
AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

OLD BUSINESS

- [1.](#) Approval of Minutes

AUDIENCE PARTICIPATION

PRESENTATIONS

NEW BUSINESS

- [2.](#) Aquatics Center Site Location
- [3.](#) Update-Housing Analysis & Assessment
- [4.](#) Santa Fe Townhomes Phase II Rezoning
- [5.](#) Approval of Carpet Bids for 730 1st Terr. (CED/PW Offices)

REPORTS - City Attorney, City Administrator, Department Heads, Councilmembers

- [6.](#) City Administrator Report

PROCLAMATIONS

OTHER ITEMS OF INTEREST

ADJOURNMENT

Regular meetings are held on the first and third Thursday of each month. For information on how to view prior meetings, please visit our website at <https://www.lansingks.org>. Any person wishing to address the City Council, simply proceed to the microphone in front of the dais after the agenda item has been introduced and wait to be recognized by the Mayor. When called upon, please begin by stating your name and address. A time designated "Audience Participation" is listed on the agenda for any matter that does not appear on this agenda. The Mayor will call for audience participation. Please be aware that the City Council and staff may not have had advance notice of your topic and that the City Council may not be able to provide a decision at the meeting. If you require any special assistance, please notify the City Clerk prior to the meeting.

AGENDA ITEM

TO: Tim Vandall, City Administrator
FROM: Tish Sims, City Clerk
DATE: June 29, 2023
SUBJECT: Approval of Minutes

The Regular Meeting Minutes of June 15, 2023 are enclosed for your review.

Action: Staff recommends a motion to approve the Regular Meeting Minutes of June 15, 2023, as presented.

AGENDA ITEM

CITY OF LANSING

CITY COUNCIL MEETING

MEETING MINUTES
June 15, 2023

Call To Order:

The regular meeting of the Lansing City Council was called to order by Mayor McNeill at 7:00 p.m.

Roll Call:

Mayor McNeill called the roll and indicated which Councilmembers were in attendance.

Councilmembers Present:

Ward 1: Kevin Gardner and Gene Kirby
Ward 2: Don Studnicka and Marcus Majure
Ward 3: Kerry Brungardt and Jesse Garvey
Ward 4: Dan Clemons and Gregg Buehler

Absent: None.

OLD BUSINESS:

Approval of Minutes of the Regular Meeting of June 1, 2023, as presented.

Councilmember Garvey made a motion to approve Regular Meeting Minutes of June 1, 2023, as presented. Councilmember Buehler seconded the motion. No discussion occurred. **Roll Call Vote: Aye: Councilmembers Majure, Garvey, Buehler, Clemons, Brungardt, Studnicka, Gardner, and Kirby. Nay: none; Abstain: none; Absent: none. The motion was approved.**

Audience Participation: Jeff Shugart, 110 Ferncliff, asked about code enforcement regarding upkeep property. Stated he had issues with neighbors that had junk cars in the yards, not cutting the grass, and parking on the street. City Administrator Tim Vandall discussed the continued issues on Ferncliff with Mr. Shugart, Councilmember Garvey, and City Attorney Greg Robinson. Mr. Shugart also inquired about the status of the pool and suggested a fence around concessions to prevent food in the pool and if there was a possibility of an adult night available at the pool.

Rob Gaslin, 703 Cottonwood Dr, and Greg Fontenot, 801 Cottonwood Dr, Fire District #1, discussed what do good leaders do to improve the situation of hiring shortages. Chief Stackhouse is looking at grants, mutual aid agreements, and working with high schools and colleges to build the workforce. What are true economy of force measures so that we can do more things with fewer people? Mutual aid is based on an established relationship between the fire chiefs and requires a call to or from the other agency. Automatic aid agreements allow them to respond without waiting on a call. A tool available to governing bodies is regionalizing fire departments into fire districts. In looking at Sedgewick County Fire District, our fire district could look at sharing facilities and working together on some of the training. State data has how many departments there are per capita in every county as well as how many per square mile. Councilmember Garvey, Mr. Fontenot, and Mr. Gaslin discussed the differences in structure between our fire district and Sedgewick County's fire district. Manning the force is really important. Fire District #1 meeting is Tuesday, June 20 at 7pm.

Presentations: Officer Recognition - Police Chief Wayman recognized Officer Lee Adkisson and Officer Ethan Beltz. They performed CPR and lifesaving actions on an unresponsive individual until EMS and Fire District #1 arrived and took over care and treatment. For these officers' actions and remaining calm doing what they're trained to do saved this person's life. Chief Wayman awarded each an accommodation for a job well done and a lifesaving ribbon.

COUNCIL CONSIDERATION OF AGENDA ITEMS:**Authorization of Potential Partnership with Lan-Del for Water Line on Center Drive**

Lan-Del would like to put the water line construction project that is along Center Drive out for bid. City staff will work with Lan-Del staff for a potential formal contract following Lan-Del's bid opening on August 2nd.

Councilmember Buehler made a motion to authorize Lan-Del to solicit for bids for the water line project along Center Drive and approve the City's willingness to partner in the project in an amount not to exceed \$400,000. Councilmember Studnicka seconded the motion. No discussion occurred. **Roll Call Vote: Aye: Councilmembers Majure, Garvey, Buehler, Clemons, Brungardt, Studnicka, Gardner, and Kirby. Nay: none; Abstain: none; Absent: none. The motion was approved.**

Authorization to sell Lot 2 of Lansing Towne Centre Replat

Tractor Supply Company (TSC) and their representatives have negotiated with the city to transfer ownership of Lot 2 of the Lansing Towne Centre Subdivision

Councilmember Brungardt made a motion to approve the Purchase & Sale Agreement.

Councilmember Buehler seconded the motion. Councilmember Studnicka, Majure, Clemons, CED Director Joshua Gentzler, and City Administrator Vandall discussed what Tractor Supply planned to do with the previous location and the price paid for Lot 2 as well as the restrictions and contingencies outlined in the agreement. English Pope with SVN stated that they were working on a marketing package to address signage on the new property. **Roll Call Vote: Aye: Councilmembers Majure, Garvey, Buehler, Clemons, Brungardt, Studnicka, Gardner, and Kirby. Nay: none; Abstain: none; Absent: none. The motion was approved.**

Request to Approve Supplemental Agreement #2 for the McIntyre Road - Sanitary Sewer Interceptor Project (City Project 2021-04)

One of the final steps involves soil boring/rock coring at each manhole location to determine the soil conditions. This action provides detailed information for potential bidders to refine their cost estimates and creates overall more favorable bids for the city to consider. The original contract provided for \$60,000 to perform Geotech work. The additional costs (\$28,400) are for the tree clearing, traffic control, and easement modifications.

Councilmember Kirby made a motion to approve the supplemental agreement #2 for additional Geotech and engineering services in support of the McIntyre Sanitary Sewer Interceptor Project (City project 2021-04). Councilmember Garvey seconded the motion. No discussion occurred. **Roll Call Vote: Aye: Councilmembers Majure, Garvey, Buehler, Clemons, Brungardt, Studnicka, Gardner, and Kirby. Nay: none; Abstain: none; Absent: none. The motion was approved.**

REPORTS:

Department Heads: Nothing to discuss.

City Attorney: Nothing to discuss.

City Administrator: Community Blood Bank is having a community blood drive downstairs in the community center Friday, June 30. Recognized Wastewater Director Tony Zell's efforts above and beyond to preserve a resident's trees and improve their yard to make it an easier land acquisition and

thanked him for his efforts. The State of Kansas reached out verifying that the city was supportive of the Zimmerman Properties project. That property was already re-zoned. The state just wanted to verify we were okay with Zimmerman's grant application. Will coordinate with the mayor about sending the paperwork to the state for that project.

Governing Body:

Councilmember Majure: Thanked everyone for coming to the meeting and the updates from Fire District #1. Congratulated the two police officers. Recognized CED Director Gentzler for his work on the Tractor Supply Agreement.

Councilmember Garvey: Thanked the audience members for coming in and providing input. Excited about Tractor Supply remaining in Lansing. Agreed that once dirt starts turning in Towne Center, things will additionally move there.

Councilmember Buehler: Thanked the audience for coming to the meeting. Congratulated the two police officers. Third Thursdays in Lansing, over at Ten & Two Coffee, they have a band, food trucks. The next one is July 20, and the band is Twice on Sunday. On this day in 1752, Benjamin Franklin flying a kite in a thunderstorm proved that lightning is electricity.

Councilmember Clemons: Always appreciate citizens coming in and giving firsthand information. Really appreciate the volunteers from Fire District #1 coming in. Expressed his appreciation to the City Administrator regarding the hard work of the staff and the letters accompanying the agendas.

Councilmember Brungardt: Expressed his appreciation for the audience members that came in. After years, things are starting to fall into place with the dentist's office, KCKCC, and Tractor Supply. Thanked Wastewater Director Zell for his hard work.

Councilmember Studnicka: Congratulated the police officers. Thanked the Fire District #1 volunteers for their input. Expressed his appreciation to Mr. Shugart for coming in and discussing the code enforcement issues. Spoke with CED Director Gentzler regarding the golf course possibly closing or being sold. Discussed with City Administrator Vandall about possibly looking into buying the golf course and making it a municipal golf course and possible zoning. Discussed the possible inspection of elevators and new regulations requiring a third-party inspector.

Councilmember Gardner: Thanked the audience participants that came in. Congratulated the Chief of Police and his officers. Thanked the CED Director Gentzler on the Tractor Supply agreement. Thanked Wastewater Director Zell for his hard work. Things are moving now at a very advantageous pace. The dedication and stability from the past to now is coming to fruition especially over in Towne Center.

Councilmember Kirby: Agreed with everything that had been said. On the memorial for former Councilmember Trinkle, the design and material for the plaque has been decided, picked, and is being manufactured. The only thing left to decide is the shape and style of rock to mount it to. The memorial should be done next month, may be two months.

ADJOURNMENT:


Councilmember Kirby made a motion to adjourn. Councilmember Garvey seconded the motion. No discussion took place. Roll Call Vote: Aye: Councilmembers Majure, Garvey, Buehler, Clemons, Brungardt, Studnicka, Gardner, and Kirby. Nay: none; Abstain: none; Absent: none. The motion was approved.

The meeting was adjourned at 7:49 p.m.

ATTEST:

City Clerk Tish Sims, CMC

AGENDA ITEM

TO: Tim Vandall, City Administrator
FROM: Jason Crum, Parks and Recreation Director 
DATE: June 29, 2023
SUBJECT: Aquatics Center site location

Jeff Bartley, the City's consultant with Waters Edge Aquatic Design will be attending the meeting to brief the City Council on progress to date and to present two site options for City Council consideration. While the draft features concept is not complete at this point, he will be showing the most current concept and a copy is included for information. For City Council consideration, he will be showing two layout concepts, one using the eastern portion of the site and the other using the western portion of the site. A decision will need to be made on the preferred placement within the property in order to start on more detailed design work. A citizen advisory committee has been formed and is comprised of Dana Fontenot, Amy Crumpacker, David Bresser, Adam Bremer, Norine Lahoun, Janette Labee-Holdeman and Larry Boswell. Staff to include City Administrator Tim Vandall and Parks and Recreation staff Cody Burnett, Christina Moberly and Jason Crum have been in attendance of these meetings as well. The committee consensus recommendation is for the plan B2 location. Attached are the site concepts for review.

Policy Consideration: N/A

Financial Consideration: N/A

Action:

A motion to approve concept B2 for placement of the Aquatic Center on the site.

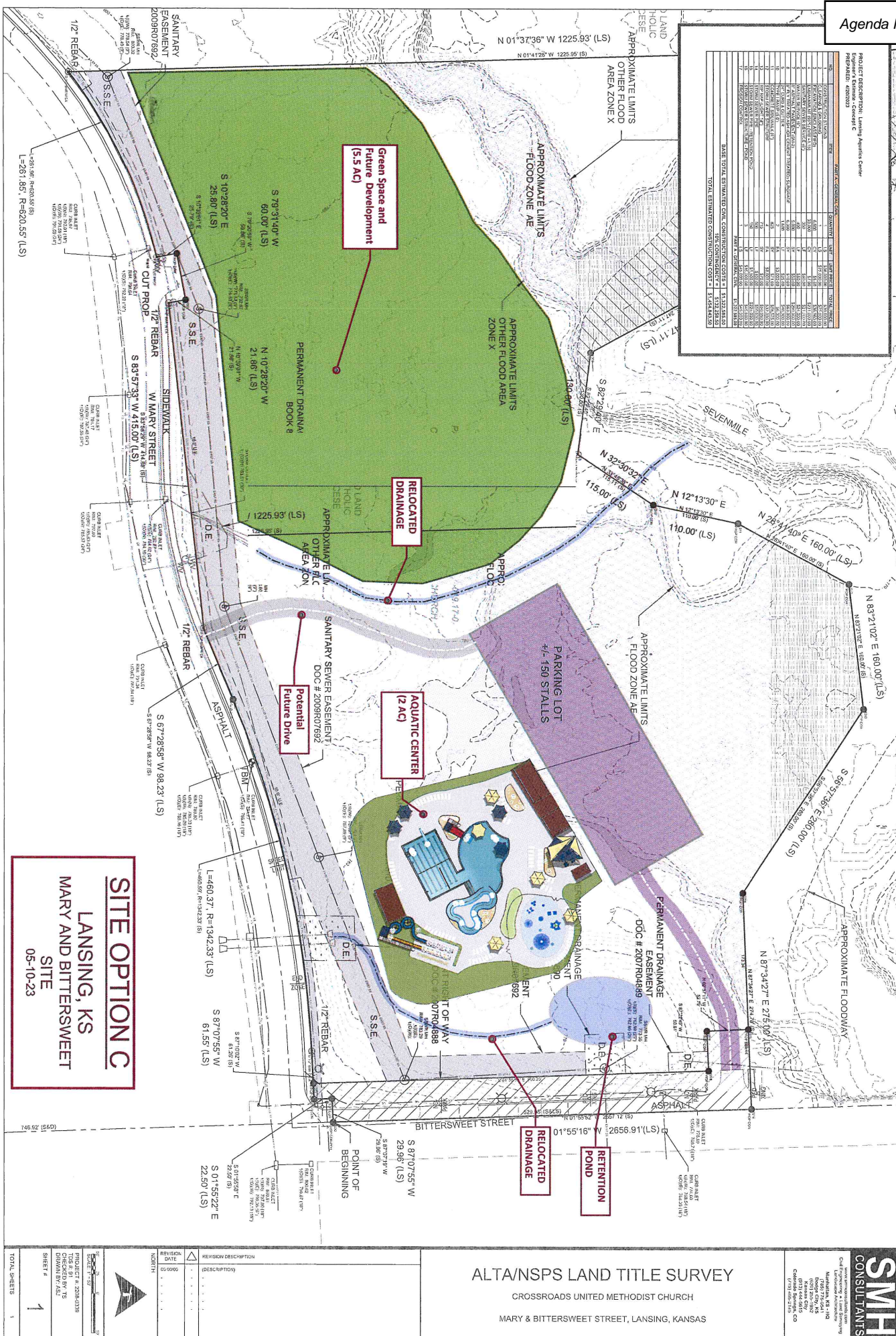
AGENDA ITEM

PROJECT: 2009R07892, Lansing Aquatics Center
 Project Estimate - Concept 3
 PREPARED: 08/2023

NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
1	CONSTRUCTION 2" ROAD	LS	1,500	\$10.00	\$15,000.00
2	CONSTRUCTION 4" ROAD	LS	1,500	\$15.00	\$22,500.00
3	CONSTRUCTION 6" ROAD	LS	1,500	\$20.00	\$30,000.00
4	CONSTRUCTION 8" ROAD	LS	1,500	\$25.00	\$37,500.00
5	CONSTRUCTION 10" ROAD	LS	1,500	\$30.00	\$45,000.00
6	CONSTRUCTION 12" ROAD	LS	1,500	\$35.00	\$52,500.00
7	CONSTRUCTION 14" ROAD	LS	1,500	\$40.00	\$60,000.00
8	CONSTRUCTION 16" ROAD	LS	1,500	\$45.00	\$67,500.00
9	CONSTRUCTION 18" ROAD	LS	1,500	\$50.00	\$75,000.00
10	CONSTRUCTION 20" ROAD	LS	1,500	\$55.00	\$82,500.00
11	CONSTRUCTION 22" ROAD	LS	1,500	\$60.00	\$90,000.00
12	CONSTRUCTION 24" ROAD	LS	1,500	\$65.00	\$97,500.00
13	CONSTRUCTION 26" ROAD	LS	1,500	\$70.00	\$105,000.00
14	CONSTRUCTION 28" ROAD	LS	1,500	\$75.00	\$112,500.00
15	CONSTRUCTION 30" ROAD	LS	1,500	\$80.00	\$120,000.00
16	CONSTRUCTION 32" ROAD	LS	1,500	\$85.00	\$127,500.00
17	CONSTRUCTION 34" ROAD	LS	1,500	\$90.00	\$135,000.00
18	CONSTRUCTION 36" ROAD	LS	1,500	\$95.00	\$142,500.00
19	CONSTRUCTION 38" ROAD	LS	1,500	\$100.00	\$150,000.00
20	CONSTRUCTION 40" ROAD	LS	1,500	\$105.00	\$157,500.00
21	CONSTRUCTION 42" ROAD	LS	1,500	\$110.00	\$165,000.00
22	CONSTRUCTION 44" ROAD	LS	1,500	\$115.00	\$172,500.00
23	CONSTRUCTION 46" ROAD	LS	1,500	\$120.00	\$180,000.00
24	CONSTRUCTION 48" ROAD	LS	1,500	\$125.00	\$187,500.00
25	CONSTRUCTION 50" ROAD	LS	1,500	\$130.00	\$195,000.00
26	CONSTRUCTION 52" ROAD	LS	1,500	\$135.00	\$202,500.00
27	CONSTRUCTION 54" ROAD	LS	1,500	\$140.00	\$210,000.00
28	CONSTRUCTION 56" ROAD	LS	1,500	\$145.00	\$217,500.00
29	CONSTRUCTION 58" ROAD	LS	1,500	\$150.00	\$225,000.00
30	CONSTRUCTION 60" ROAD	LS	1,500	\$155.00	\$232,500.00
31	CONSTRUCTION 62" ROAD	LS	1,500	\$160.00	\$240,000.00
32	CONSTRUCTION 64" ROAD	LS	1,500	\$165.00	\$247,500.00
33	CONSTRUCTION 66" ROAD	LS	1,500	\$170.00	\$255,000.00
34	CONSTRUCTION 68" ROAD	LS	1,500	\$175.00	\$262,500.00
35	CONSTRUCTION 70" ROAD	LS	1,500	\$180.00	\$270,000.00
36	CONSTRUCTION 72" ROAD	LS	1,500	\$185.00	\$277,500.00
37	CONSTRUCTION 74" ROAD	LS	1,500	\$190.00	\$285,000.00
38	CONSTRUCTION 76" ROAD	LS	1,500	\$195.00	\$292,500.00
39	CONSTRUCTION 78" ROAD	LS	1,500	\$200.00	\$300,000.00
40	CONSTRUCTION 80" ROAD	LS	1,500	\$205.00	\$307,500.00
41	CONSTRUCTION 82" ROAD	LS	1,500	\$210.00	\$315,000.00
42	CONSTRUCTION 84" ROAD	LS	1,500	\$215.00	\$322,500.00
43	CONSTRUCTION 86" ROAD	LS	1,500	\$220.00	\$330,000.00
44	CONSTRUCTION 88" ROAD	LS	1,500	\$225.00	\$337,500.00
45	CONSTRUCTION 90" ROAD	LS	1,500	\$230.00	\$345,000.00
46	CONSTRUCTION 92" ROAD	LS	1,500	\$235.00	\$352,500.00
47	CONSTRUCTION 94" ROAD	LS	1,500	\$240.00	\$360,000.00
48	CONSTRUCTION 96" ROAD	LS	1,500	\$245.00	\$367,500.00
49	CONSTRUCTION 98" ROAD	LS	1,500	\$250.00	\$375,000.00
50	CONSTRUCTION 100" ROAD	LS	1,500	\$255.00	\$382,500.00
51	CONSTRUCTION 102" ROAD	LS	1,500	\$260.00	\$390,000.00
52	CONSTRUCTION 104" ROAD	LS	1,500	\$265.00	\$397,500.00
53	CONSTRUCTION 106" ROAD	LS	1,500	\$270.00	\$405,000.00
54	CONSTRUCTION 108" ROAD	LS	1,500	\$275.00	\$412,500.00
55	CONSTRUCTION 110" ROAD	LS	1,500	\$280.00	\$420,000.00
56	CONSTRUCTION 112" ROAD	LS	1,500	\$285.00	\$427,500.00
57	CONSTRUCTION 114" ROAD	LS	1,500	\$290.00	\$435,000.00
58	CONSTRUCTION 116" ROAD	LS	1,500	\$295.00	\$442,500.00
59	CONSTRUCTION 118" ROAD	LS	1,500	\$300.00	\$450,000.00
60	CONSTRUCTION 120" ROAD	LS	1,500	\$305.00	\$457,500.00
61	CONSTRUCTION 122" ROAD	LS	1,500	\$310.00	\$465,000.00
62	CONSTRUCTION 124" ROAD	LS	1,500	\$315.00	\$472,500.00
63	CONSTRUCTION 126" ROAD	LS	1,500	\$320.00	\$480,000.00
64	CONSTRUCTION 128" ROAD	LS	1,500	\$325.00	\$487,500.00
65	CONSTRUCTION 130" ROAD	LS	1,500	\$330.00	\$495,000.00
66	CONSTRUCTION 132" ROAD	LS	1,500	\$335.00	\$502,500.00
67	CONSTRUCTION 134" ROAD	LS	1,500	\$340.00	\$510,000.00
68	CONSTRUCTION 136" ROAD	LS	1,500	\$345.00	\$517,500.00
69	CONSTRUCTION 138" ROAD	LS	1,500	\$350.00	\$525,000.00
70	CONSTRUCTION 140" ROAD	LS	1,500	\$355.00	\$532,500.00
71	CONSTRUCTION 142" ROAD	LS	1,500	\$360.00	\$540,000.00
72	CONSTRUCTION 144" ROAD	LS	1,500	\$365.00	\$547,500.00
73	CONSTRUCTION 146" ROAD	LS	1,500	\$370.00	\$555,000.00
74	CONSTRUCTION 148" ROAD	LS	1,500	\$375.00	\$562,500.00
75	CONSTRUCTION 150" ROAD	LS	1,500	\$380.00	\$570,000.00
76	CONSTRUCTION 152" ROAD	LS	1,500	\$385.00	\$577,500.00
77	CONSTRUCTION 154" ROAD	LS	1,500	\$390.00	\$585,000.00
78	CONSTRUCTION 156" ROAD	LS	1,500	\$395.00	\$592,500.00
79	CONSTRUCTION 158" ROAD	LS	1,500	\$400.00	\$600,000.00
80	CONSTRUCTION 160" ROAD	LS	1,500	\$405.00	\$607,500.00
81	CONSTRUCTION 162" ROAD	LS	1,500	\$410.00	\$615,000.00
82	CONSTRUCTION 164" ROAD	LS	1,500	\$415.00	\$622,500.00
83	CONSTRUCTION 166" ROAD	LS	1,500	\$420.00	\$630,000.00
84	CONSTRUCTION 168" ROAD	LS	1,500	\$425.00	\$637,500.00
85	CONSTRUCTION 170" ROAD	LS	1,500	\$430.00	\$645,000.00
86	CONSTRUCTION 172" ROAD	LS	1,500	\$435.00	\$652,500.00
87	CONSTRUCTION 174" ROAD	LS	1,500	\$440.00	\$660,000.00
88	CONSTRUCTION 176" ROAD	LS	1,500	\$445.00	\$667,500.00
89	CONSTRUCTION 178" ROAD	LS	1,500	\$450.00	\$675,000.00
90	CONSTRUCTION 180" ROAD	LS	1,500	\$455.00	\$682,500.00
91	CONSTRUCTION 182" ROAD	LS	1,500	\$460.00	\$690,000.00
92	CONSTRUCTION 184" ROAD	LS	1,500	\$465.00	\$697,500.00
93	CONSTRUCTION 186" ROAD	LS	1,500	\$470.00	\$705,000.00
94	CONSTRUCTION 188" ROAD	LS	1,500	\$475.00	\$712,500.00
95	CONSTRUCTION 190" ROAD	LS	1,500	\$480.00	\$720,000.00
96	CONSTRUCTION 192" ROAD	LS	1,500	\$485.00	\$727,500.00
97	CONSTRUCTION 194" ROAD	LS	1,500	\$490.00	\$735,000.00
98	CONSTRUCTION 196" ROAD	LS	1,500	\$495.00	\$742,500.00
99	CONSTRUCTION 198" ROAD	LS	1,500	\$500.00	\$750,000.00
100	CONSTRUCTION 200" ROAD	LS	1,500	\$505.00	\$757,500.00
101	CONSTRUCTION 202" ROAD	LS	1,500	\$510.00	\$765,000.00
102	CONSTRUCTION 204" ROAD	LS	1,500	\$515.00	\$772,500.00
103	CONSTRUCTION 206" ROAD	LS	1,500	\$520.00	\$780,000.00
104	CONSTRUCTION 208" ROAD	LS	1,500	\$525.00	\$787,500.00
105	CONSTRUCTION 210" ROAD	LS	1,500	\$530.00	\$795,000.00
106	CONSTRUCTION 212" ROAD	LS	1,500	\$535.00	\$802,500.00
107	CONSTRUCTION 214" ROAD	LS	1,500	\$540.00	\$810,000.00
108	CONSTRUCTION 216" ROAD	LS	1,500	\$545.00	\$817,500.00
109	CONSTRUCTION 218" ROAD	LS	1,500	\$550.00	\$825,000.00
110	CONSTRUCTION 220" ROAD	LS	1,500	\$555.00	\$832,500.00
111	CONSTRUCTION 222" ROAD	LS	1,500	\$560.00	\$840,000.00
112	CONSTRUCTION 224" ROAD	LS	1,500	\$565.00	\$847,500.00
113	CONSTRUCTION 226" ROAD	LS	1,500	\$570.00	\$855,000.00
114	CONSTRUCTION 228" ROAD	LS	1,500	\$575.00	\$862,500.00
115	CONSTRUCTION 230" ROAD	LS	1,500	\$580.00	\$870,000.00
116	CONSTRUCTION 232" ROAD	LS	1,500	\$585.00	\$877,500.00
117	CONSTRUCTION 234" ROAD	LS	1,500	\$590.00	\$885,000.00
118	CONSTRUCTION 236" ROAD	LS	1,500	\$595.00	\$892,500.00
119	CONSTRUCTION 238" ROAD	LS	1,500	\$600.00	\$900,000.00
120	CONSTRUCTION 240" ROAD	LS	1,500	\$605.00	\$907,500.00
121	CONSTRUCTION 242" ROAD	LS	1,500	\$610.00	\$915,000.00
122	CONSTRUCTION 244" ROAD	LS	1,500	\$615.00	\$922,500.00
123	CONSTRUCTION 246" ROAD	LS	1,500	\$620.00	\$930,000.00
124	CONSTRUCTION 248" ROAD	LS	1,500	\$625.00	\$937,500.00
125	CONSTRUCTION 250" ROAD	LS	1,500	\$630.00	\$945,000.00
126	CONSTRUCTION 252" ROAD	LS	1,500	\$635.00	\$952,500.00
127	CONSTRUCTION 254" ROAD	LS	1,500	\$640.00	\$960,000.00
128	CONSTRUCTION 256" ROAD	LS	1,500	\$645.00	\$967,500.00
129	CONSTRUCTION 258" ROAD	LS	1,500	\$650.00	\$975,000.00
130	CONSTRUCTION 260" ROAD	LS	1,500	\$655.00	\$982,500.00
131	CONSTRUCTION 262" ROAD	LS	1,500	\$660.00	\$990,000.00
132	CONSTRUCTION 264" ROAD	LS	1,500	\$665.00	\$997,500.00
133	CONSTRUCTION 266" ROAD	LS	1,500	\$670.00	\$1,005,000.00
134	CONSTRUCTION 268" ROAD	LS	1,500	\$675.00	\$1,012,500.00
135	CONSTRUCTION 270" ROAD	LS	1,500	\$680.00	\$1,020,000.00
136	CONSTRUCTION 272" ROAD	LS	1,500	\$685.00	\$1,027,500.00
137	CONSTRUCTION 274" ROAD	LS	1,500	\$690.00	\$1,035,000.00
138	CONSTRUCTION 276" ROAD	LS	1,500	\$695.00	\$1,042,500.00
139	CONSTRUCTION 278" ROAD	LS	1,500	\$700.00	\$1,050,000.00
140	CONSTRUCTION 280" ROAD	LS	1,500	\$705.00	\$1,057,500.00
141	CONSTRUCTION 282" ROAD	LS	1,500	\$710.00	\$1,065,000.00
142	CONSTRUCTION 284" ROAD	LS	1,500	\$715.00	\$1,072,500.00
143	CONSTRUCTION 286" ROAD	LS	1,500	\$720.00	\$1,080,000.00
144	CONSTRUCTION 288" ROAD	LS	1,500	\$725.00	\$1,087,500.00
145	CONSTRUCTION 290" ROAD	LS	1,500	\$730.00	\$1,095,000.00
146	CONSTRUCTION 292" ROAD	LS	1,500	\$735.00	\$1,102,500.00
147	CONSTRUCTION 294" ROAD	LS	1,500	\$740.00	\$1,110,000.00
148	CONSTRUCTION 296" ROAD	LS	1,500	\$745.00	\$1,117,500.00
149	CONSTRUCTION 298" ROAD	LS	1,500	\$750.00	\$1,125,000.00
150	CONSTRUCTION 300" ROAD	LS	1,500	\$755.00	\$1,132,500.00
151	CONSTRUCTION 302" ROAD	LS	1,500	\$760.00	\$1,140,000.00
152	CONSTRUCTION 304" ROAD	LS	1,500	\$765.00	\$1,147,500.00
153	CONSTRUCTION 306" ROAD	LS	1,500	\$770.00	\$1,155,000.00
154	CONSTRUCTION 308" ROAD	LS	1,500	\$775.00	\$1,162,500.00
155	CONSTRUCTION 310" ROAD	LS	1,500	\$780.00	\$1,170,000.00
156	CONSTRUCTION 312" ROAD	LS	1,500	\$785.00	\$1,177,500.00
157	CONSTRUCTION 314" ROAD	LS	1,500	\$790.00	\$1,185,000.00
158	CONSTRUCTION 316" ROAD	LS	1,500	\$795.00	\$1,192,500.00
159	CONSTRUCTION 318" ROAD	LS	1,500	\$800.00	\$1,200,000.00
160	CONSTRUCTION 320" ROAD	LS	1,500	\$805.00	\$1,207,500.00
161	CONSTRUCTION 322" ROAD	LS	1,500	\$810.00	\$1,215,000.00
162	CONSTRUCTION 324" ROAD	LS	1,500	\$815.00	\$1,222,500.00
163	CONSTRUCTION				

