



City of Lansing
800 First Terrace
Lansing, Kansas 66043

City Administrator's Report

April 18, 2024

Agenda Items:

Staff from the firm Adams Brown LLC performed an audit of the financial statements for the City of Lansing for the year ending on December 31, 2023. A member of the firm will present a brief overview of the audit and answer any questions. A motion to approve the audit is recommended.

The reappointment of Jerry Gies and Janette Labbee-Holdeman to the planning commission for a three-year term is on the agenda.

The curb and gutter along Center Drive is in major need of repair. Each year, the City allocates funds to repair curb and gutter, with this year's budget line item listed at \$250,000. Linaweaver Construction submitted a bid of \$244,172.30 for the replacement of the excessively damaged curb. Replacement of curb along Center Drive will also allow the City to update the curb cut locations.

Library Director Terri Wojtalewicz will provide an update on the happenings at the Library.

A ten-minute executive session is on the agenda for the topic of economic development.

A proclamation for Professional Municipal Clerks Week is on the agenda.

Wastewater:

Wastewater Director Tony Zell will provide an update to the Council at the April 25 work session about our ongoing and upcoming wastewater projects.

Construction of the McIntyre Sewer Project continues. The boring under K7 is complete and pipe was installed end to end. One crew encountered a natural spring that surfaced after blasting was complete and caused them to use pumps to remove groundwater. Future long-term remediation to drain the water to the nearby creek is under consideration at this time. To date, 3,103' out of 9,110' has been installed, along with 12 of the 36 manholes. The aerial crossing over the 9 Mile Creek is complete and has been seeded. This project is scheduled for substantial completion in November of 2024. This project will be paid for partially by a GO Bond, a \$1.3Million grant from the State of Kansas, and Leavenworth County also contributed \$240,000 for design.

The Town Center Sewer Replacement Project is set to go to bid in September of this year, with construction to take place afterward. This project is expected to take 120 days.



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Community & Economic Development:

One of the topics for the April work session is the potential establishment of RHIDs (Reinvestment Housing Incentive District) in Lansing to spark residential growth. An RHID acts similar to a TIF District in that the increase in property taxes can be allocated back to the builder/developer to offset costs of infrastructure. In a recent case, a potential developer provided staff an engineering estimate of \$2.4Million for site work, roadways, utilities, etc. RHIDs have been successful in other communities on the edge of the metro that do not generate the type of profit margin of communities in Johnson County but have similar upfront costs. An example of how an RHID might function in a small 20 lot subdivision is below.

*\$300,000 (increase in appraised value) x .115 x 132.556 (total levy)/1,000=\$4,573.18 property taxes

*\$4,573.18 property taxes x 20 lots=\$91,463.60 property taxes for 20 lots

*91,463.60 property taxes x 20 years=\$1,829,272 offset infrastructure costs over 20 years

We anticipate construction of the apartments on West Mary Street to begin in late April/early May.

Public Works:

In March we learned that Kansas Highway 5 was added to KDOT's Development Pipeline. Per the press release, this \$35 million modernization project would "reconstruct K-5 with new alignment and safety improvements from US 73 southeast to I-435." Although the City is thrilled the roadway will become safer and create an easier path to I-435 and the rest of the metro, we do not yet know where the project will begin nor the full scope of the project. We also do not yet have a timeline for the project.

Based on discussion at the January 25th work session, we will likely delay the box culvert repairs on 147th Street to 2025. The goal of this delay is to not have two major roads in close proximity closed concurrently during the summer of 2024.

Staff has followed up with a property owner about completing the drainage project on Robin Road. Unfortunately, the failing pipe is not within an easement since there was no drainage easement established when Sherwood Forrest was platted as a county-subdivision in the 1980s. In order for the City to complete this project, the property owner would need to grant a utility easement.

The storm drain and asphalt work on Valley Drive in the Stonecrest subdivision was completed in late 2023. The pipe liner near the creek and church was completed recently. We anticipate Linaweaver Construction completing the final portion once school is complete on May 22nd.



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The City is looking to apply for a grant from the KDOT Transportation Alternatives program to fund a 10' trail from Lansing High School to the existing trail that terminates on 4H Road, at the northwest corner of the Wyndham Subdivision. Please note this area has no curb or gutter, which may need to be evaluated as part of our application. We will work to receive community feedback from residents to help support our application. Lansing's Angel Falls Trail was funded by the Transportation Alternatives program.

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. The ARPA funds need to be committed by 12-31-2024 and spent by 12-31-2026. ARPA funds can be used for fire equipment.

- \$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

YTD Sales Tax Update:

The final year end sales tax updates are below.

	2023 YTD	2024 YTD	Difference
Local Sales & Use Tax (1.9%)	\$532,415	\$675,816	\$143,401, 26.93%*
County Sales Tax	\$247,360	\$221,712	-\$25,648, -10.37%
County Use Tax	\$96,362	\$98,543	\$2,181, 2.26%
Guest Tax	\$29,980	\$25,113	-\$4,867, -16.23%

*Additional .45% sales tax for aquatic center began July 2023.

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)



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The special sales tax to pay for the Aquatic Center has generated \$162,196 through the first three months of the year. The special sales tax to pay for DeSoto Road and Bernard Park Improvements also generated \$162,196 (both special sales taxes are for the same amount, .45%). Both of these special sales taxes are on pace to generate \$648,783 this year, which is enough to make this year's debt payment for both projects.

Meetings & Announcements:

As discussed at a previous Council meeting, staff is releasing a survey to our residents to gauge interest in partnering with Leavenworth on their RideLV Micro transit program. Be on the lookout for QR codes leading to the survey and encourage residents to participate.

The City's appraisal of FD1 property should be complete this week. Our next joint meeting with Township representatives is Monday, April 29th.

There are currently openings for Part Time Library Assistant, Part Time Parks & Recreation Facility Maintenance, Parks & Recreation Maintenance, Seasonal Parks & Recreation Laborer, and Police Office (I/II). There are also two openings on the Tree Board, and numerous openings on the Building and Plumbing Trade Boards of Appeal.

- Wednesday, April 17th Planning Commission Meeting, 7:00pm, City Hall
- Thursday, April 18th City Council Meeting, 7:00pm, City Hall
- April 19, 20, and 21st Friends of Library Book Sale-Lansing Activity Center Gym
- Thursday, April 25th City Council Work Session, 7:00pm, City Hall
 - RHIDs
 - Update on Sewer Projects
- Thursday, May 2nd City Council Meeting, 7:00pm, City Hall
- Saturday, May 4th Fishing Derby, 9am-11am, Bernard Park
- May 10th & 11th Spring Citywide Garage Sale
- Wednesday, May 15th Planning Commission Meeting, 7:00pm, City Hall
- Thursday, May 16th City Council Meeting, 7:00pm, City Hall
- Monday, May 27th Memorial Day, City Offices Closed

Sincerely,

Tim Vandall