



City of Lansing
800 First Terrace
Lansing, Kansas 66043

City Administrator's Report
September 1, 2022

Agenda Items:

The Revenue Neutral Rate public hearing is on the agenda for Thursday evening. The City does not intend to exceed the revenue neutral rate, but changes to total valuation after budget approval could impact the City's final mill levy slightly, leading to the City being a tenth or hundredth of a decimal point above the RNR. Based on the possibility of decimal variations from valuation changes, we are holding the RNR hearing. The proposed budget would decrease the City's mill levy from 41.031 to 36.426.

Approval of the 2023 Lansing City Budget is on the agenda Thursday night. Based on the present valuation, the City's mill levy would decrease 4.605 mills. Even with the rise in valuation, this decrease should hopefully offset most valuation increases in Lansing. A few examples of this budget breakdown are below based on homes that had a constant value as well as homes that had their value increase by \$25,000 or \$35,000:

- \$300,000 Home x .115 x 41.031 (Previous Mill Levy)/1,000=\$1,415.57
- \$300,000 Home x .115 x 36.426 (Proposed Mill Levy)/1,000=\$1,256.70

- \$175,000 Home x .115 x 41.031 (Previous Mill Levy)/1,000=\$825.75
- \$195,000 Home x .115 x 36.426 (Proposed Mill Levy)/1,000=\$816.85

- \$300,000 Home x .115 x 41.031 (Previous Mill Levy)/1,000=\$1,415.57
- \$335,000 Home x .115 x 36.426 (Proposed Mill Levy)/1,000=\$1,403.31

Additionally, the proposed 2023 Budget also includes a \$940,000 to the Capital Improvement Fund for paving roads and infrastructure improvements, substantial improvements to the roadway and lighting along Centre Drive, 1.5 new City employees, carpeting and repainting the north side of 730 1st Terrace, a mobile message board, utility golf cart, and improved software for Municipal Court.

The City has received three sets of proposals for repairing the Town Centre detention pond walls. Due to the complex and specialized nature of this work, the successful proposal will demonstrate the overall best value to the City, as laid out in the City's purchasing manual. Staff would like to designate a review committee with staff members and two council members to review and



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evaluate the proposals. Upon completion, this committee would report back to the City Council with their recommendation for approval at a future meeting.

An executive session for land acquisition is on the agenda for Thursday evening.

Public Works:

Clearwave Fiber has received 13 permits to conduct work in right of way in Lansing. AT&T has received six permits to conduct work in right of way in Lansing. To date, no permits from either company have been closed out. We had an article in the Lansing Connection explaining right-of-way to our residents. The City is retaining a \$10,000 bid bond from each contractor to ensure that areas are restored satisfactorily. We anticipate most restoration work to take place in the fall once grass is likelier to grow. The City is attempting to schedule a meeting with AT&T to talk about their methods of installing utility boxes.

Staff spoke to an engineer about conducting a speed study for East Mary Street. The current speed limit is 20 miles per hour. Details like the number of driveways, site distance, lack of shoulders, previous accidents, and current average speeds will all come in to play on the study. In an effort to save costs, staff will utilize our internal speed tracker for the study. We will report back as more details arise from the results of that study.

A progress meeting for the K7/Eisenhower project was held on August 18th. The project is currently on schedule and still slated to be complete in late November (pending weather delays). The Eisenhower portion of the project has been the main focal point thus far, as the crews are working to reopen the currently closed southern access point. Minor clearing has begun east of QuikTrip's sidewalk, outlining where the future right-turn lane will be located. We anticipate lane closures along K7 to occur soon. Please encourage residents to utilize detours or to access those areas during non-peak hours, if possible.

We are working to apply for grant funding from KDOT to replace the bridge on DeSoto Road. The deadline for the grant is in early September.

Community & Economic Development:

Building plans for the dental office between Mutual Savings Association and Anytime Fitness have been approved. We hope to see progress at this property soon.

Construction has started on the addition to the main building at MainStreet CDJR. This will include three additional service bays and a car wash bay.

Construction continues at Family Eye Care. The building is closed in and they are working on interior work, as well as exterior site work. The building's owner is asking to modify the site



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plan that was already approved by the Planning Commission. The modifications requested, involving a retaining wall, will go before the Planning Comm. at their September 21st meeting.

Take 5 Oil Change is currently working on a Traffic Impact Study (TIS) to evaluate their potential impact at the K7/East Eisenhower intersection. KDOT would need to approve the TIS. They are also working on their formal building permit plans.

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.

YTD Sales Tax Update:

	2021 YTD	2022 YTD	Difference
Local Sales & Use Tax (1.45%)	\$1,042,645	\$1,189,833	\$147,188, 14.12%
County Sales Tax	\$566,617	\$584,422	\$17,805, 3.14%
County Use Tax	\$162,648	\$209,515	\$46,867, 28.81%
Guest Tax	\$174,626	\$59,837	-\$114,789, -65.73%*

Through the July disbursement, the .45% sales tax has generated \$368,848, on pace for \$632,316 throughout the year. The 2022 debt payment for DeSoto Road is \$388,075. Based on current projections, this would leave \$252,063 toward park improvements this year.

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

Parks & Recreation:

Installation of the septic system has begun. All the field lights have been installed and wiring is currently being ran. Topsoil in the outfields and infield materials have been put into place a graded. Progress continues on the installation of the blocks for the concession / restroom building. Plumbing has been roughed in and the floors have been poured. The transformer pads have been poured as well as sections of sidewalk, ADA parking stalls and some curb and gutter. Backstop poles have been installed as well as most of the fence posts and some of the fence mesh has been installed. Trenching and installation of the irrigation is underway. Foul poles have been delivered and assembled. Support beams for the bleacher shade structures are also being installed.

Wastewater:

Two of the four easements needed for the Town Center Sewer Replacement project have been



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negotiated and signed. One of the remaining parcels is involved in a probate case, while the last property is still in discussions with staff. 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. Plans have been sent to the gas company to work through this issue. This project would extend sewers to McIntyre Road and include the installation of nearly 9,500 feet of pipe.

The flow meters have been removed and the data gathering has concluded. There have been several rain events during this flow monitoring period, which has provided good data for the master plan update. A draft report of the flow study and revision to the WWMP will be delivered in the coming months.

Meetings & Announcements:

All volunteer boards are fully registered! The City currently has an opening for a part time Animal Control Officer.

- Monday, September 5th Labor Day, City Offices Closed
- Thursday, September 15th City Council Meeting, 7:00pm, City Hall
- September 16th & 17th Citywide Garage Sale
- Wednesday, September 21st Planning Commission Meeting, 7:00pm, City Hall
- Thursday, September 29th City Council Work Session, 7:00pm, City Hall
 - Public Works Projects Update
- Tuesday, October 4th Volunteer Dinner, Community Center
- Thursday, October 6th City Council Meeting, 7:00pm, City Hall
- Monday, October 10th Staff Development Day-City Offices Closed
- Saturday, October 15th Fall Festival, Angel Falls Trail
- Wednesday, October 19th Planning Commission Meeting, 7:00pm, City Hall
- Thursday, October 20th City Council Meeting, 7:00pm, City Hall
- Thursday, October 27th City Council Work Session, 7:00pm, City Hall
- Saturday, October 29th Spooky Center (location TBD)

Sincerely,

Tim Vandall