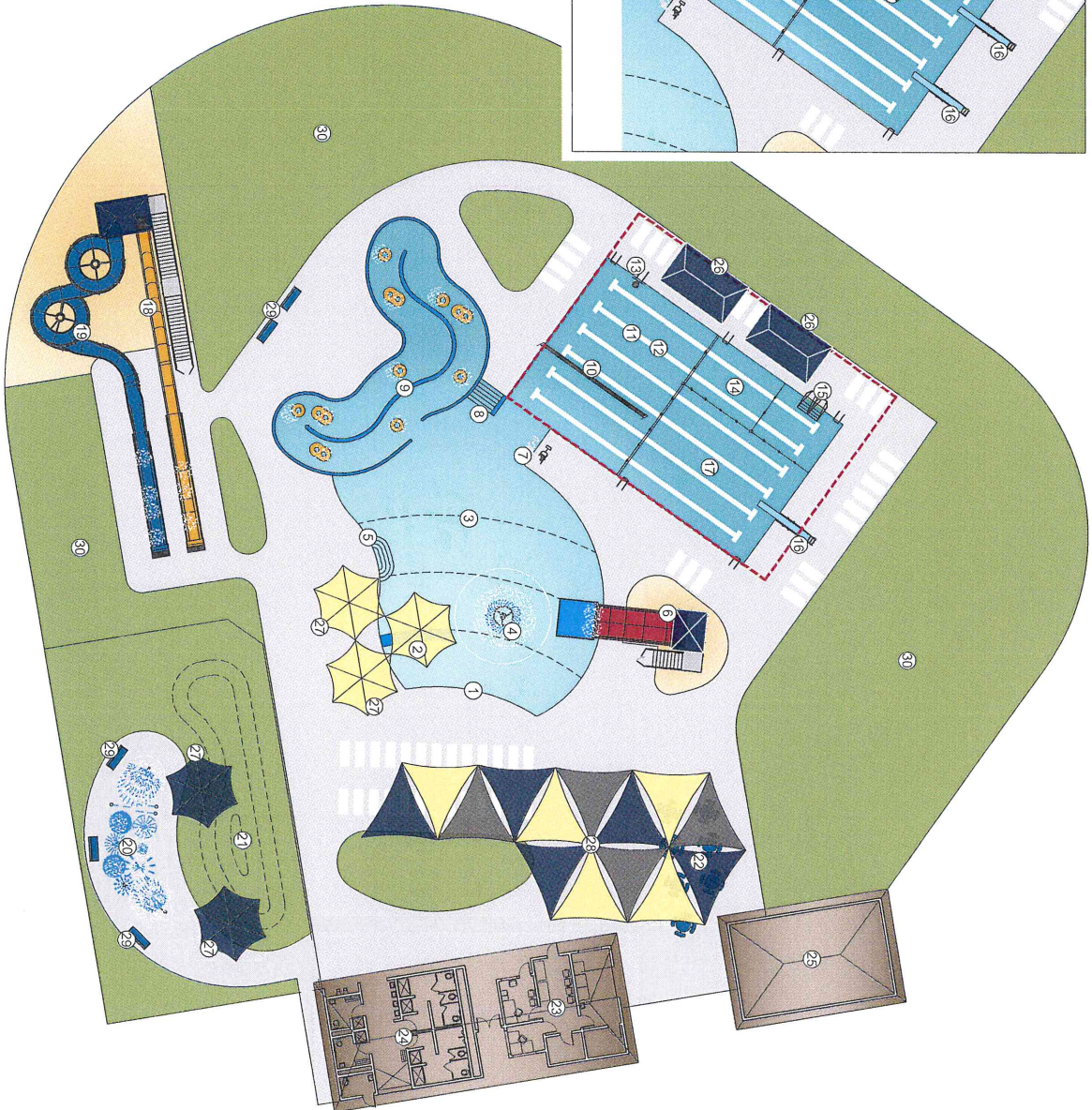
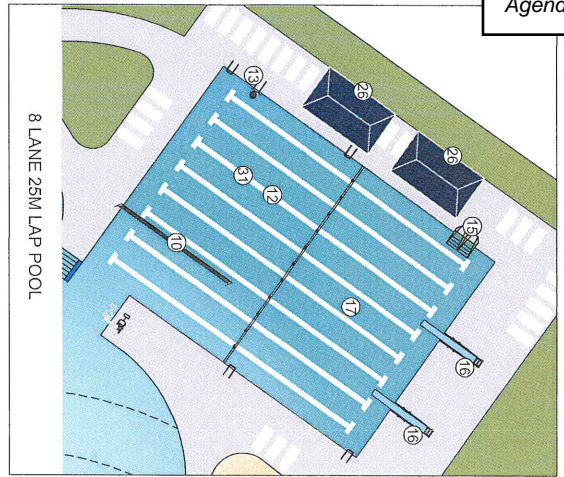
PROJECT DESCRIPTION: Lansing Aquatics Center
Engineer's Estimate - Concept B
PREPARED: 6/8/2023

PART A - GENERAL CIVIL						
NO.	ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL PRICE	
1	CONSTRUCTION STAKING	1	LS	\$30,000.00		\$30,000.00
2	CLEARING & GRUBBING	1	LS	\$75,000.00		\$75,000.00
3	EXCAVATION (UNCLASSIFIED)	8,300	CY	\$5.60		\$46,480.00
4	EMBANKMENT (95%) (VRF=1.15)	8,300	CY	\$7.00		\$58,100.00
5	SANITARY SEWER SERVICE (6")	75	LF	\$60.00		\$4,500.00
6	WATER SERVICE (6")	100	LF	\$60.00		\$6,000.00
7	8" ASPHALT PAVEMENT (BM-2)	5,500	SY	\$50.00		\$275,000.00
8	9" FLY TREATED ASH (OR CEMENT TREATED) SUBGRADE	6,000	SY	\$10.00		\$60,000.00
9	24" CURB & GUTTER	1,125	LF	\$25.00		\$28,125.00
10	TYPE I RAMP (5.0')	2	EA	\$3,000.00		\$6,000.00
11	CONCRETE SIDEWALK (4")	250	SY	\$71.00		\$17,750.00
12	STORM SEWER STRUTURE	4	EA	\$8,000.00		\$32,000.00
13	RIP RAP (LIGHT 18")	20	SY	\$70.00		\$1,400.00
14	STORM SEWER PIPE	400	LF	\$100.00		\$40,000.00
15	EROSION CONTROL	1	LS	\$45,000.00		\$45,000.00
PART A - GENERAL CIVIL						
BASE TOTAL ESTIMATED CIVIL CONSTRUCTION COSTS =						\$725,355.00
10% CONTINGENCY =						\$72,535.50
TOTAL ESTIMATED CONSTRUCTION COST =						\$797,890.50

[illegible]

PROJECT DESCRIPTION: Lansing Aquatics Center
Engineer's Estimate - Concept C
PREPARED: 4/20/2023

PART A - GENERAL CIVIL						
NO.	ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL PRICE	
1	CONSTRUCTION STAKING	1	LS	\$30,000.00	\$30,000.00	
2	CLEARING & GRUBBING	1	LS	\$75,000.00	\$75,000.00	
3	EXCAVATION (UNCLASSIFIED)	6,600	CY	\$5.60	\$36,960.00	
4	EMBANKMENT (95%) (VRE=1.15)	33,000	CY	\$7.00	\$231,000.00	
5	SANITARY SEWER SERVICE (6")	350	LF	\$60.00	\$21,000.00	
6	WATER SERVICE (6")	400	LF	\$60.00	\$24,000.00	
7	8" ASPHALT PAVEMENT (BM-2)	5,800	SY	\$50.00	\$290,000.00	
8	9" FLY TREATED ASH (OR CEMENT TREATED) SUBGRADE	6,300	SY	\$10.00	\$63,000.00	
9	24" CURB & GUTTER	1,600	LF	\$25.00	\$40,000.00	
10	TYPE I RAMP (5.0')	2	EA	\$3,000.00	\$6,000.00	
11	CONCRETE SIDEWALK (4")	825	SY	\$71.00	\$58,575.00	
12	STORM SEWER STRUCTURE	4	EA	\$8,000.00	\$32,000.00	
13	RIP RAP (LIGHT 18")	715	SY	\$70.00	\$50,050.00	
14	STORM SEWER PIPE	500	LF	\$100.00	\$50,000.00	
15	STORM SEWER PIPE - RETENTION POND	150	LF	\$1,500.00	\$225,000.00	
16	STORM SEWER STRUCTURE - POND	3	LF	\$15,000.00	\$45,000.00	
17	EROSION CONTROL	1	LS	\$45,000.00	\$45,000.00	
PART A - GENERAL CIVIL					\$1,322,585.00	
BASE TOTAL ESTIMATED CIVIL CONSTRUCTION COSTS =					\$1,322,585.00	
10% CONTINGENCY =					\$132,258.50	
TOTAL ESTIMATED CONSTRUCTION COST =					\$1,454,843.50	

