



City of Lansing
800 First Terrace
Lansing, Kansas 66043

City Administrator's Report
September 21, 2023

Agenda Items:

A representative from the County Commission will be present to speak to the Council about LAVTR (Local Ad Valorem Tax Reimbursement) and encouraging the State of Kansas to reinstitute the funding to assist cities in reducing property taxes. The City of Lansing has not received LAVTR funds since 2002.

A Conditional Use Permit for a daycare at 104 Daisy Street is on the agenda. This was heard and recommended by the Planning Commission by a 6-0 vote. Staff recommends approval of the Conditional Use Permit.

The City works together with Leavenworth County and other communities to cooperatively purchase street salt. The low bid came from Central Salt LLC out of Lyons, KS for a total of \$58.74 per ton. This expense would come from the Ice Control Line Item in the budget, which is penciled in at \$65,000.

Bids for the rehabilitation of Centre Drive were opened on August 31st, with Linaweaver Construction coming in as the low bid at \$535,310.45. This project would remove the islands and existing decorative lighting (bidding for decorative lighting is a separate agenda item). This project would not provide for an overlay over the entire roadway, but that component could be added at a later time (perhaps once construction of a commercial building is complete). The total amount the Council budgeted for this project last year was \$785,000. Staff is recommending approval of the Linaweaver Construction bid, with a 5% contingency.

The City has been working with StressCrete out of Atchison, Kansas to replace the decorative lighting along Town Center. For the last several years the City has struggled with acquiring replacement parts, which led to a desire to work with a local company for light pole replacement. A subcommittee composed of elected officials and staff selected the design of the Allentown luminaire. The cost to acquire the 48 concrete poles and luminaires totals \$199,825.20. The light poles and construction bid with contingency total \$798,601.17. A representative from StressCrete will be present and have examples to show the Council.

The City had issues with a culvert on 147th Street rusting out in 2016. A temporary repair was installed and has lasted since that time. Since the roadway services thousands of vehicles per day accessing Lansing High School, a more permanent box culvert for 147th Street was included in the 2024 budget. Engineering services for this project are on the agenda in an amount of \$31,350.

The construction engineering and inspection company for the K7/Eisenhower intersection project, Alfred Benesch & Company, is requesting an additional \$4,200.41 for inspection services on the



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project beyond the contract. Inspection services were not covered as a part of the KDOT grant. The total amount already paid for inspection totals \$147,650.

Wastewater Director Zell has inquired with multiple engineering firms to get estimates for inspection of the McIntyre Sewer Line. Monarch Engineering of Olathe (Matt Harding) is the most reasonable proposing a fee of \$75/hour and \$50/day for travel expenses. State law requires full time construction observation on a project of this scale. Monarch Engineering has performed sewer inspection services for the City before, recently assisting with sewer installation near Fairlane and another project in northern Ward One near Connie Street.

A 20-minute executive session for land acquisition is on the agenda for Thursday evening.

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.

Linaweaver is progressing on the water line project for Center Drive. Lan-Del is administering this project, with the City of Lansing covering the bulk of the costs through our ARPA funds. We anticipate the City's share to be over \$300,000 but will not have a final number until the project is near completion. We anticipate utilizing a portion of ARPA funds for the box culvert on 147th Street.

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. We are hoping for a good turnout from Leavenworth County to this event.

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.



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The annual Capital Improvement Plan is near completion, with paving still slated to take place on Nottingham, Debra Lane, and a portion of an alley to be completed.

The City was notified last week that our grant application to replace the bridge on 147th Street was not successful. The City will continue to maintain the bridge and have it inspected annually. We will likely apply for grant funding again in the future, as we anticipate replacement costs of the bridge to exceed \$1million.

Wastewater:

A draft of the flow study and revisions to the Wastewater Master Plan are under review. A review meeting will be scheduled to refine the draft in August, with a presentation before the City Council at the September 28th work session.

Skeens Consulting Group has been working with property owners to secure easements for the McIntyre Sewer Project. 100% plans and specifications are under staff and KDHE review at this time. The project is scheduled to bid in mid-October, with construction beginning shortly thereafter. Upon completion, this project would extend sewer to McIntyre Road, creating investment and development potential along the K7/McIntyre corridor.

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.

YTD Sales Tax Update:

	2022 YTD	2023 YTD	Difference
Local Sales & Use Tax (1.45%)	\$1,403,199	\$1,484,606	\$81,407, 5.8%
County Sales Tax	\$669,736	\$646,382	-\$23,354, -3.49%
County Use Tax	\$245,529	\$260,861	\$15,332, 6.24%
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)



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- 9.4%
- 1% Community Improvement Dist. (Mainstreet Chrysler Dodge Jeep Ram property only)

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.

Staff has begun holding meetings with Zimmerman Properties to go over development rules, procedures, and the layout for the 50-unit apartment complex. Fire District 1 was represented in the development meeting and will be kept informed as the process continues. The parcel will be split off from the larger parcel through the platting process, which would also dedicate utility easements at the same time. The projected closing date is in late December or early January.

Meetings & Announcements:

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).

Please note the permits and licenses report on Agenda Item 11 in the agenda packet!

- Wednesday, September 20th Planning Commission Meeting 7:00pm, City Hall
 - Preliminary Plat & Site Plan-Zimmerman Properties
- Thursday, September 21st City Council Meeting, 7:00pm, City Hall
- Thursday, September 28th City Council Work Session, 7:00pm, City Hall
 - Update on Wastewater Master Plan
- Tuesday, October 3rd Volunteer Recognition Dinner, Community Center
- Thursday, October 5th City Council Meeting, 7:00pm, City Hall
- Monday, October 9th Staff Development Day, City Offices Closed
- Saturday, October 14th Fall Festival-Angel Falls Trail
- Wednesday, October 18th Planning Commission Meeting, 7:00pm, City Hall
- Thursday, October 19th City Council Meeting, 7:00pm, City Hall
- Thursday, October 26th City Council Work Session, 7:00pm, City Hall
- Saturday, October 28th Spooky Center, Lansing Activity Center

Sincerely,

Tim Vandall