



City of Lansing  
800 First Terrace  
Lansing, Kansas 66043

## City Administrator's Report

August 5, 2021

### Agenda Items:

At the June 3<sup>rd</sup> City Council meeting, the Council asked the Planning Commission to consider adding a buffer requirement to the properties more than five acres that were outlined in the original apiary proposal. At the July 21<sup>st</sup> Planning Commission meeting, the Commission added that the hives may not be placed within 200' of any existing structure that is not owned by the owner of the hives by a 6-1 vote. Of note, this is only for hobby apiaries. Ordinance No. 1062 would approve the use of apiaries in A1 zones greater than five acres, with a 200' buffer, and if the parcel is less than five acres, a Conditional Use Permit is required.

A portion of right-of-way along Santa Fe Drive is being requested to be vacated. The parcel is .77 acres and was abandoned railroad right of way in the past. The area is currently grass and shrubs and is not used for anything. A diagram of the area is included in the agenda materials. If this is approved, this would return to the property from which it was originally acquired, increasing the size of the lot labeled 2B from 1.1 acres to 1.87 acres. The parcel would be zoned B3. Staff is open to the request, as it makes the property more developable and allows the property to get back on the tax rolls.

Ordinance No. 1067 would update our requirements in the Unified Development Ordinance on peripheral street fees. Our current fee structure has been discussed before, with concerns raised that the fees levied hinder growth. There are also recent court cases that call into question how these fees are assessed. The new language would require the developer to dedicate one-half of the recommended rights of way on all peripheral streets that border the subdivision; the developer/applicant would also waive the right to protest any future benefit districts for streets which would border the subdivision, which is likely how improvements to streets would be funded. This update was recommended by the Planning Commission with a 7-0 vote.

A final plat in the Richardson neighborhood in Northeast Lansing was reviewed and approved by the Planning Commission at their July 21<sup>st</sup> meeting. This plat encompasses 1.84 acres, allowing for the future construction of four residential homes along Beth Street. No zoning changes or modification of right-of-way is included in this replat.

Family Eye Care presented a site plan for Lot 2, Lansing Town Center, 2<sup>nd</sup> Plat. The site plan was approved by the Planning Commission with a 7-0 vote. There are minor revisions needed to the site plan, and the approval is subject to the revisions being corrected before any permit could be issued. The staff report, site plan, and preliminary building plans are included in the agenda



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materials. The site plan is an informational item and does not require Council approval. We anticipate a land purchase agreement at the August 19<sup>th</sup> Council meeting.

**ARP Funds:**

Lansing's final American Rescue Plan allocation totals \$1,812,742. This first allocation was deposited into the City's account in July, with the next allocation slated to be deposited in summer 2022. Entities have until December 31<sup>st</sup>, 2024 to spend the funds. Matthew Schmitz and I have spoken with entities about ways to improve internet reliability and broadband access in Lansing. We'd like to brief the City Council in executive session at the August 19<sup>th</sup> City Council meeting.

**Public Works:**

Everygy has completed their utility relocation work along the K7/Eisenhower intersection. Other utilities are still working. We are anticipating a bid date later 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. Land acquisition negotiations have begun. We anticipate needing an executive session at a future meeting to brief the City Council. Only five properties are impacted by this project.

Staff reached out to KDOT regarding median markings at K7/Gilman. Despite the City offering to pay for the markings, the idea was not approved due to the size of the intersection.

Curb and gutter work around town is ongoing. Asphalt work may be delayed slightly. Please be sure to allocate extra time traveling if you are near an impacted area. Areas included in our mill and overlay this year include:

- The northern portion of First Terrace
- Maple Lane
- N 8<sup>th</sup> St
- Nina St
- S 1<sup>st</sup> St
- S 139<sup>th</sup> St
- W Olive St
- W McIntyre Road
- Bittersweet Lane
- S Bittersweet Court
- Pine Ridge Court



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- Sage St
- The far north section of Hickory Trail
- The southern portion of Pebble Beach Drive
- 140<sup>th</sup> St
- Kane Drive