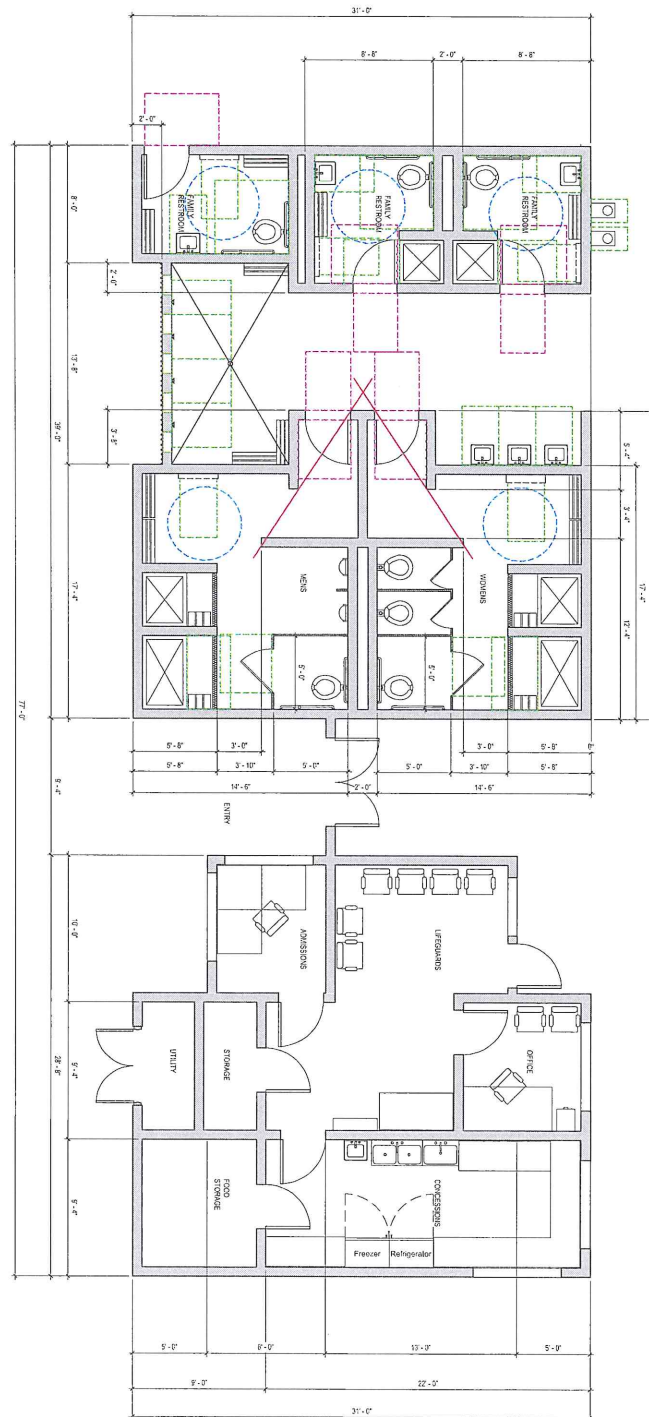


Shallow Play Area	3,905 S.F.
Lazy River	1,566 S.F.
Lap Area - 25Y	1,594 S.F.
Diving Area	1,783 S.F.
Total Water Surface Area	8,848 S.F.
Lazy River Length	190 L.F.
Splash Pad Area	1,650 S.F.
Concrete Deck Area	18,535 S.F.

- 1 Zero Depth Entry
- 2 Water Bench
- 3 Shallow Play Area
- 4 Tail Play Structure
- 5 ADA Pool Steps
- 6 Family Slide
- 7 ADA Lift
- 8 Pool Steps
- 9 Lazy River - 8'-0" wide - 190 l.f.
- 10 Volleyball Net
- 11 (6) 25 Yard Lap Lanes
- 12 Lap Area
- 13 Basketball Goal
- 14 Deep Swim Area
- 15 Climbing Wall
- 16 1M Diving Board
- 17 Diving Area
- 18 Speed Slide with Run-out
- 19 Open Body Slide with Run-out
- 20 Splash Pad Area with Various Sprays
- 21 Grass berm area - 4:1 slope
- 22 Concession Area with Table and Shade
- 23 Concessions/ Admin
- 24 Restrooms
- 25 Filter Building
- 26 Sunshade - 12x20' rec.
- 27 Sunshade - 20' hex.
- 28 Sunshade - 20' triangular
- 29 Benches
- 30 Grass Area
- 31 (8) 25 Meter Lap Lanes

LANSING, KS AQUATICS FEASIBILITY STUDY - AQUATIC CENTER

LANSING, KS 06/26/23



AGENDA ITEM

TO: Mayor McNeill, Lansing City Council
 FROM: Tim Vandall, City Administrator
 DATE: June 29, 2023
 SUBJECT: Update-Housing Analysis & Assessment

Marty Shukert, FAICP, with RDG Planning & Design will be present to update the City Council on the progress of the housing analysis and assessment. Included in the City Council materials is the housing survey, conducted earlier this year. We had 157 respondents take the housing survey, which was forwarded to major employers in the area and placed on the City's technology platforms.

Mr. Shukert will also have a fuller report for the governing body Thursday evening.

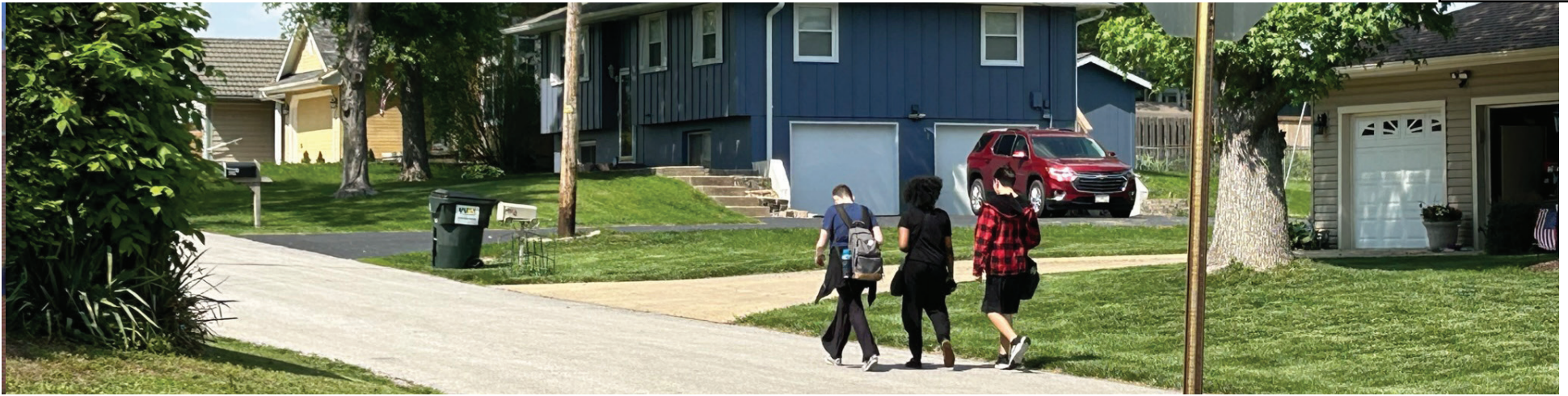
Policy Consideration: N/A

Financial Consideration: Total cost of the housing study and assessment is \$30,000.

Action: No formal action necessary. Feedback and guidance, and comments are appreciated.

AGENDA ITEM

HOUSING Lansing



REASON FOR A PLAN

Housing affects the quality of life for Lansing's current residents and the city's ability to grow by attracting new generations. This in turn increases support for a wider range of businesses and their ability to recruit and retain employees. This study, commissioned by the City of Lansing, reflects the importance of housing availability and affordability to the entire community.

A housing study serves several purposes. It identifies how much and what type of housing is built does not always correlate with the housing people need or want. This is not because builders and owners do not want to meet demand. A variety of other forces often influences building decisions. When the market does not self-correct to meet demand, interventions in the market are necessary. Through community engagement, interviews, community tours, and market analysis, a housing assessment identifies market gaps and possible strategies to meet the housing needs of various households.

WHY NOW?

Housing availability and affordability are primary issues in American communities of all sizes and characteristics. While Lansing has successfully developed new housing, many stakeholders in the housing market believe that the city has lagged behind its development potential and that it lacks housing at both ends of the scale – both starter and higher cost products. Others point to a lack of rental units and local opposition to additional rental development. Local factors in Lansing include:

- Shortage of rental properties
- Limited new subdivision development
- Cost of infrastructure
- Relatively slow absorption rates and lack of economies of scale
- Lack of choice in the housing supply
- Perceived development risk on the edge of the metropolitan area

STUDY ORGANIZATION

This study includes an analysis of the Lansing housing market and offers practical recommendations and tools to address identified housing issues and opportunities. It also includes a close examination of the City Center area and its possible development as a mixed use environment. The study integrates an understanding of the physical and socioeconomic conditions and market potential with implementation tools that can be leveraged at the local or regional level.

- Chapter 1 examines housing, demographics and economic trends.
- Chapter 3 summarizes outreach efforts and community input.
- Chapter 4 utilizes a market analysis and community input to identify the community's strategic housing goals.
- Chapter 5 delivers strategies, programs, and policies that could move Enid towards housing that better meets demand.

HOUSING TERMINOLOGY

Some terms used in housing parlance are not easily understood without explanation and sometimes mean different things to different people. The following terms are used from time to time in this document.

Accessory Dwelling Unit (ADU). ADUs can be attached, detached, or a separate interior residential structure on the same parcel as the main single-family dwelling.

Affordable Housing. Any housing that is not financially burdensome to a household in a specific income range. The federal standard for affordability is housing cost equal or less than 30% of a household's gross adjusted income. On a community-wide scale, housing affordability is measured by the number of units with housing cost at or below 30% of the area median income. The term "affordable housing" can include but is not limited to housing assisted by state and federal tax credits federal programs

Appraisal. Assessment of the current market value of a property and usually a key requirement when a property is bought, sold, insured, or mortgaged. Calculation of appraisals uses "comparables" – properties located in the same area with similar characteristics and have an established value (recent sales).

Area Median Income (AMI). The midpoint in Lansing's income distribution, at which half of households earn more and half earn less. A household's income is calculated by its gross income or the total income before taxes and other payroll deductions.

Attainable Housing. Much like affordable housing,

this is housing that is not financially burdensome to a household despite their income range. This term does not have the association with state and federal programs as defined in affordable housing.

Cost Burdened. Any household spending more than 30% of their monthly income of housing.

Empty Nester. A single person or a couple without children living at home. Empty nester can include any age range, but most often refers to older adults and seniors whose children no longer live at home.

Market Rate. The price that the broad number of home buyers or renters are willing to pay for housing. Market rate housing is not restricted by price and generally implies the cost of housing without direct production assistance or ongoing subsidies from specific programs. Market rates fluctuate with demand, supply, construction costs, and other factors. Note, the market rate price may also be a price buyers must pay because there are no other options accommodating their situation, possibly making them housing cost burdened.

Senior Housing. Often thought of as nursing homes and assisted living facilities, senior housing in the context of this study is more broadly defined and refers to housing that caters to older adults. These housing options could include ground floor apartments, condos, housing with limited assistance, or other options that allow seniors to live independently with less maintenance.

Universal Design. Structural design that focuses on making the house safe and accessible for everyone, regardless of age, physical ability, or stature. Incorporates ideas like task lighting, wide entry ways, and easily adaptable spaces.

Workforce Housing. According to the Urban Land Institute, workforce housing is any housing that is affordable to a household earning between 60% and 120% of the area median income (AMI).

Development Types:

CHAPTER 1

Community Insights

The opinions of Lansing's residents and stakeholders helps define the state of the city's current housing market and citizen preferences about future directions. Understanding and incorporating the views of residents, Realtors, builders, employers, officials, and the financial community helps form appropriate policy. Input from these voices and other stakeholders was gathered through in-person meetings and a community survey. This chapter provides a broad overview of the community's input with additional community comments being spread through the rest of the chapters.



STAKEHOLDER OPINIONS

The planning process started with three listening sessions – informal group conversations with people active in various aspects of the local housing industry. This section summarizes major opinions of these participants, who included property owners and managers, Realtors, developers, financiers, and other stakeholders. *They do not necessarily reflect the opinions or conclusions of RDG.*

HOUSING FOR OLDER ADULTS

A potential market exists for a maintenance-provided rental community for older adults. One-level independent senior housing is needed. There is some developer interest in pursuing this market.

INFILL DEVELOPMENT

Lansing has an untapped market for moderately priced (\$300,000 range) single-family development on infill lots.

LOT AND DEVELOPMENT COSTS

Front end infrastructure costs discourage subdivision development. Street width and sidewalk

standards increase lot costs. Small subdivisions do not provide the economies of scale necessary to make incentives like Rural Housing Incentive Districts (RHIDs) feasible. Appraisals available in incremental phase one development do not address front end costs. *(RDG Comment: Other stakeholders offered the opinion that RHIDs could be helpful in financing infrastructure)*

PAST RECORDS

Poorly designed or executed projects elsewhere in the north edge of the KC metro area have soured the market for other new development.

INCENTIVES

- Property tax abatement has not been used in Lansing, but has been successful in neighboring cities including Bonner Springs. Lansing lags behind others in use of housing and development assistance programs. Need for fewer fees and more incentives.
- RHIDs could be an effective tool for funding infrastructure.
- Neighborhood revitalization tax abatement is used for commercial development, should be extended to residential.

NORTH METRO MARKET HEADWINDS

It is difficult to recruit developers to areas north of Johnson County. Johnson County and Lee's Summit area on the east side remain the strongest residential markets in the perceptions of builders.

LANSING AS A PLACE TO BUILD

Lansing has a story to tell. Builders are tiring of more difficult regulated, "red tape" environments for development, and may find Lansing to be more builder-friendly. This should be marketed as an asset. Quality of life itself will not attract developers who are mostly worried about the price of lots.

ENTRY-LEVEL HOME NICHE

Leavenworth County and Lansing have historically been underbuilt. Currently, there is no such thing as an "entry level house" in town. Opportunity exists to fill that gap.

IMPORTANCE OF GROWTH

More rooftops and population are necessary to create markets for other assets.

