



**City of Lansing**  
800 First Terrace  
Lansing, Kansas 66043

## **City Administrator's Report**

November 18<sup>th</sup>, 2021

### **Agenda Items:**

Rep. David French will be in attendance to give a legislative update.

Library Director Terri Wojtalewicz will be present to give an update to the Council on the library.

The inter-local cooperation agreement for FD1 requires a Joint Board to name the Fire District Board of Trustees. Our previous Joint Board members were former Mayor Mike Smith, councilmen McNeill, and Brungardt.

There is an upcoming opening on the FD1 Board. The position was advertised, and Andi Pawlowski was the only applicant. This term would expire on December 31<sup>st</sup>, 2025.

Ordinance No. 1073, which was approved on October 7<sup>th</sup>, 2021, excluded land along 155<sup>th</sup> Street from the City of Lansing. Upon recording the document at the Register of Deeds, it was noted that a small portion of the legal was omitted. Staff will republish the ordinance and resubmit to the Register of Deeds.

Ordinance No. 1074 would terminate the TDD (special sales tax district) that was established in Town Center during the early stages of the development. Since there are no businesses currently within the TDD, and no debt associated with the TDD, removal of the special tax district should be fairly seamless. In most cases, new commercial districts opt for CID's rather than TDD's, as CID's give the developers more flexibility. This would lower the sales tax rate on the vacant property back down to 8.95%.

Ordinance No. 1075 would terminate the TIF District that was established by Ordinance No. 782, in the early stages of the Town Center development. Since there are no businesses within the TIF District and no debt associated with the area, removal of the district should be seamless. Removal of this gives a developer flexibility in choosing a future TIF, or Neighborhood Revitalization. There was some question as to whether the district ever began, which could have created questions as to how much time remains on the TIF. By removing the existing TIF, we ensure that any future landowner could have the benefit of a full 20 years.

### **ARP Funds:**

Lansing's 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



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summer 2022. Entities have until December 31<sup>st</sup>, 2024, to spend the funds. Examples of eligible items include wastewater and internet/broadband projects.

#### **Public Works:**

All parcels within Lansing have been resolved; however, Home Depot in Leavenworth has not yet come to an agreement, which has delayed putting the project out to bid. KDOT guidelines require all properties to be acquired or in condemnation before a project can be put out to bid. Once we have a contractor in place, there are some items that can begin during the winter months. As the 2022 construction season begins, we encourage all citizens to utilize detours or alternate routes when practicable. The lights, poles, and controllers that were previously bid have been delivered. Our KDOT grant will cover 80% of the construction, with Lansing covering the remaining 2/3 and Leavenworth covering the final 1/3.

#### **Parks & Recreation:**

Design work on the Parks & Recreation Master Plan continues. The first portion of Phase One would build upgraded ballfields at Bernard Park, with lighting, utilities, a concession stand, permanent restrooms, etc. Once construction at Bernard Park is complete, the next phase of major improvements to City Park can commence. As the total Phase One design progresses, it is appearing possible that the Bernard Park portion of the work will be in the \$5M neighborhood. Staff is anticipating a bond issuance for Bernard Park in early 2022, to be paid for by the proceeds from the \$.45 sales tax passed by the voters in 2017.

#### **Wastewater:**

Three homes in the vicinity of the Town Center Truck Sewer Replacement Project have had their lateral sewers located and surveyed. GBA is plotting those into the alignment to determine the most cost-effective layout. Easement documents will be finalized once a viable alignment is determined, which can then be sent to the appraiser. Design completion is scheduled for December 31, 2021, with construction to follow, as directed by the City Council.

Drones equipped with a camera and LIDAR completed the aerial survey for the McIntyre Interceptor Sewer project last week. More detailed on ground survey of the creek channels will be completed this month. The project team will be walking the proposed alignment now that all crops have been removed. This project will extend sewers to McIntyre Road and include the installation of nearly 9,500 feet of pipe.

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

Harbor Freight continues to make progress. We are hopeful for a late fall opening.

Family Eyecare now owns Lot 2 in Town Center. They are evaluating changes to the already approved site plan, which would move the building slightly north on their property and modify



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the building's size. If the site plan changes, they would need to go back to the Planning Commission for approval of the revised layout.

**Sales Tax Update:**

	<b>2020 YTD</b>	<b>2021 YTD</b>	<b>Difference</b>
<b>Local Sales &amp; Use Tax (1.45%)</b>	\$1,346,733	\$1,517,837	\$171,098 (12.71%)
<b>County Sales Tax</b>	\$778,509	\$830,651	\$52,142 (6.69%)
<b>County Use Tax</b>	\$202,550	\$248,637	\$46,087 (22.75%)
<b>Guest Tax</b>	\$135,739	\$200,109	\$64,370 (47.42%)

Through the October disbursement, the .45% sales tax has generated \$470,529.56 in 2021, on pace for \$564,635 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.

**Meetings & Announcements:**

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

Congratulations to Chris Hermann on his promotion to Street Department Foreman! Great job, Chris!

- Wednesday, November 17<sup>th</sup> Tree Board Meeting, 6:00pm, Activity Center  
PRAB Meeting, 7:00pm, Activity Center  
Planning Commission Meeting, 7:00pm, City Hall
- Thursday, November 18<sup>th</sup> City Council Meeting, 7:00pm, City Hall
- Thursday, November 25<sup>th</sup> Thanksgiving Holiday, City Offices Closed
- Thursday, December 2<sup>nd</sup> City Council Meeting, 7:00pm, City Hall
- Sunday, December 5<sup>th</sup> Mayor's Christmas Tree Lighting, 6:00pm  
Lansing Middle School Auditorium
- Wednesday, December 15<sup>th</sup> Planning Commission Meeting, 7:00pm, City Hall
- Thursday, December 16<sup>th</sup> City Council Meeting, 7:00pm, City Hall
- Friday, December 24<sup>th</sup> Christmas Holiday Observed, City Offices Closed

Sincerely,

Tim Vandall