
- \$503,037.03 ARPA Funds Remaining

The water line project along Center Drive has been completed. We are grateful to Chairman Jake Kowalewski and the LanDel Board for their partnership in this project. The City's share of the final amount totaled \$314,667.73, with LanDel chipping in approximately \$100,000. We also anticipate utilizing ARPA funds for a storm sewer project next year. We also had a potential multi-use commercial/residential building along K7 inquire about utilizing \$80,000 in ARPA funds to assist with utility work for that project. The ARPA funds need to be committed by 12-31-2024 and spent by 12-31-2026.

Wastewater:

All easements for the McIntyre Sewer Project have been acquired through negotiation without the need for condemnation! We had one property owner donate the value of the easement. Final plans and specifications have been approved by KDHE. The project is out to bid, with a pre-bid conference scheduled for October 17th. Bids are due and will be opened on November 6th. The project is advertised on Drexel Tech and currently has four plan holders. Bid approval is scheduled for the November 16th City Council meeting, with construction beginning shortly thereafter. This project will receive \$1.3million from the Kansas Department of Commerce, and also received \$250,000 from Leavenworth County in 2021 for engineering and design.

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.



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YTD Sales Tax Update:

	2022 YTD	2023 YTD	Difference
Local Sales & Use Tax (1.45%)	\$1,652,050	\$1,707,291	\$55,241, 3.34%
County Sales Tax	\$769,254	\$728,718	-\$40,536, -5.27%
County Use Tax	\$293,392	\$283,525	-\$9,867, -3.36%
Guest Tax	\$59,837	\$76,148	\$16,311, 27.26%

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)

The special sales tax to pay for DeSoto Road and Bernard Park improvements has generated \$497,552 so far this year, on pace for \$663,403.

The special sales tax for the aquatic center, which began on July 1st, has generated \$108,712.94 so far this year.

Community & Economic Development:

Filliman Dental is now open! Be sure to check out their new building. The property has additional space for another commercial building.

Take5 Oil is now open. We anticipate the light pole in the alley moving, allowing the alley to shift westward to allow a freer flow of traffic. The City also recently paved the southern portion of the alley, which was discussed in a City Council meeting back in 2022.

Meetings & Announcements:

The City will have two openings on the Fire Board in December. The City also 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 Wastewater Operator and Police Officer (I/II).

Groups are working to formulate a plan for the historical portion of the Lansing Correctional Facility. There is hope that the older shell of LCF could be utilized as a paranormal tour center



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and museum, similar to the old Missouri Penitentiary in Jefferson City, Missouri.

<https://www.missouripentours.com/>

- Thursday, October 19th City Council Meeting, 7:00pm, City Hall
- Wednesday, October 25th Planning Commission Meeting, 7:00pm, City Hall
 - Final Plat-Town Center-Northern Parcels
- Thursday, October 26th City Council Work Session, 7:00pm, City Hall
- Saturday, October 28th Spooky Center, Lansing Activity Center
- Thursday, November 2nd City Council Meeting, 7:00pm, City Hall
- Tuesday, November 7th Election Day
- Friday, November 10th Veteran's Day, City Offices Closed
- Wednesday, November 15th Planning Commission Meeting, 7:00pm, City Hall
- Thursday, November 16th City Council Meeting, 7:00pm, City Hall
- Thursday, November 23rd Thanksgiving Holiday, City Offices Closed

Sincerely,

Tim Vandall