VARIETY OF HOUSING TYPES

- Resistance to townhouses has always been



there, but that will have to change. Only way to get unit costs down is to build density. HOA's are necessary in these projects to provide good maintenance. *(RDG Comment: Several builders expressed significant interest in building medium-density housing or mixed density projects incorporating twin-homes, duplexes, townhouses).*

- Some resistance to traditional apartments, with greater appeal for townhouse settings.
- New housing forms like ADUs and tiny houses should be considered.

AFFORDABILITY ISSUES AND HOUSING SUPPLY

- Difficult to build affordable housing because of construction cost, NIMBY ("not in my backyard") opposition, lack of incentives. Employees who work in the city (including teachers) live outside. In school system, only 20-25% live in town. In some cases, mobile homes were the only option. Typical rents in the \$1,100=1,500 range are not affordable to many workers.
- First time buyers come to town seeking houses in a \$150-200,000 range which cannot be feasibly developed with new construction.
- A significant multifamily project was defeated because of opposition. A reliable commitment to approve projects is necessary.
- As of May, 2023, only eight houses in Lansing were listed for sale.

SCHOOL ENROLLMENT

Lansing's school system has been an attraction, but school enrollment has been flat for the past few years. Facilities can handle 25% growth. Projected need for a new middle school has not emerged. More student enrollment would support expanded educational programs.

LANSING AND BASEHOR

Basehor has grown at a much faster rate than Lansing. Reasons: Aggressive reuse and build-out of distressed subdivisions, proximity to I-70 and I-435, quicker commute and access to Johnson County in contrast to slower travel on K-7.

Basehor has more successfully marketed itself and is viewed as being one step from Johnson County. *(RDG Comment: Basehor's population has tripled since 2000, while Lansing has grown by only 22%. In actual population, Basehor increased by about 4,600 people, Lansing by about 2,100.)*

RENTAL SUPPLY

- Lansing has a large number of single-family rentals. In the Rock Creek area, 20-30% of homes are rentals. Short-term owners often flip houses to property managers.
- *(RDG Comment: Minority opinion that Lansing seems to have enough rental houses available at any one time)*
- Prospective apartment residents cannot find settings with covered parking or garages. Modern amenities are a necessity.
- Limited options allow landlords to rent units with reduced upkeep.
- Trend of hedge funds buying lower cost houses, converting these to permanent rentals.
- Lansing and Leavenworth both lack market rate rentals.

PROPERTY VALUES

Leavenworth County values increased by 14%

during the last year. Typical house assessments have increased at a faster rate than incomes.

LANSING AND BASEHOR

Basehor has grown at a much faster rate than Lansing. Reasons: Aggressive reuse and build-out of distressed subdivisions, proximity to I-70 and I-435, quicker commute and access to Johnson County in contrast to slower travel on K-7.

(RDG Comment: Basehor's population has tripled since 2000, while Lansing has grown by only 22%. In actual population, Basehor increased by about 4,600 people, Lansing by about 2,100.)

HOUSING AND ECONOMIC DEVELOPMENT

- Development corporation focus has been on industry, but housing availability is increasingly an economic development issue because of need to recruit workers.
- Some large employment projects are also building housing.

BUILDER CAPABILITY

Lansing has a small number of builders. At one point, there were as many as 25 active builders, now only two or three.

MOVE-UP HOUSING

- Lansing lacks higher-end housing. Significant opportunity exists in excess of \$600,000. Average home price in Lansing is \$303,000, compared with \$430,000 in Basehor and \$453,000 in rural Leavenworth County.
- Market also for basic middle-class home – 3 bedroom, 2 bath, 2 car garage.

TRANSPORTATION

- Leavenworth County lacks a good east-west corridor.
- K-7 corridor suffers from too many traffic signals.

COMMUNITY SURVEY

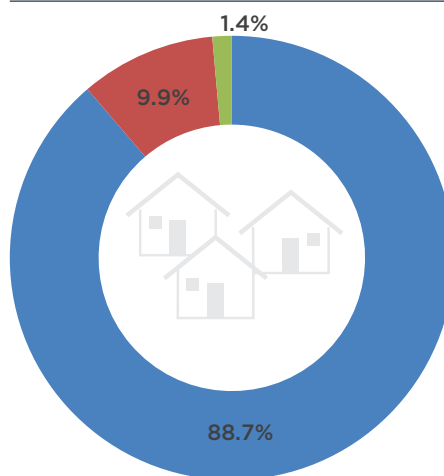
The Community Housing Survey was open from May 5th to June 11th, 2023. The survey, with 157 participants, focused on how respondents felt about their current housing situation, the options available, and their ability and desire to relocate.

DEMOGRAPHICS

The demographic patterns of survey respondents help understand different situations households are in when answering the housing perception questions. A comparison with reported Census data in Chapter 2 shows whether survey respondents are representative of the broader city.

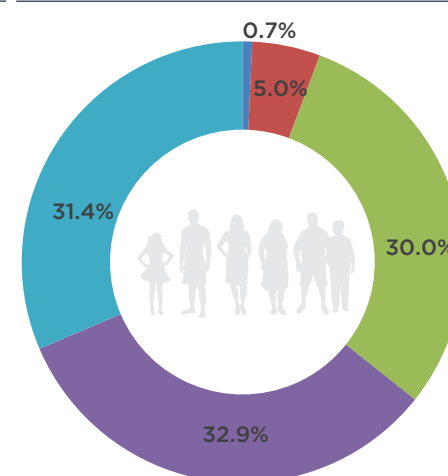
- › The overwhelming majority of respondents are owner occupants. Despite extensive efforts by City staff that included employer outreach, the survey was not successful in reaching renters.
- › Many survey respondents are in their family-rearing years or are empty-nesters. Proportionally, this is a fairly good representation of those heading households. The large percentage of households under 44 would likely indicate that many have been in the housing market in the last few years.
- › The majority of respondents live west of K-7, with about 25% in the city east of K-7 and about 20% from surrounding areas outside the city.

Figure 1.0: Occupancy of Survey Respondents



- Own
- Rent
- Live with parents (for rent or free)
- Rent-to-Own

Figure 1.1: Age of Survey Respondents



- Under 18 years
- 18 to 29 years
- 30 to 44 years
- 45 to 59 years
- Over 60 years

Figure 1.2: Where Respondents Live

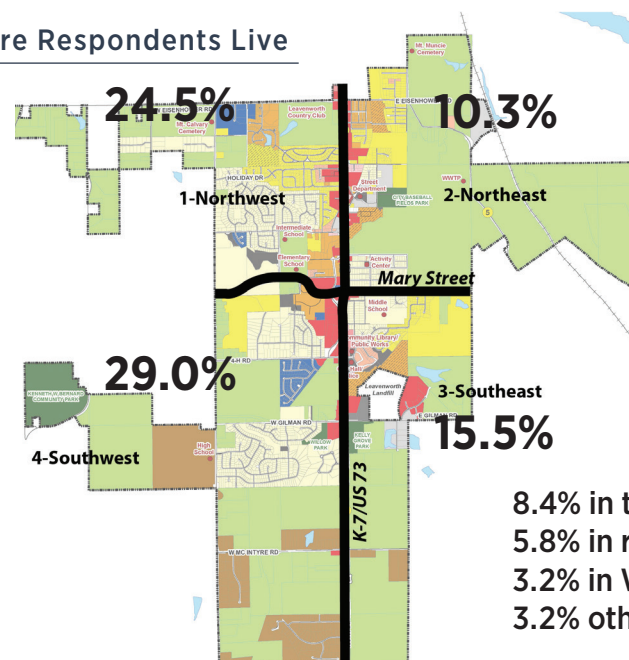


Figure 1.3: Where Respondents Work...

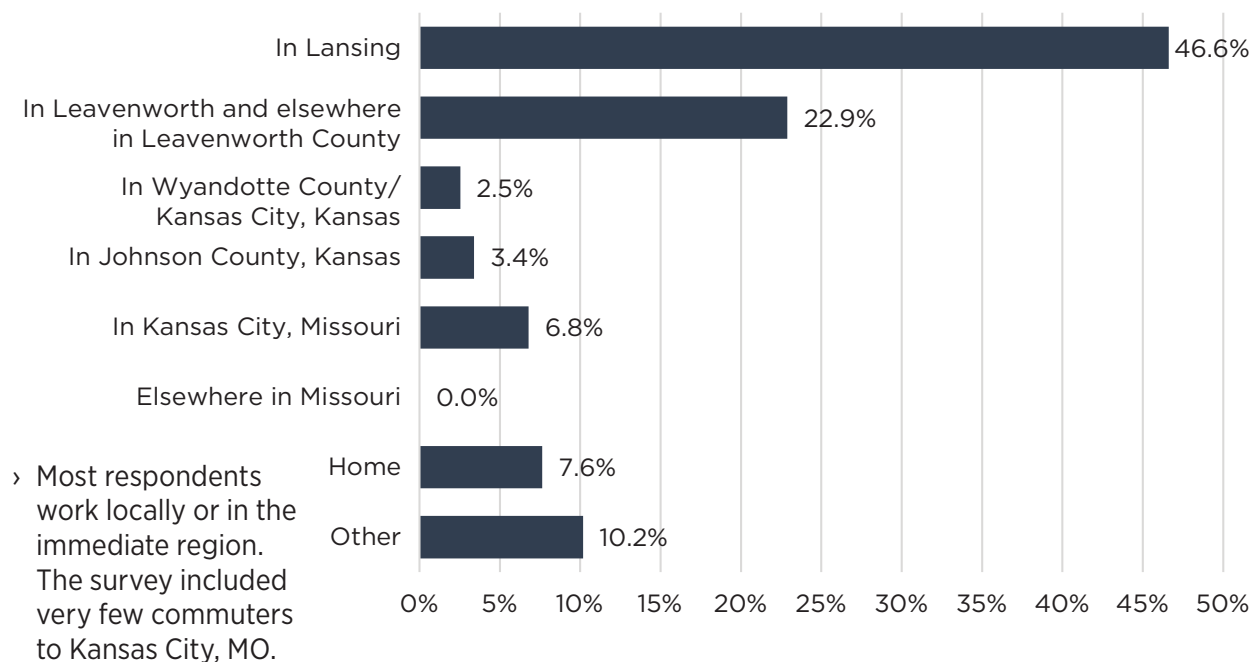


Figure 1.5: Identification by Race or Ethnicity

White or Caucasian	83.2%
Prefer not to say	8.8%
Black or African American	3.7%
Two or more races	3.7%
Asian or Asian American	0.7%
American Indian or Alaska Native	0.0%
Native Hawaiian or other Pacific Islander	0.0%
Another race	0.0%

› Over 83% of survey respondents identify themselves as white or Caucasian. Nearly 7.5% identify themselves as Black or African American, Asian or Asian American and two or more races.

Figure 1.4: Employment

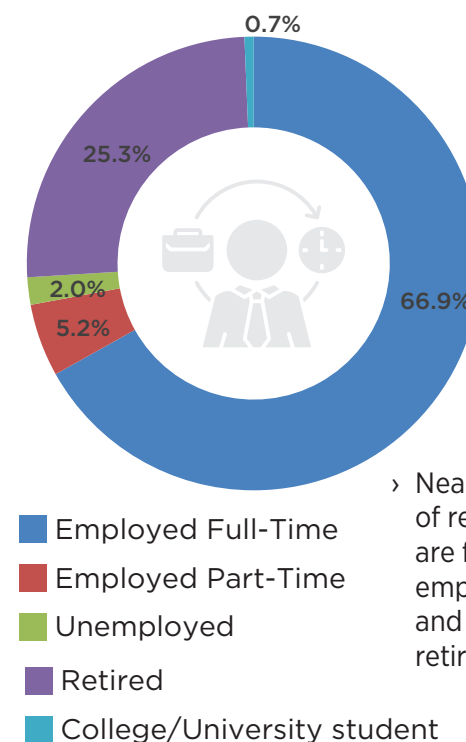
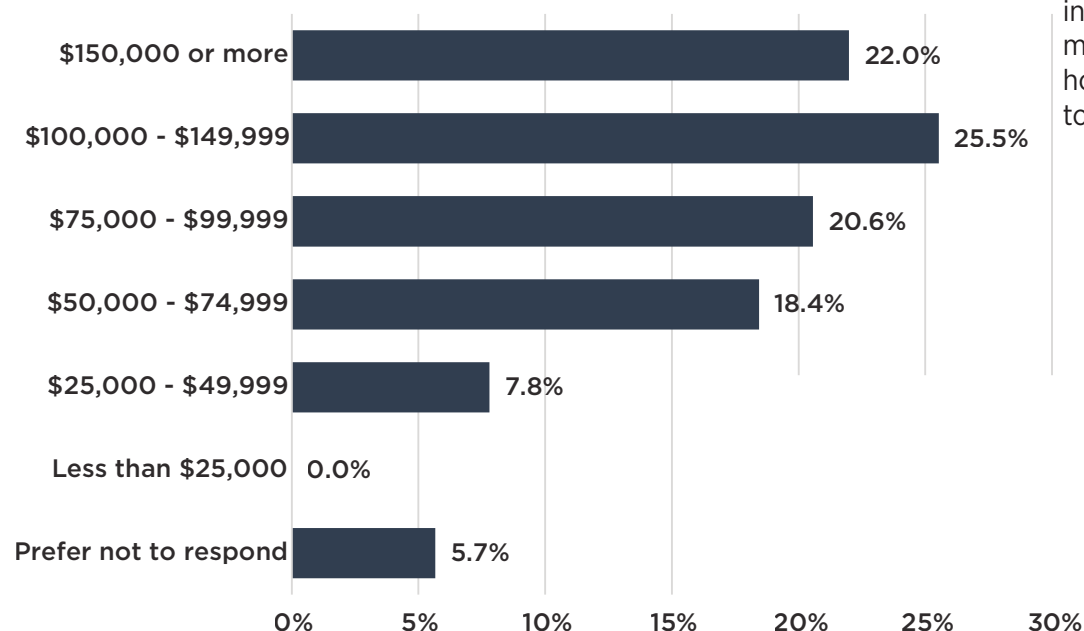


