



City of Lansing  
800 First Terrace  
Lansing, Kansas 66043

## City Administrator's Report

April 7, 2022

### Agenda Items:

Ord. No. 1080 is back on the agenda for Thursday evening. This ordinance was tabled at the March 3<sup>rd</sup> meeting for further review and evaluation. Following the March 3<sup>rd</sup> tabling, a committee comprised of Mayor McNeill, Councilman Clemons, C&ED Director Schmitz, and Mr. Vandall all met to work our way through the ordinance to ensure it conveys what a majority of the council desires. We believe the updates are comparable to other cities in our area. While no ordinance can address every single variable, we believe this ordinance will be a step forward in decluttering driveways and improving sight lines in residential areas in Lansing.

A conditional use permit request for 15915 Eisenhower Road is on the agenda for Thursday evening. The property is currently zoned A1, which would allow for a small auto dealership on the property with a CUP. The Planning Commission approved the request 5-1 with the condition that no more than ten (10) vehicles be for sale on the property at any time. The Council has the ability to approve, approve with conditions, remand back to Planning Commission, or deny the request. Staff is recommending approval of the CUP.

There are two requests on the agenda for fences that encroach within the established setback, but not within the right-of-way. The two requests are located at 319 Fairlane and 526 Hithergreen. Staff has reviewed the two requests and does not see any significant problems or sightline hazards on either request. Staff also desires to follow up with Council on our procedures for fence requests and to inquire if the Council still wants to hear each request.

Library Board appointments are on the agenda for Thursday evening.

Bids for Bernard Park construction were opened on March 16<sup>th</sup>. The bid results including all alternates are:

- CB Construction \$4,616,000
- Sands Construction \$4,573,800
- Herner Construction \$4,717,185
- Engineer's Estimate \$5,981,300

Staff recommends acceptance of the bid from Sands Construction. Funds for this project would initially be paid by the City through reserves, and then reimbursed upon completion of the financing package.



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Charter Ordinance No. 1-2022 exempts the City from provisions of K.S.A. 14-570 and 14-571 requiring the City to hold a public vote for park improvements. Although the City's voters passed a .45% sales tax in 2017 to fund these park improvements (along with DeSoto Road improvements), the aforementioned election does not apply toward the public vote requirements in the statute, per our attorneys. This delays completion of financing for Bernard Park improvements slightly, but funds are on hand to begin construction now. Once financing is complete, the City can reimburse itself expenses paid out during the interim time.

Resolution No. B-2-22 declares the City's intent to reimburse capital expenditures relating to the construction of certain improvements with proceeds of tax-exempt financing. This resolution allows work to begin on the Bernard Park Baseball/Softball complex before general obligation bonds are issued. Any expenses paid by the City prior to the GO bond issuance would be reimbursed upon completion of the financing.

Bids for the K7/Eisenhower intersection project were opened on March 23<sup>rd</sup>. The bid results are:

- LEXECO \$1,923,644.38
- Kaaz Const. \$1,777,000.00
- Linaweaver Const \$1,685,259.30
- Engineer's Estimate \$1,691,383.50

According to our grant, KDOT would pay 80% of the construction costs, with the remainder being split between Lansing at 2/3 and Leavenworth at 1/3, per the agreement signed on November 19, 2020. Staff recommends acceptance of the bid from Linaweaver Construction.

#### **Public Works:**

Design for the drainage pipe at 4H and Valley is at 50%. Staff should be receiving a more thorough cost estimate for the project later this spring. The temporary repairs were completed last fall.

Bids for our annual pavement preservation program will be opened on April 13<sup>th</sup>.

#### **Wastewater:**

Easement documents for the Town Centre Trunk Sewer Replacement project were delivered to Valbridge Property Advisors for appraisal work. The draft geotechnical report was received and reviewed. The results of the rock corings found significant amounts of limestone throughout the project at shallow depths. Staff has requested additional rock cores between manhole locations to further quantify the amount of rock present. GBA will develop a revised cost estimate given this new information, but the volume of rock will add cost to the project. Previous cost estimates



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put the project near \$775,000, which includes a 20% contingency. Construction of this project will follow, as directed by the Council.

Preliminary plans for the McIntyre Sewer Interceptor are 30% complete and under review by City staff. A set of the plans has been forwarded to Leavenworth County for inclusion in the BASE Grant application. An updated cost estimate for this project was developed using recent bid tabs for regional projects; the estimate puts the project at \$4.5M, which includes a 40% contingency. This project will extend sewers to McIntyre Road and includes the installation of nearly 9,500' of pipe.

Twelve flow meters were installed on March 25<sup>th</sup>, which was in time to collect data from the recent rainfall events where Lansing received 1.3-1.5" of rain. Data collection will continue for 90 days.

#### **Year End Sales Tax Update:**

	<b>2021 YTD</b>	<b>2022 YTD</b>	<b>Difference</b>
<b>Local Sales &amp; Use Tax (1.45%)</b>	\$418,874	\$515,246	\$96,372 (23.01%)
<b>County Sales Tax</b>	\$237,635	\$252,356	\$14,721 (6.19%)
<b>County Use Tax</b>	\$69,020	\$97,613	\$28,593 (41.43%)
<b>Guest Tax</b>	\$55,277	\$21,421	-\$33,856 (-61.25%)

Through the March disbursement, the .45% sales tax has generated \$159,726, on pace for \$638,904 throughout the year. The 2022 debt payment for DeSoto Road is \$388,075. Based on current projections, this would leave \$250,829 toward park improvements this year.

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

Family Eye Care has begun dirt work on the site of their new location on Center Drive.

The public hearing for the expansion of the Mainstreet Chrysler Dodge Jeep Ram CID will be at the April 21<sup>st</sup> City Council meeting. Once the expansion of the CID is finalized, Mainstreet plans to construct and expand a new paint and body shop on the western edge of the property. Additionally, expanding the CID could allow Mainstreet CDJR to renovate and expand their main building once completion of the paint and body shop is complete.

#### **Meetings & Announcements:**

The City is currently accepting applications for Police Officer I/II.



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The VFW/Boy Scout fundraiser VFW Commander Vodarick referenced at the last meeting is May 7<sup>th</sup> in the Lansing Community Center. The memorial ceremony for the new bricks at the Bernard Park Veteran's Memorial is on May 21<sup>st</sup>. Please strive to attend both events, if able.

The City has also volunteer openings for Planning Commission, Tree Board, Parks and Recreation Advisory Board, and Library Advisory Board.

- Thursday, April 7<sup>th</sup> City Council Meeting, 7:00pm, City Hall
- Wednesday, April 13<sup>th</sup> Mill & Overlay (PPP) Bid Opening, 1:30pm, City Hall
- Thursday, April 21<sup>st</sup> City council Meeting, 7:00pm, City Hall
- Thursday, April 28<sup>th</sup> City Council Work Session, 7:00pm, City Hall
- Thursday, May 5<sup>th</sup> City Council Meeting, 7:00pm, City Hall
- Saturday, May 7<sup>th</sup> Fishing Derby, Bernard Park
- Fri-Sat May 13-14<sup>th</sup> Bernard BBQ Battle (not open to the public)/Citywide yard sale
- Thursday, May 19<sup>th</sup> City Council Meeting, 7:00pm, City Hall
- Thursday, May 26<sup>th</sup> City Council Work Session, 7:00pm, City Hall

Sincerely,

Tim Vandall