#### **Sales Tax Update:**

	<b>2020 YTD</b>	<b>2021 YTD</b>	<b>Difference</b>
<b>Local Sales &amp; Use Tax (1.45%)</b>	\$875,195	\$1,042,645	\$167,449 (19.13%)
<b>County Sales Tax</b>	\$527,300	\$566,617	\$39,317 (7.46%)
<b>County Use Tax</b>	\$132,574	\$162,648	\$30,074 (22.68%)
<b>Guest Tax</b>	\$76,897	\$174,626	\$97,729 (127.1%)

The .45% sales tax has generated \$323,220 thus far in 2021, on pace for \$554,091 by the end of the year. DeSoto Road debt this year is slated for \$386,275. The remaining funds are being used to fund the Parks & Recreation Phase One design this year.

#### **Wastewater:**

A kickoff meeting for the Town Center Trunk Sewer Replacement Project was held on July 14<sup>th</sup>. Survey crews will be mobilizing in early August. Design completion is scheduled for December 31, 2021, with construction to follow, as directed by the City Council.

The consultant for the McIntyre Interceptor Sewer Project will have a kickoff meeting in the future. Survey activities will follow once leaves have fallen to provide the greatest accuracy. This project will provide the design to extend sewers to McIntyre Road, and include the installation of nearly 9,500 feet of pipe. While design will soon get rolling, we do not have a finite timeline on construction as that is partially development related.

#### **Library:**

The Library received a \$8,190 ARPA grant from the Kansas State Library to assist with our growing use of digital resources. We will also be able to purchase benches for those patrons who use the free Wi-Fi outside.

The Summer Reading Program recently ended. There were 264 participants, over 4,088 books read, and 2,085 badges earned, and 764 different activities completed. We had 806 patrons attend 56 different programs. As in the past, the staff will take the month of August to plan future activities and straighten up the library after a busy two months. Kudos to our library staff for a successful summer!



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The Dolly Parton Imagination Library program is going well. In the first 3 months of accepting registrations, we have 55 children participating. We have partnered with the Lansing Kiwanis Club and the Friends of the Library to fund this program. We are also accepting private donations at the Library.

**Community & Economic Development:**

Harbor Freight broke ground in May and site work is underway. They have installed much of the storm sewer items and walls are now beginning to go vertical.

The home at 1102 N 2<sup>nd</sup> Street has been demolished, graded, and seeded.

**Meetings & Announcements:**

Vireo, our consultant designing the Parks Master Plan implementation, will be attending our August 19<sup>th</sup> meeting to discuss current design layout for Bernard Park. Additionally, based on previous Council feedback, staff has received a pool feasibility study proposal. This study would outline sizes of pools, features, solicit feedback, and evaluate options for how a major project could be paid for. The cost of the study is under \$15,000. Unless directed otherwise, staff is planning to move forward with the study. We will report back as the study begins and solicit input from the City Council.

Based on updates to state statutes, municipalities can now approve alcohol sales on Sundays up to 9am. Previous rules only allow alcohol sales on Sundays after noon. We have received positive input about this potential change from two of the three liquor stores in Lansing. If the governing body is generally ok with this update, we can bring an ordinance back for the August 19<sup>th</sup> City Council meeting.

The City is currently accepting applications for the position of Building Inspector I, Public Works Maintenance, and Part-time Animal Control Officer. We have volunteer openings for Tree Board and PRAB.

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| • Thursday, August 5 <sup>th</sup>   | City Council Meeting, 7:00pm, City Hall                 |
| • Wednesday, August 18 <sup>th</sup> | Planning Commission Meeting, 7:00pm, City Hall          |
| • Thursday, August 19 <sup>th</sup>  | City Council Meeting, 7:00pm, City Hall                 |
| • Saturday, August 21 <sup>st</sup>  | Coffee w/ the City Administrator, 8am, Council Chambers |
| • Thursday, August 26 <sup>th</sup>  | City Council Work Session, 7:00pm, City Hall            |

Sincerely,

Tim Vandall