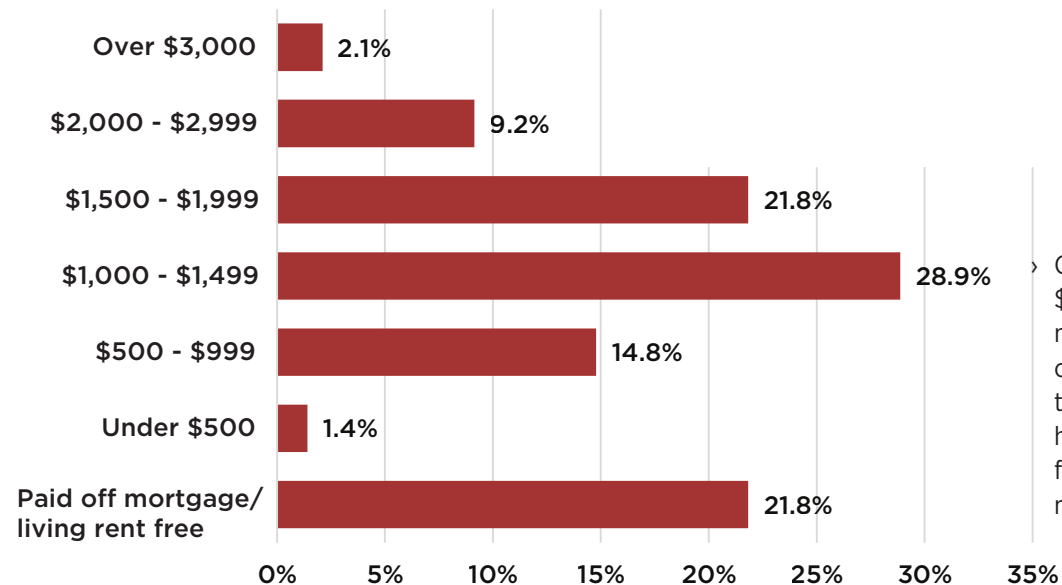
Figure 1.6: Income of Survey Respondents



› The estimated median household income in Lansing in 2020 was \$98,416. The majority of respondents to the survey had household incomes ranging from \$100,000 to \$149,999.



Figure 1.7: Monthly Rent or Mortgage of Survey Respondents



› Over 50.0% of respondents pay between \$1,000 and \$1,999 monthly rent or mortgage, and nearly 22.0% have paid off their mortgage. On an overall basis, this suggests that the typical Lansing household pays less than 30% of its income for housing, given the city's relatively high median household income.

Figure 1.8: Respondents current housing:

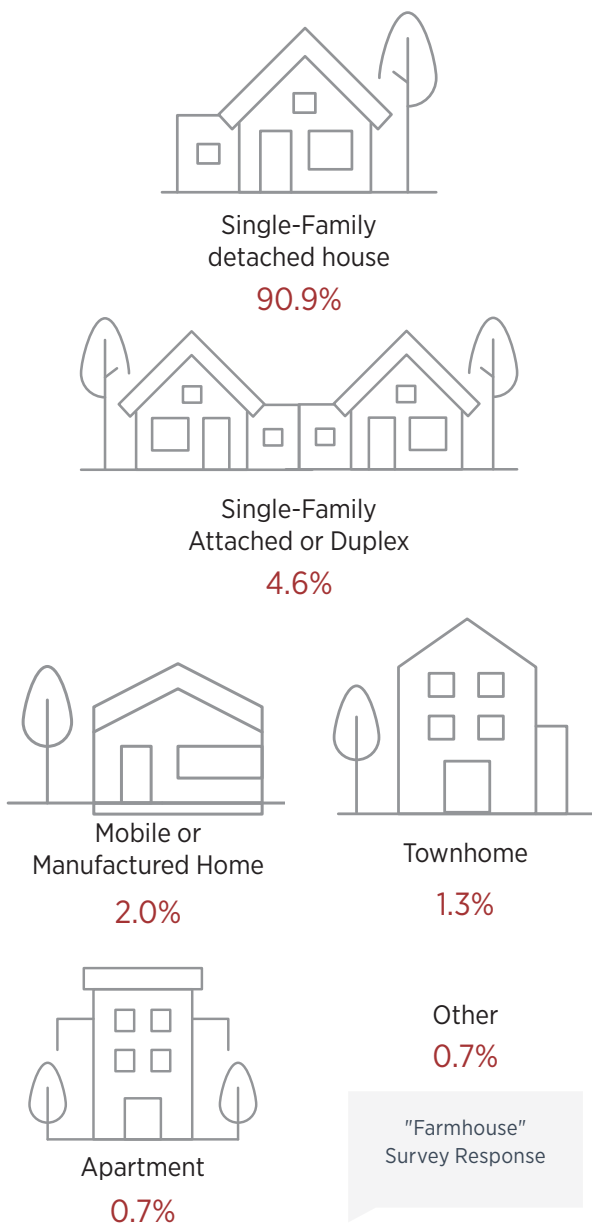
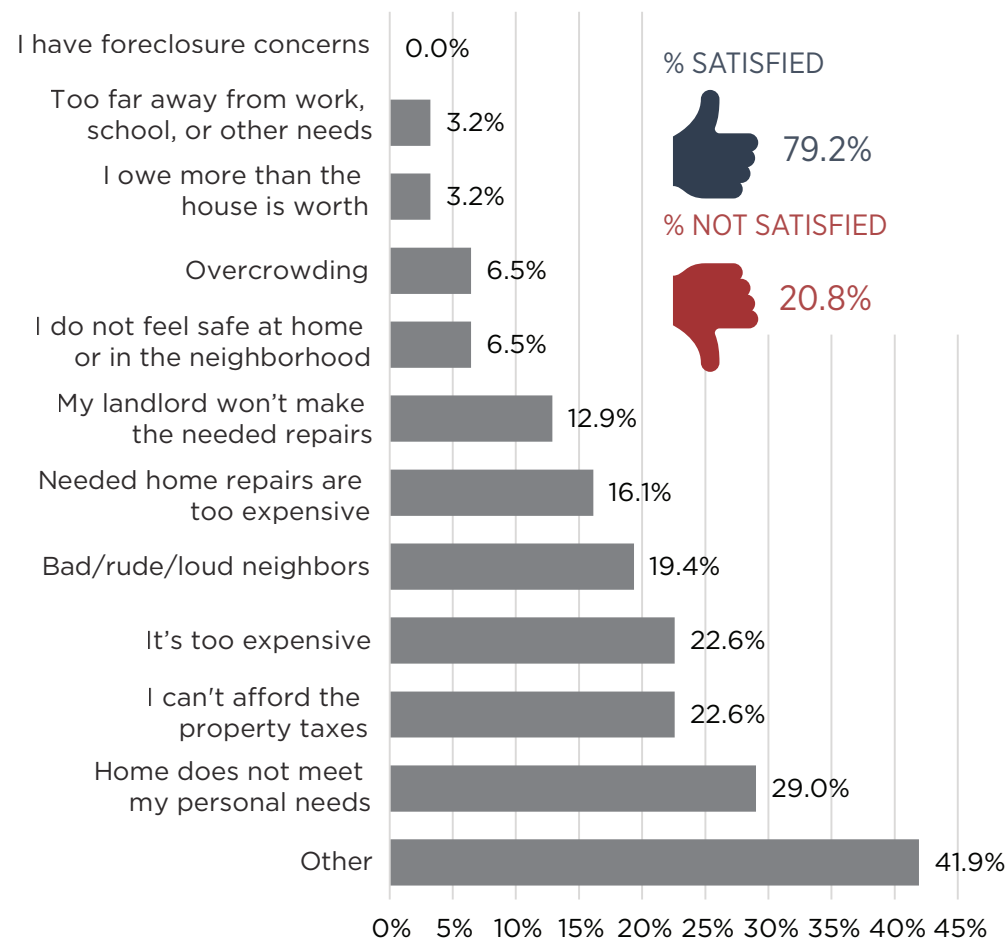


Figure 1.9: Reasons respondents are **NOT** satisfied with their current housing:



Other reasons respondents are **NOT** satisfied with their current housing:

"Property taxes are too high"
Survey Response

"I would like to buy a home but there is nothing affordable or available"
Survey Response

"Not enough housing selection"
Survey Response

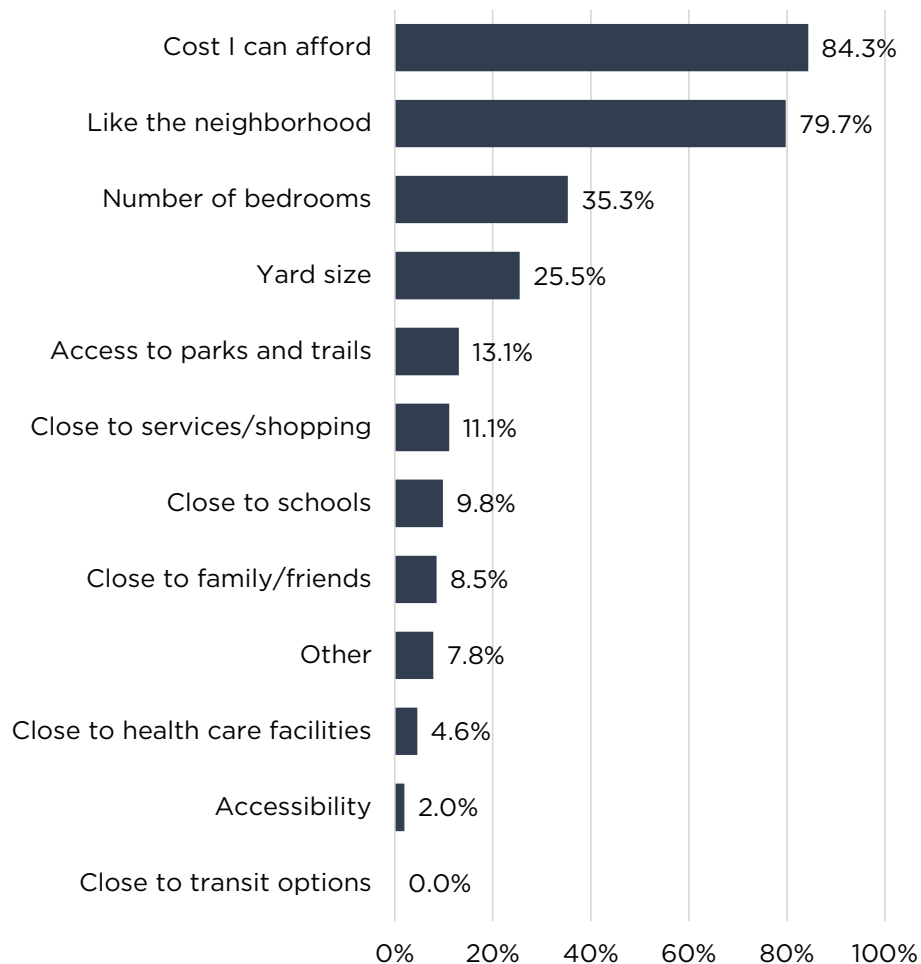
"House has drainage issues and am having trouble finding someone to help fix it"
Survey Response

"Neighborhood has stopped repairing & taking care of homes. No oversight by city to help adhere to city codes/rules. Dogs allowed to run at large and off leash with no consequence to owners. City needs to hire animal control and someone who will enforce building codes."
Survey Response

"Too small; also want a garage"
Survey Response

IMPORTANT FACTORS WHEN CHOOSING

Figure 1.10: Respondents most important factors when choosing housing:

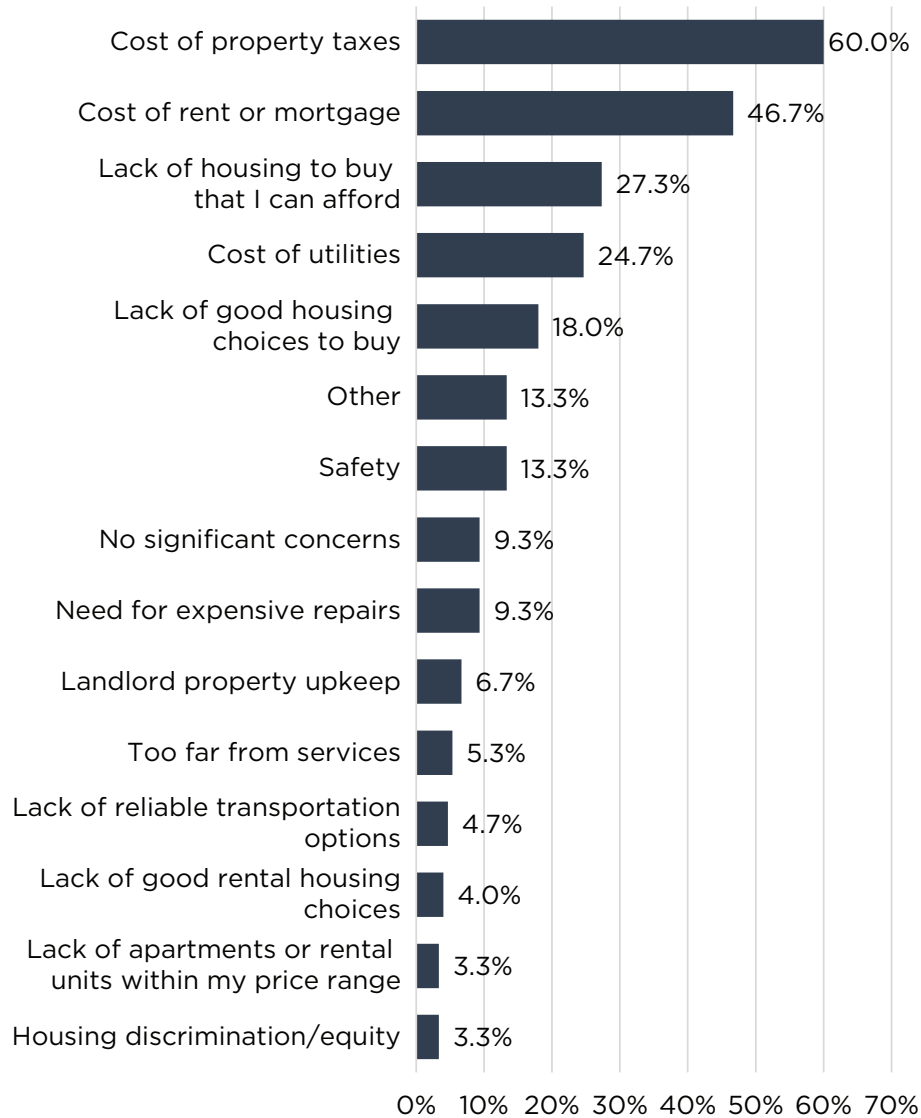


Other important factors respondents find when choosing housing:

