



City of Lansing  
800 First Terrace  
Lansing, Kansas 66043

## City Administrator's Report

June 15, 2023

### **Agenda Items:**

Chief Wayman will be presenting two of our officers an award for life saving actions.

LanDel is prepared to advertise for construction of the Town Center water line beginning in early July. LanDel's engineer has indicated a potential bid opening date of August 2<sup>nd</sup>. LanDel estimates approximately 90 days for construction of the water line. LanDel has agreed to assist with a percentage of the cost difference between an 8" line and 12" line. A motion to cooperate with LanDel Water District for the construction of a water line from 4H Road to West Mary Street along Center Drive for an amount not to exceed \$400,000 is requested. Funds for this project would come from the City's American Rescue Plan Act disbursement.

A purchase and sale agreement is on the agenda for Thursday evening. Lot 2 of the Lansing Towne Centre Replat is 4.44 acres and would be acquired for the purpose of constructing a new Tractor Supply Company in Lansing. Approval of this document does not finalize the land transfer, as a period of inspection and due diligence will soon commence by the buyer. This agreement requires Tractor Supply to be operational within 36 months of closing. This agreement also lays out a restrictive covenant agreement, which prohibits similar competitors from operating a retail store on adjacent lots.

### **Wastewater:**

Geotech work for the McIntyre Interceptor Sewer Project is scheduled for mid-June. 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 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



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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.

#### **Library:**

The Summer Reading Program has kicked-off at the Library. It was a very successful first week. The Friends of the Library sponsored the KC Zoo and an ice cream social held on Saturday, June 3<sup>rd</sup>, with 130 people in attendance. The programs being offered are all filled to capacity. The library is collaborating with the six other libraries in the area to bring back the adult summer reading series, One Book Many Neighbors. The kickoff was on Wednesday, June 7<sup>th</sup>. We had 115 people in attendance. We are grateful to Lansing Police Officer TJ Lewis for his assistance with the program. Patrons in attendance thought Officer Lewis did a great job bringing real world insight to the short story, Avalon. The new staff are doing a wonderful job learning about the library and handling the increased usage of the library. In the first 8 days of June, we had 1,022 people visit the library. We typically have between 450 – 500 in the same time frame.

#### **Public Works:**

The K7/Eisenhower intersection project is substantially complete! Thanks to everyone who came out for the ribbon cutting on April 13<sup>th</sup>. This project will make the busiest intersection in Leavenworth County safer and will improve the flow of traffic. We are awaiting our final reimbursement from KDOT.



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Work on the Southfork pipe liner is complete. The City is holding back the final payment until grass is established on the area torn up by construction.

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.

Lawn restoration work continues. No right of way permits have been completed or closed at this time from either Clearwave or AT&T. Each company 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. No permits will be released from bonds until soil restoration has been accepted.

**Parks & Recreation:**

Staff held a meeting with the aquatics design engineers in early May to review different layouts for the aquatics center. Due to existing drainage channels and the terrain, the civil construction cost to construct closer to the intersection is nearly double the cost further west, closer to Angel Falls Trail. This essentially means the City will get a better product with more features if we shift further west. Our citizen design advisory committee met on May 30<sup>th</sup> and is slated to meet again on June 13<sup>th</sup> to receive resident feedback on the design. The sales tax is slated to commence on July 1<sup>st</sup>, 2023. Although construction will not begin at that time, the City is beginning to receive invoices for design engineering.

**YTD Sales Tax Update:**

|  | <b>2022 YTD</b> | <b>2023 YTD</b> | <b>Difference</b> |
|--|-----------------|-----------------|-------------------|
| <b>Local Sales &amp; Use Tax (1.45%)</b> | \$852,584       | \$890,198       | \$37,614, 4.41%   |
| <b>County Sales Tax</b>                  | \$411,072       | \$402,266       | -\$8,806, -2.14%  |
| <b>County Use Tax</b>                    | \$155,913       | \$155,991       | \$78, .05%        |
| <b>Guest Tax</b>                         | \$34,648        | \$48,347        | \$13,699, 39.54%  |

The .45% sales tax has generated \$275,961 in the first five months of 2023, on pace for \$662,321 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%.



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### **Community & Economic Development:**

Construction of Take 5 Oil is progressing. While there may be minor delays, the City is working with the contractor to ensure adjacent property owners always have access to their property.

Steady progress has been made at 670 First Terrace (south of Mutual Savings). Once complete, this project will house a new 3,500 SF dental clinic; 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.

Work continues on the townhomes at Fairlane and Santa Fe. The completion date for the 14-unit townhome complex is tentatively scheduled for the summer of 2023. We have been invited to tour the units, tentatively scheduled for 6pm on July 6<sup>th</sup>.

### **Meetings & Announcements:**

The inflationary increase from Waste Management went into effect during this 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 multiple 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.

- Wednesday, June 21st                      Planning Commission Meeting, 7:00pm, City Hall
- Thursday, June 29<sup>th</sup>                        City Council Work Session, 7:00pm, City Hall
  - 2024 Budget Construction & Review
- Saturday, July 1st                         Independence Day Celebration-Fireworks, Town Center
- Tuesday, July 4th                         Independence Day Holiday, City Offices Closed
- Thursday, July 6th                         City Council Meeting, 7:00pm, City Hall
  - Special Meeting, 6:00pm, Tour Fairlane Townhome
- Wednesday, July 19<sup>th</sup>                      Planning Commission 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



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Sincerely,

Tim Vandall