



City of Lansing
800 First Terrace
Lansing, Kansas 66043

City Administrator's Report

May 20, 2021

Agenda Items:

Our audit was conducted earlier in the spring, with the results financial statements and overview recently submitted to the City. Staff from Adam Brown Strategic Allies and CPAs will present an overview of the audit to the City Council and answer any questions.

A contract for the design of the Town Center Trunk Sewer Replacement is on the agenda. Staff is concerned existing lines potentially could not handle flows for future development; additionally, many of the lines that were installed decades ago are not in ideal locations, and in some cases, are under buildings. Design engineering for this project totals \$78,396, and funds are on hand in line item 50-050-41120 in the Wastewater Fund.

Mill and overlay bids were discussed at the April 29th work session and initial bids were approved at the May 6th meeting. Based on the bids coming in significantly less than the budgeted amount, we reached out to the contractor to inquire about adding Bittersweet Lane, Sage St, Bittersweet Ct, and Pine Ridge Ct, which added \$184,770 to the project. With these additional streets in the Stonecrest area, the total would come in at \$697,216.85, still \$52,783 less than our original budgeted amount of \$750,000.

A sanitary sewer easement for an upcoming project was submitted to the City. This item is informational and does not require action. Since a nearby property was a recent topic of discussion, staff simply wanted the Council to be aware. The site plan has yet to be submitted to the Planning Commission. No building permits can be issued for the property until the site plan is approved and accepted by the Planning Commission.

An executive session for 10 minutes for non-elected personnel is on the agenda.

An executive session for 15 minutes for economic development is on the agenda.

Community & Economic Development:

Harbor Freight broke ground last week. They recently paid off the balance of the previous special assessment on the property, which paid for drainage and dirt work on the lot back in 2006. They also applied for Neighborhood Revitalization, which will rebate them the value of the improvement on their property taxes over the next ten years, de-escalating each subsequent year after the first six years. Inspection services on this project will be provided by IBTS.

The new Mutual Savings Association building on K7 is complete and open.

Club Carwash at 380 West Eisenhower should be open before the end of the month.



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The Ten & Two Coffee Shop is now open at 712 First Terrace! Be sure to swing by and check out their space, it looks terrific!

Public Works:

Utilities at the corner of K7/Eisenhower are in the process of being moved. The utility plans call for boring near TSC toward ShoeBox, placing those lines underground and decluttering the intersection a bit. The land acquisition consultant has also begun contacting property owners and easement/row acquisitions have been staked and marked. We are pre-bidding the traffic signals on May 25th to ensure they are on site when needed by the contractor. The materials would be stored until needed in the Lansing or Leavenworth shop. We are anticipating a bid date this summer, with completion currently slated for mid-2022. Since this is a project where space is at a premium, KDOT gave approval to a slight lane shift along with lane narrowing from 12' to 11'. Recent construction estimates have the project coming in around \$1.5Million. Our KDOT grant will cover 80% of the construction, with Lansing covering the remaining 2/3 and Leavenworth covering the final 1/3.

The City is working with staff from Leavenworth County to pave a small portion of New Lawrence Drive that is still gravel. This work would take place as part of the County's Eisenhower project.

An updated report on the K7/Gilman intersection was submitted to the City last week. Preliminarily, the engineer felt the intersection did not warrant traffic signals at this time. Based on recent history, the engineer felt we needed to continue to monitor and possibly reevaluate the intersection if traffic counts and accidents continue to grow.

Sales Tax Update:

	2020 YTD	2021 YTD	Difference
Local Sales & Use Tax (1.45%)	\$492,762	\$546,526	\$53,764 (10.91%)
County Sales Tax	\$299,702	\$309,901	\$10,199 (3.4%)
County Use Tax	\$78,054	\$87,983	\$8,261(13.5%)
Guest Tax	\$29,499	\$55,277	\$25,778 (87.39%)

The .45% sales tax has generated \$169,423 thus far in 2021, on pace for \$508,269 by the end of the year. DeSoto Road debt this year is slated for \$386,275.

Assuming a projected cost of \$5million for park improvements, we would anticipate annual debt payments over twenty years to be just over \$300,000/year, with slight variations based on the final bid and interest rates. Assuming conservative sales tax revenue growth over the next



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several years, we would anticipate utilizing approximately the remaining \$140,000-\$150,000/year from the .45% special sales tax and \$150,000-\$160,000 from the Debt Service Fund to fund the park improvement debt service.

Library:

Thank you and congratulations to the Friends of the Library for another successful book sale!

The Lansing Community Library Imagination Library launch is going well and the first books will be delivered to children in the area in June. Families can register their children at the Library. Through generous donations from community members during Library Giving Day, we raised \$365 for the program.

The Library is hosting Kansas Humanities Council presentation, Literature Across Kansas, on May 20th. This presentation will examine how authors like Truman Capote, Frank Oz, Langston Hughes, and Laura Ingalls Wilder have shaped how we feel about Kansas and how others see us.

Meetings & Announcements:

The vehicles the City is auctioning off are located on the far north side of the City Hall parking lot. The auction date for the vehicles is set for June 8th. Please refer any interested parties to www.purplewave.com.

We have volunteer openings for Tree Board and PRAB.

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| • Wednesday, May 19 th | Planning Commission Meeting, 7:00pm, City Hall <ul style="list-style-type: none">▪ Text Amendment Regarding Apiaries |
| • Thursday, May 20 th | City Council Meeting, 7:00pm, City Hall |
| • Friday, May 21-May 22 | Citywide Garage Sale |
| • Saturday, May 22 nd | Fishing Derby, Bernard Park |
| • Thursday, May 27 th | City Council Work Session, 7:00pm, City Hall <ul style="list-style-type: none">▪ Budget Discussion & Overview of Street Fees |
| • Monday, May 31 st | Memorial Day, City Offices Closed |
| • Thursday, June 3 rd | City Council Meeting, 7:00pm, City Hall |
| • Wednesday, June 16 th | Planning Commission Meeting, 7:00pm, City Hall |
| • Thursday, June 17 th | City Council Meeting, 7:00pm, City Hall |

Sincerely,

Tim Vandall