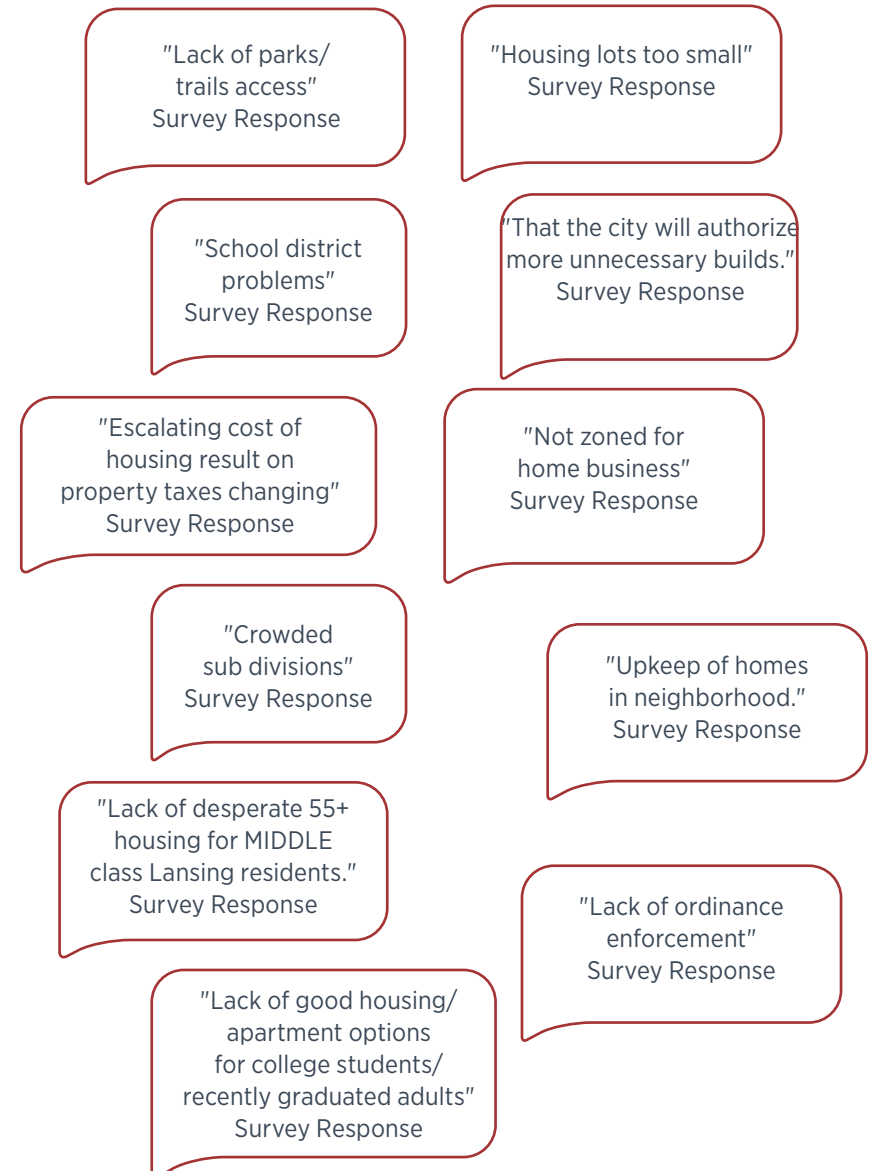


BIGGEST CONCERNS REGARDING

Figure 1.11: Biggest concerns regarding housing in Lansing:

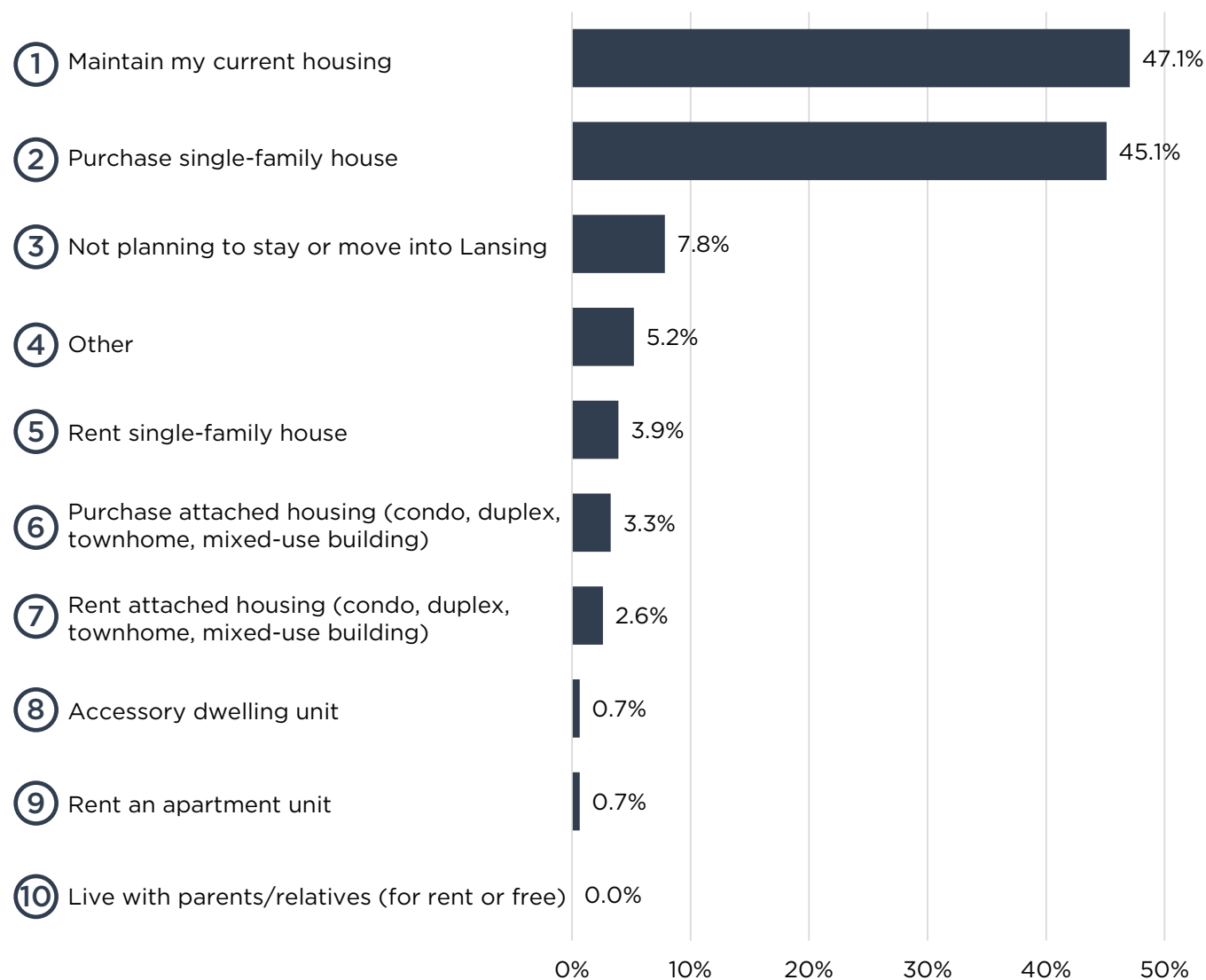


Other concerns respondents have regarding housing in Lansing:



PREFERRED HOUSING ACTIONS IN

Figure 1.12: Top 10 preferred housing actions from respondents that plan to stay or move into Lansing:



Other actions include:

"We have been considering trying to find a ranch since our house has so many stairs but those are hard to come by!"
Survey Response

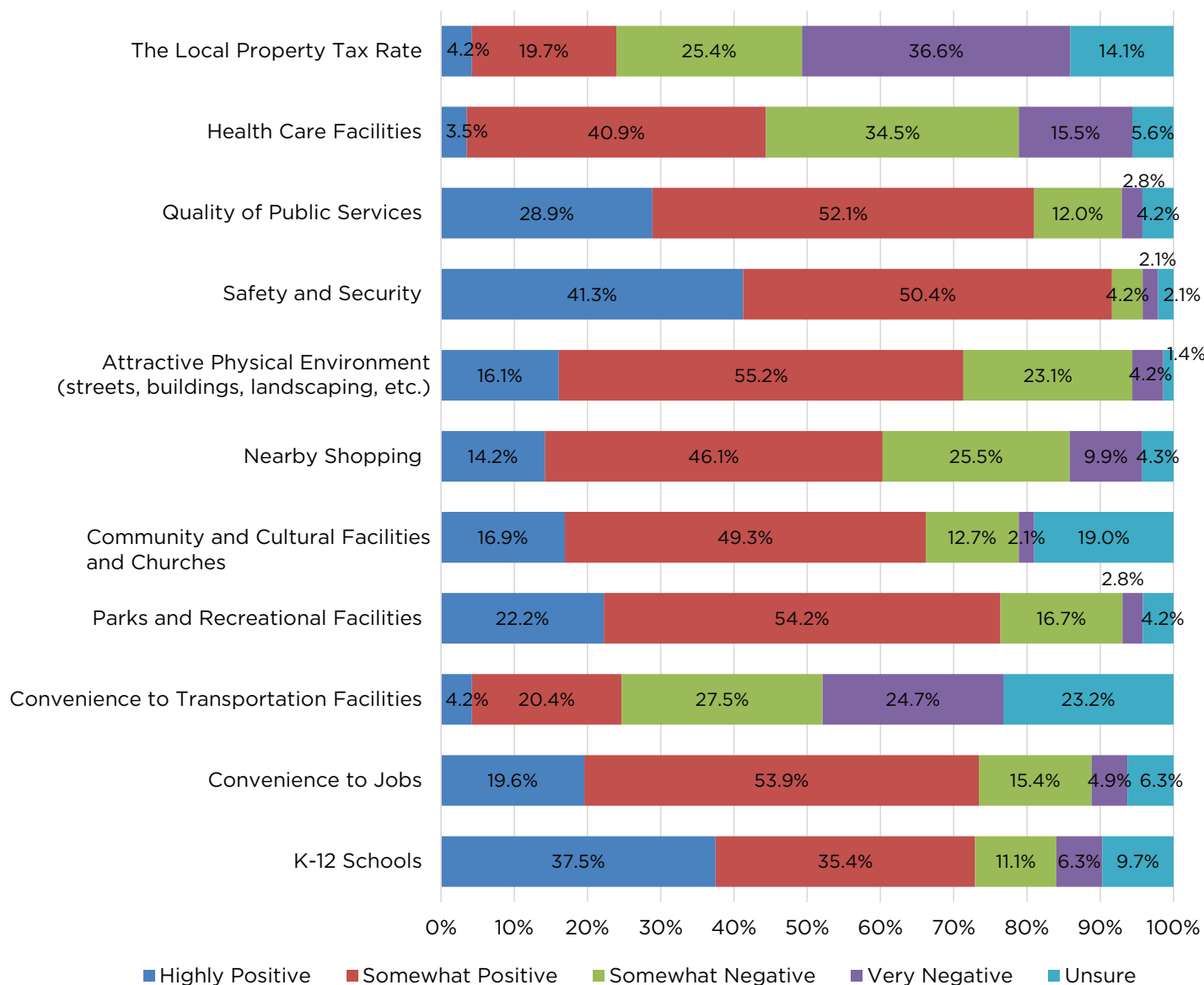
"A home I could run massage business out of."
Survey Response

"Build custom single family house on acreage"
Survey Response

"A home I could run massage business out of."
Survey Response

AMENITIES IN

Figure 1.13: Thinking about the amenities that are currently in or near Lansing, respondents rated the impact of each one on the attractiveness of Lansing:



PREFERRED HOUSING PRODUCTS

Survey respondents were asked whether they felt a series of different housing products would be successful in Lansing. The question intended to explore the type of housing products that may be needed in the future. Overall, respondents believe a variety of housing sizes and types would be successful. This support for a variety of housing can help increase diversity of housing on offer and the affordability of houses on the market.

- › Over 85% of respondents in Lansing felt that mid-size, three- bedroom houses; affordable, small two or three-bedroom houses, would be successful.
- › Between 60% and 76% of respondents thought duplex (60.28%), larger home with four or more bedrooms (65.71%), Commercial/ Residential mixed-use (65.96%), Large lot residential housing in rural areas (74.29%), and independent senior living housing (76.06%) would be successful.
- › Overall, respondents see a need for a greater variety of housing options and only feel less sure about tiny houses, smaller multifamily (quadplex or triplex) units, and manufactured housing.

