



City of Lansing
800 First Terrace
Lansing, Kansas 66043

City Administrator's Report

February 4, 2021

Agenda Items:

Ordinance No. 1054 would rezone the Town Centre property, located at 00000 Centre Drive, from Planned Unit Development to B-3 Regional Business District. Staff believes the B3 zoning designation will make the property more marketable and easier to develop. A public hearing was held at the January 20th Planning Commission meeting, and the motion was recommended by a 4-0-1 vote, with one member abstaining.

The final plat for the updated Saddle Ridge property is on the agenda for Thursday evening. The original plans have been revised from 148 lots to three lots. This was recommended at the Planning Commission with a 5-0 vote.

The final plat for the Ryan Family Farms property is on the agenda for Thursday evening. This plat will allow the property owner to subdivide the 155.49 acres into four lots; Lot 2 would make up 6.76 acres and could be used for a smaller residential development, Lot 3 would make up 1.82 acres, Lot 4 would make up 1.42 acres, and the remainder of the property encompassed would be 139.55 acres in Lot 1. The property is currently zoned A1 (agriculture) and no zoning modifications are proposed at this time. This was recommended at the January 20th Planning Commission meeting with a 5-0 vote. As part of this plat, the City would relinquish unusable right of way and acquire right-of-way needed for the future Gilman Road extension, although we do not have an exact ETA on that road project at this time.

The final plat for Fawn Valley South, 2nd Plat is on the agenda for Thursday evening. The intention of this action is to add four additional lots for future duplexes at the end (east side) of the Reagan Drive cul-de-sac. Lot 5 is all of the unencumbered property, and an additional plat for that portion may be needed in the future depending on the type of project presented.

The repair of the belt press is on the agenda for Thursday evening. Wastewater Superintendent Gordon Cunning will be available to answer any questions from the governing body.

Staff is requesting City Council guidance on the best way to proceed with planning our 2021 events. Staff is recommending we cancel the BBQ competition for this year since it takes place in April and would be closed to the public anyway. We are putting forth two potential dates for fireworks and are open to ideas on how to make this event as safe as possible.

Community & Economic Development:

Great progress is being made on the new Mutual Savings Association building on K7! The



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contractor is working on the interior of the building now, and the exterior is being prepared for final brick work. Inspection services are being provided by IBTS.

Site grading for Club Carwash is underway. Every recently installed electrical to the site via boring under Eisenhower Road. Footings have been installed and completed, and we expect the walls to go up soon. We anticipate they will be open this spring.

Plans for Harbor Freight were reviewed by staff and returned with minor modifications and corrections. We are hopeful for a spring groundbreaking.

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 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.

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.

The preliminary plat and rezone of the Fairlane and Santa Fe townhomes is on the February 17th Planning Commission agenda. The portion of the property east of Econolodge was zoned B3 and is proposed to go to R4.

The City is proud to welcome two new businesses to Lansing. Select Physical Therapy is now located at 100 East Kansas, the former site of Anytime Fitness. Bases Loaded Card Shop, a new sports memorabilia shop, will be at 1000 N Main Street. Be sure to check these new businesses. Welcome to Lansing Select Physical Therapy and Bases Loaded Card Shop!

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



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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.

Public Works Director Spickelmier and I will be attending a County Commission meeting on February 3rd to discuss the City's cost-share application for a roundabout at 4H and DeSoto Road.

Wastewater:

Pipe installation continues on the Ward One Sewer Project. To date, Linaweaver Construction has installed approximately 500' of new pipe and is approximately 50% complete. The contract allows for 75 calendar days for final completion and should be wrapped up by late February.

The McIntyre Sewer Expansion Study draft was submitted to staff on January 19th and is under review at this time. Preliminary findings were discussed at the January work session. We anticipate the final report to be completed in February 2021.

Sales Tax Update:

	2020 YTD	2021 YTD	Difference
Local Sales & Use Tax (1.45%)	\$127,583	\$127,276	-\$307 (-.25%)
County Sales Tax	\$77,176	\$74,432	-\$2,744 (-3.56%)
County Use Tax	\$19,674	\$22,569	\$2,895 (14.71%)
Guest Tax	\$29,499	\$55,277	\$25,778 (87.39%)

We were able to financially close out 2020 last week. Below are some of the year end fund balances on December 31, 2020. Please note, these figures are not yet audited and could have some changes.

	12-31-2020
General Fund	\$2,944,581
Capital Improvements	\$980,096
.45% Sales Tax Fund	\$538,244
Equipment Reserve	\$158,336
Solid Waste	\$273,577
Special Street/Highway	\$272,508
Special Parks & Rec	\$400,081

Library:

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 2nd and 3rd grade children and another for 4th and 5th grade children. Mr. Gutman will talk about how the series came about, read a chapter of a book that has not been published yet, show the kids how they can write a



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story on their own, and talk about his rejection letters before we do Q and A. Registration is now open.

The seven public libraries in Atchison, Leavenworth County and Bonner Springs are collaborating with the National WWI Museum and Memorial to bring the communities "We've Been Here Before!" Join us for a moderated discussion with Lora Vogt of the National WWI Museum and Memorial on the 1918 flu pandemic and explore what we can learn from this moment in U.S. history. To register go to this link: <https://my.theworldwar.org/7712>

Meetings & Announcements:

Bernard Park will be closed from February 8-12 while the crew does heavy maintenance and clearing to the trees along the trail system. The machine is too cumbersome and would take a significant amount of time to move back and forth every day, but we also did not want to leave a rented-out machine at KBP without supervision. We wanted the work to take place at a time when park usage was minimal as the machine creates some flying debris. The trails will be cleared and ready once spring rolls around.

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.

Over the last several years, City Clerk Sarah Bodensteiner had been taking classes with the International Institute of Municipal Clerks to further her education. Sarah received her Certified Municipal Clerk designation last week! This is a great honor for Sarah and shows her dedication to effective and efficient governance. Thank you for your service, Sarah!

There is currently an employment opportunity at the following position: Wastewater Technician I.

The City is currently seeking volunteers for the Tree Board and Parks & Recreation Advisory Board.

- Thursday, February 4th City Council Meeting, 7:00pm, City Hall
- Monday, February 15th President's Day, City Offices Closed
- Wednesday, February 17th Planning Commission Meeting, 7:00pm, City Hall
 - Santa Fe Townhomes - Rezone and Prelim Plat
- Thursday, February 18th City Council Meeting, 7:00pm, City Hall
- Thursday, February 25th City Council Work Session, 7:00pm, City Hall
 - 2021 Pavement Preservation Program
- Thursday, March 4th City Council Meeting, 7:00pm, City Hall
- Thursday, March 11th Tree Board Meeting, 5:30pm, Lansing Activity Center



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- Thursday, March 11th PRAB Meeting, 7:00pm, Lansing Activity Center
- Wednesday, March 17th Planning Commission Meeting, 7:00pm, City Hall

Sincerely,

Tim Vandall