



City of Lansing  
800 First Terrace  
Lansing, Kansas 66043

## City Administrator's Report

March 20, 2025

### Agenda Items:

A rezone for three parcels generally located at 24132 139<sup>th</sup> Street is on the agenda. The Planning Commission recommended to rezone three parcels presently zoned A-1 (agriculture) to B3 for Parcel 1, B3 for Parcel 2B, and R4 for Parcel 2A by a 3-2 vote. The Planning Commission took no action on a fourth parcel (Parcel 3) that had a request to go from A-1 to I-2. The proposed rezone request meets the spirit and intent of the City's Comprehensive Plan and Future Land Use Map. If approved, the property owner plans to proceed with storage units at the northwestern parcel. A copy of our zoning maps and future land use map can be found at <https://gis.lansingks.org/>.

An engineering services agreement for the 2025 inflow and infiltration study is on the agenda. A map of the area this will entail is included on Page 48 of the agenda materials. This will include cleaning and CCTV of our sewer lines, smoke testing all the sewers in the target area and documenting the findings, surface level manhole inspections, dyed water testing of a portion of the manholes, and compiling reports, recommendations, and cost estimates for the remedies. Engineers with George Butler & Associates presented their findings from the previous sewer basin at the January work session. A motion to approve the scope and fee for the 2025 Inflow and Investigation Study in the amount of \$134,471 (\$128,067 + 5% contingency per auditors) is on the agenda.

Ordinance 1129 is a codification of ordinances. This was last done in 2021. A brief summary of Ordinances 1091-1122 is included on pages 55-57 of the packet.

The Financial Summary & Economic Indicators Report is included in the agenda materials for informational purposes. This highlights all of the different funds as of December 31, 2024.

Chief Gates has provided the call summary for the Fire Department from 1-1-2025 to 2-28-2025.

### Public Works:

Public Works staff has been working on the annual update for the National Flood Insurance Program. Based on the Community Rating System (CRS) that judges cities based on their outreach and abatement measures, residents in Lansing who reside in the flood plain are eligible to receive a 15% discount on their flood insurance.



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Pothole operations will commence once roads are fully cleared of snow. There are more potholes to repair due to the amount of freeze/thaw cycles this winter.

We anticipate bidding for mill and overlay to take place in the next month. We plan to add the portion of 155<sup>th</sup> Street in city limits as an alternate due to major deterioration this winter. We also hope to bid out the Bernard Park Bridge joint repairs this year. We also continue to communicate with a property owner in Sherwood Forrest to repair a drainage issue on Nottingham Drive.

**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
- .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 100' of sewer has been installed, and the existing manhole has been cored. A supply chain issue has delayed the delivery of the first new manhole for the project. Clearwave



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Fiber is in the process of relocating their fiber optic facilities that are in direct conflict with the sewer project. This project is scheduled for 120 days.

All easements for the Ida/Gamble Sewer Relocation Project have been acquired and filed with the Register of Deeds. The project will be bid in the coming weeks, with construction taking place during the USD469 summer break, as Ida Street will be temporarily closed. The project will relocate sewers near this intersection that are oversized for current flows to the new 7 Mile Creek 36" interceptor.

**Meetings & Announcements:**

The Kansas Moderate Incoming Housing Grant we jointly applied for on the Fairlane Townhomes Second Phase project in November was successful. This grant will allocate \$650,000 to help spur the next phase of the Fairlane Townhomes, which is projected for 21 more units along Santa Fe Drive. The City approved a resolution of support at the November 7<sup>th</sup> City Council meeting. A copy of the award letter, as well as the list of all successful projects in Kansas is in the agenda.

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.

Staff from our auditing firm was on site in early March to conduct our annual audit. They will present their findings to the City Council at a meeting in April.

- Wednesday, March 19      Planning Commission Meeting, 7:00pm, City Hall
- Thursday, March 20      City Council Meeting, 7:00pm, City Hall
- Thursday, March 27      City Council Work Session, 7:00pm, City Hall
  - Pool Construction Update, Jason W. Crum
- Thursday, April 3      City Council Meeting, 7:00pm, City Hall
- Thursday, April 17      City Council Meeting, 7:00pm, City Hall
- Thursday, April 24      City Council Work Session, 7:00pm, City Hall
- Thursday, May 1      City Council Meeting, 7:00pm, City Hall



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Sincerely,

Tim Vandall