



City of Lansing  
800 First Terrace  
Lansing, Kansas 66043

**City Administrator's Report**  
January 21, 2021

**Agenda Items:**

There will be a special meeting at 6pm Thursday evening to interview applicants for the vacant Ward Four City Council position. The successful candidate would be sworn in at the regular meeting.

The election of a Council President is on the agenda for Thursday night.

Richard Hannon has applied for the vacancy on the Planning Commission.

An action item is on the agenda to formally designate Public Works Director Michael Spickelmier, PE as the City Engineer.

The current face covering requirement in Lansing expires on January 31<sup>st</sup>. Please provide guidance to staff if we should prepare an updated ordinance to extend the public face covering requirement.

There is a request from the Boy Scouts to use the Lansing Activity Center after hours on Feb 20th.

The Treasurer's Report is listed in other items of interest. While the report does not need to be voted upon, it will still be published quarterly in the Leavenworth Times.

**Community & Economic Development:**

To clarify some recent questions, the recent rezone in Town Center from P-U-D to B3 is intended to make the development process simpler and more conducive to prospective buyers. The property's current zoning of P-U-D from over a decade ago was more conducive if one person purchased the entire 41 acres. The proposed action is not based on an imminent prospect but intended to make the process simpler for future prospects who may purchase one parcel rather than the full area.

Work is progressing on the new Mutual Savings Association building on K7! Inspection services are being provided by IBTS.

Site grading for Club Carwash is underway. The sewer tap has been performed and stubbed up and the retaining wall is near completion. We are hopeful they will be open this spring.

The Traffic Impact Study for Harbor Freight at Main & Connie was submitted to the City last week. KDOT and staff are still reviewing the document. The Building Inspector is working



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with engineers to provide code requirements and answer questions so they can prepare and submit plans as soon as possible. Harbor Freight is also planning on applying for Neighborhood Revitalization, so a CID is not planned at this time. We are hopeful to see ground broken in early 2021, with a potential opening in late summer 2021.

DaVita Dialysis at 831 West Eisenhower is open and operating. We are happy to welcome this new business to Lansing!

The preliminary plats for Saddle Ridge and the Ryan property were approved by the Planning Commission last month by a 7-0 and 6-1 margin. The final plats will be on the Planning Commission agenda this month, and if approved, will be on the Council's February 2<sup>nd</sup>, agenda. The Saddle Ridge preliminary plat would create three larger lots abutting East Mary Street, while the Ryan property preliminary plat would outline future City right of way needed for Gilman Road and create a few parcels in the far southwest piece of the property.

The structure at 400 N Main was demolished recently, and the site has been graded. There are no immediate plans for the property at this time.

We anticipate the preliminary plat and rezone of the Fairlane and Santa Fe property at the February 17<sup>th</sup> Planning Commission meeting. The portion of the property east of Econolodge was zoned B3, and is proposed to go to R4.

#### **Public Works:**

Design work continues on the Eisenhower/K7 intersection project. The box culvert under Eisenhower will need to be extended, which was not part of the initial engineering scope. The additional work for the box culvert adds approximately \$11,000 in engineering fees to each Lansing and Leavenworth. Staff is expecting to review the office-check plans by the end of January. 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'. Utility coordination is currently taking place. 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. There will be other costs associated with the project, including land acquisition, utility relocation, and engineering, which KDOT will not contribute.

We extended an invitation to Leavenworth County Commissioner Culbertson and Public Works Director Noll to discuss the Eastern Gateway Bridge proposal. They plan on addressing the proposed routes as well as where they currently are in the planning process.



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We received some complaints about the lack of benches and trash receptacles at the new trail along DeSoto. A concrete pad, bench, and trash can were placed south of the wrought iron fence.

Mike Spickelmier will address the governing body at the February work session to go over our street rankings and the best way to move forward with our annual street repair this summer.

A BIG thank you to our street department and other employees who assisted with snow removal during the storm on January 1<sup>st</sup>, as well as treating the roadways and slick spots on January 15<sup>th</sup>.

**Wastewater:**

Pipe installation has begun on the Ward One Sewer Project. To date, Linaweaver Construction has installed approximately 130' of new pipe. Construction activities were halted over the holiday week, and will resume January 4<sup>th</sup>, weather permitting. The contract allows for 75 calendar days for final completion and should be wrapped up by late February.

GBA continues to work on the McIntyre sewer expansion study. They plan to submit a draft report shortly. The project has lagged slightly due to staffing shortfalls during COVID 19. A final report is expected in early 2021.

**Sales Tax Update:**

	<b>2019 Year End</b>	<b>2020 Year End</b>	<b>Difference</b>
<b>Local Sales &amp; Use Tax (1.45%)</b>	\$1,458,792	\$1,630,792	\$172,067 (11.79%)
<b>County Sales Tax</b>	\$889,615	\$932,111	\$42,496 (4.78%)
<b>County Use Tax</b>	\$196,454	\$247,357	\$50,903 (25.91%)
<b>Guest Tax</b>	\$103,765	\$135,739	\$31,974 (30.81%)

The .45% sales tax generated \$505,545 in 2020. The DeSoto Road debt payment for 2020 was \$389,275.

**Library:**

The Director and the Friends Organization are working together to complete the paperwork for the Dolly Parton's Imagination Library Program. They are hoping to have it finished in the next couple of months. The Director has been speaking with other local organizations to secure additional funding of the project.

Wednesday, February 3<sup>rd</sup>, is World Read Aloud Day. The Library and the Friends are hosting a couple Zoom sessions with Dan Gutman, the author of My Weird School and Genius Files. There will be a session for 2<sup>nd</sup> and 3<sup>rd</sup> grade children and another for 4<sup>th</sup> and 5<sup>th</sup> grade children. Mr. Gutman will talk about how the series came about, read a chapter of a book that has not been



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published yet, show the kids how they can write a story on their own, and talk about his rejection letters before we do Q and A.

**Meetings & Announcements:**

Be sure to check out the updated website, [www.lansingks.org](http://www.lansingks.org).

We received our property/auto/general liability insurance renewal last week. A different provider came in approximately \$4,000 less than our current provider, Traveler's Insurance. Staff would prefer to stay with Traveler's since there is a fair amount of administrative work every time we switch providers. Additionally, staff would prefer to not switch every year if someone submits a low bid by only a few thousand dollars; the last time we switched from OneBeacon to Travelers, we saved nearly \$30,000.

We anticipate having the Parks & Recreation Master Plan RFP disseminated soon. We will give firms six weeks to reply, and then anticipate the RFP Committee to meet in the early spring.

Our current service contract with Waste Management expires in March 2022. We will reassemble the SWAG in March of this year to begin discussing options.

There are currently employment opportunities with the following positions: Wastewater Technician I and Police Officer I/II.

- Wednesday, January 20<sup>th</sup> Planning Commission Meeting, 7:00pm, City Hall
  - Final Plat, Ryan Property & Saddle Ridge
- Thursday, January 21<sup>st</sup> Special Council Meeting (Interview Ward 4 Applicants)
  - City Council Meeting, 7:00pm, City Hall
- Thursday, January 28<sup>th</sup> City Council Work Session, 7:00pm, City Hall
  - Future Wastewater Improvements & PW Update
- Thursday, February 4<sup>th</sup> City Council Meeting, 7:00pm, City Hall
- Wednesday, February 17<sup>th</sup> Planning Commission Meeting, 7:00pm, City Hall
- Thursday, February 18<sup>th</sup> City Council Meeting, 7:00pm, City Hall

Happy New Year,

Tim Vandall