Figure 1.14: Respondents preferred housing products:



Mid-size, three-bedroom house - 95.04%



Affordable, small two- or three-bedroom house - 88.81%



Independent - Senior Living Housing- 76.06%



Large lot residential housing in rural areas (over 1 acre) - 74.29%



Commercial/Residential mixed-use- 65.96%



Larger home with four or more bedrooms - 65.71%



Duplex 60.28%



Townhome or Row housing - 49.65%



Apartment - 46.43%



Tiny Houses - 41.43%



Smaller multifamily (quadplex or triplex) - 41.13%



Manufactured housing - 23.40%

AGENDA ITEM

TO: Tim Vandall, City Administrator
FROM: Joshua Gentzler JG 7/3/2023
DATE: July 3, 2023
SUBJECT: Santa Fe Townhomes Phase II Rezone

Overview: The Applicant proposes to rezone a 1.8-acre tract of land from B-3 to R-4. The Future Land Use Map of the Lansing Comprehensive Plan categorizes this property as Commercial. The applicant is proposing to develop the property as a continuation of the Santa Fe Townhomes, immediately adjacent to the southwest of this property. The property has access to Santa Fe Drive. The rezoning would grant the ability to create townhomes on the lot to continue the development on the adjacent lot.

Policy Consideration: n/a

Financial Consideration: n/a

Action: Staff recommends a motion to adopt Ordinance No. 1097 to amend the City of Lansing Zoning Map.

AGENDA ITEM

Santa Fe Townhomes Phase II Rezone
00000 N Main Street
Project # 2023-DEV-004 Rezone

Project Facts

Applicant

Jeremy Greenamyre
Greenamyre Rentals, Inc.

Owner

Greenamyre Rentals, Inc

Address

00000 N Main Street

Property ID

094-19-0-20-03-025.00

Zoning

B-3 (Regional Business District)

Future Land Use

Commercial

Land

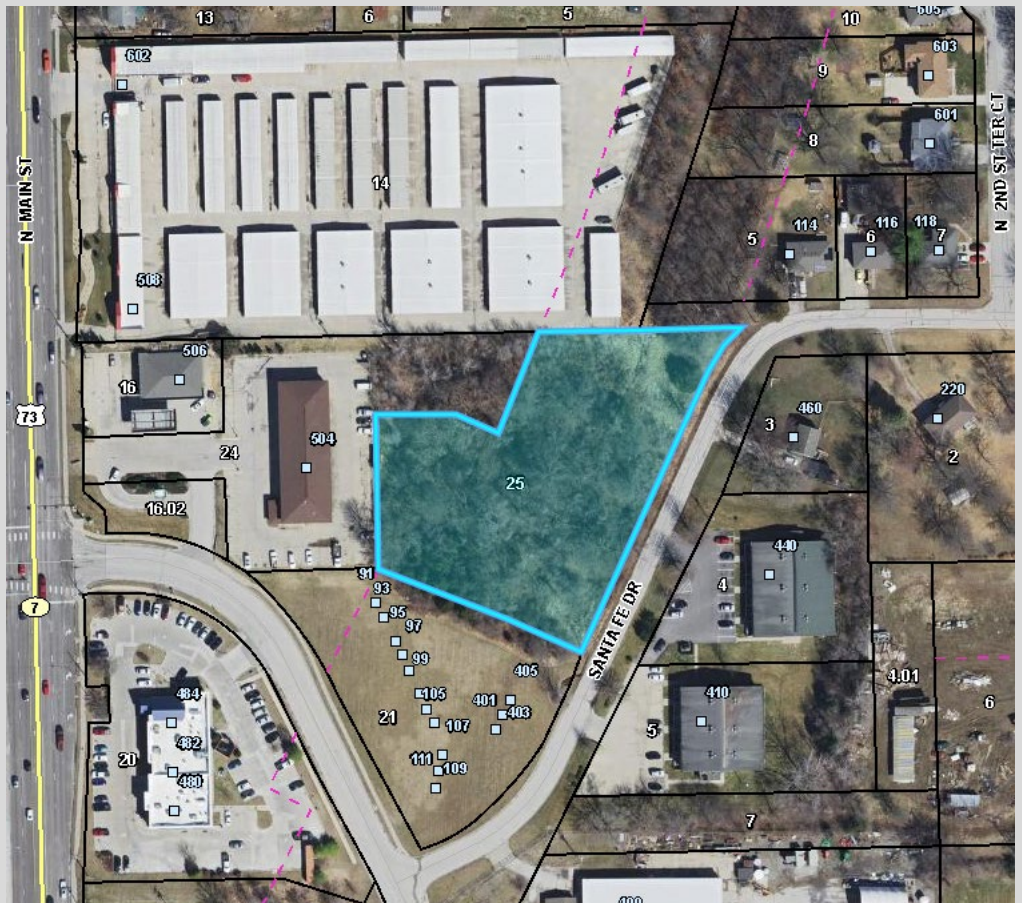
79,910 SF (1.8 acres)

Building

Existing: N/A
Proposed: Single-Family
Residential

Requested Approvals

Rezoning



Project Summary

The Applicant proposes to rezone a 1.8-acre tract of land from B-3 to R-4. The Future Land Use Map of the Lansing Comprehensive Plan categorizes this property as Commercial. The applicant is proposing to develop the property as a continuation of the Santa Fe Townhomes property. The property has access to Santa Fe Drive. The rezoning would expand the allowed uses to include, among others, the *Row House* dwelling unit type, as per **UDO Article 4.03 Permitted Uses**.

Action Options

1. Approve Ordinance 1097 (Case No. 2023-DEV-004), Santa Fe Townhomes Phase II Rezone; or
2. Deny Ordinance 1097 (Case No. 2023-DEV-004), Santa Fe Townhomes Phase II Rezone; or
3. Remand Ordinance 1097 (Case No. 2023-DEV-004), Santa Fe Townhomes Phase II Rezone back to the Planning Commission for further review.

Planning Commission Recommendation

The Planning Commission voted 5-0 (2 absences) to recommend approval of Case No. 2023-DEV-004, Santa Fe Townhomes Phase II Rezone, at 00000 N Main Street.

Staff Recommendation

Staff recommends approval of Case No. 2023-DEV-004, Santa Fe Townhomes Phase II Rezone.

Factors to Be Considered

The following factors are to be considered by the Planning Commission and the City Council when approving or disapproving this Rezone request:		
	Met	Not Met
1. Character of the neighborhood <i>Density: Surrounding parcels range in size from 0.2 acres to 5 acres in size.</i> <i>The average size of parcel is 1.0 acres in size.</i> <i>The surrounding residential properties average 4.7 Dwelling Units per Acre.</i> <i>Character: The neighborhood is a Mixed-Use neighborhood, with a variety of styles of development and buildings, due to the commercial developments located on K-7/Main Street, approximately 370' west of the subject property. Further east/southeast, the neighborhood is developed at a greater industrial density from the mid-70's.</i>	✓	
2. Zoning and uses of nearby property <i>Adjacent Uses: Commercial, Industrial, and Multifamily residential</i> <i>Adjacent Zoning: R-1, R-4, B-3, I-1</i>	✓	
3. Suitability of the Property for the uses to which it has been restricted <i>The Property is suitable for the land uses restricted by B-3 zoning. The property is located nearby a state highway and bounded on two sides by commercial development.</i>		✓
4. Extent to which removal of the restrictions will detrimentally affect nearby property <i>Nearby properties are unlikely to be detrimentally affected if the current zoning were to remain in place</i>	✓	
5. Length of time the property has been vacant as zoned <i>Vacant: <input checked="" type="checkbox"/> - Property has been vacant since the rail line was removed.</i> <i>Not Vacant: <input type="checkbox"/></i>		
6. Relative gain to economic development, public health, safety and welfare <i>The requested rezoning application does have the potential to impact economic development, public health, safety or welfare.</i> <i>In the event of the approval of the rezoning, this will allow the applicant to develop a multifamily residential complex on the property which would contribute to the economic development of the city via the addition of households within the City limits.</i>	✓	
7. Conformance to the Comprehensive Plan <i>Future Land Use Map Category: Commercial</i> <i>Comprehensive Implementation Strategy (Article 6): The proposed use is not compatible with the future land use designation.</i>		✓

Discussion points from Checklist

The checklist was reviewed and completed by the Director of Community & Economic Development. There are no concerns marked as outstanding, and the application is in order.

Acknowledgments

The following City of Lansing staff members reviewed this project and provided information for this report:

- Joshua Gentzler – Director, Community & Economic Development
- Michael Spickelmier, P.E. – Director, Public Works / City Engineer
- Anthony Zell, MBA – Director, Wastewater

Staff Comments

The applicant is requesting a rezoning from B-3 – Regional Business District to R-4 – Multifamily Residential District. The applicant has proposed to rezone and then construct an expansion to the Santa Fe Townhomes complex immediately to the southwest on the subject property.

Notice of City Codes

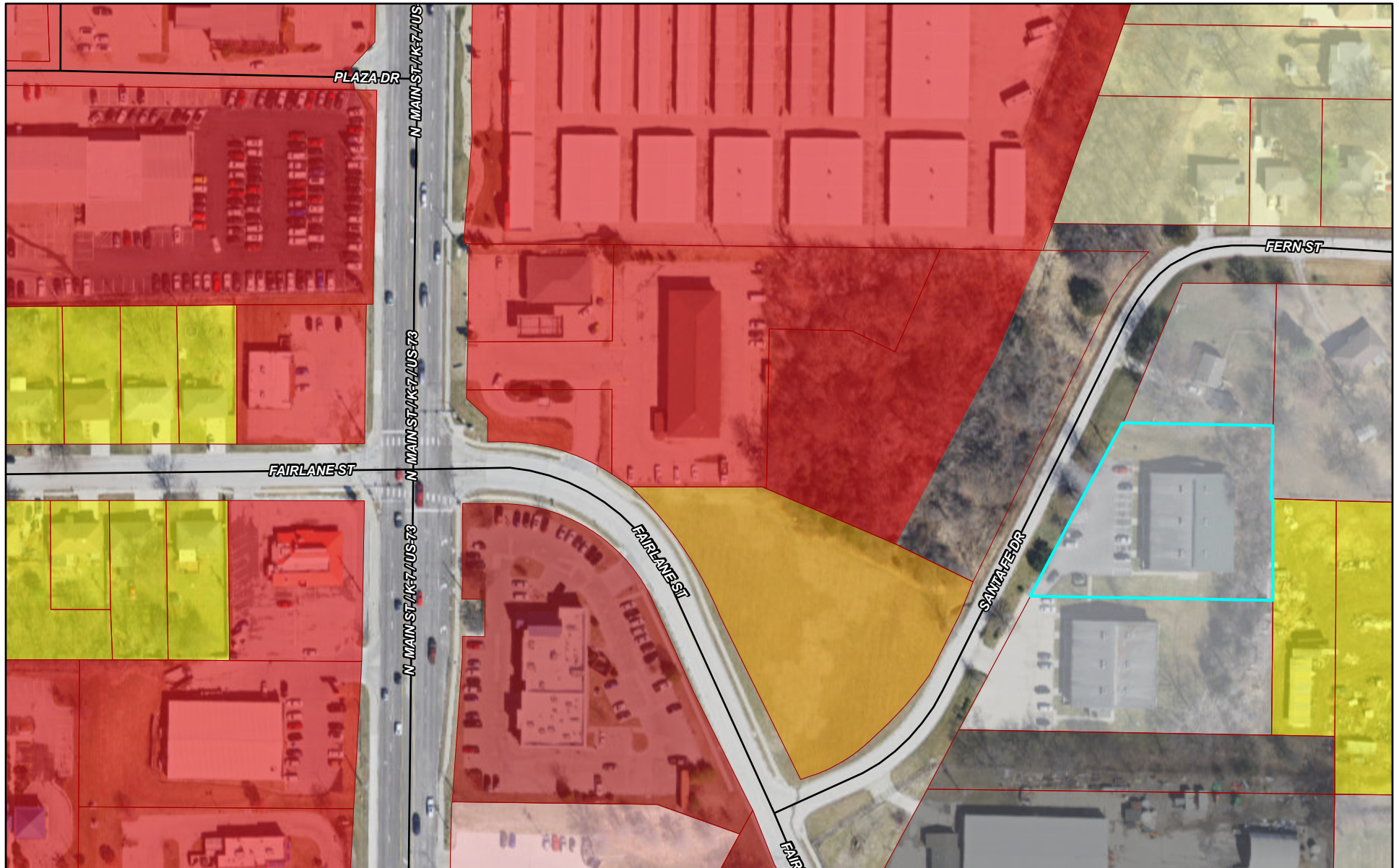
The Applicant is subject to all applicable City codes within the Municipal Code – whether specifically stated in this report or not – including, but not limited to, Zoning, Buildings and Construction, Subdivisions, and Sign Code. The Applicant is also subject to all applicable Federal, State, and local laws.

Attachments

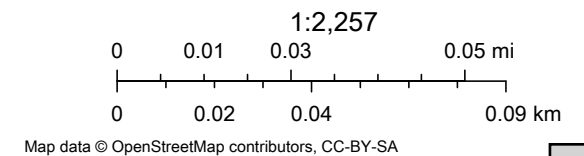
1. Zoning Map
2. Future Land Use Map
3. Legal Description
4. Ordinance

2023-DEV-005 Zoning

Agenda Item 4.



May 11, 2023



Urban Growth Management Area



City Boundary



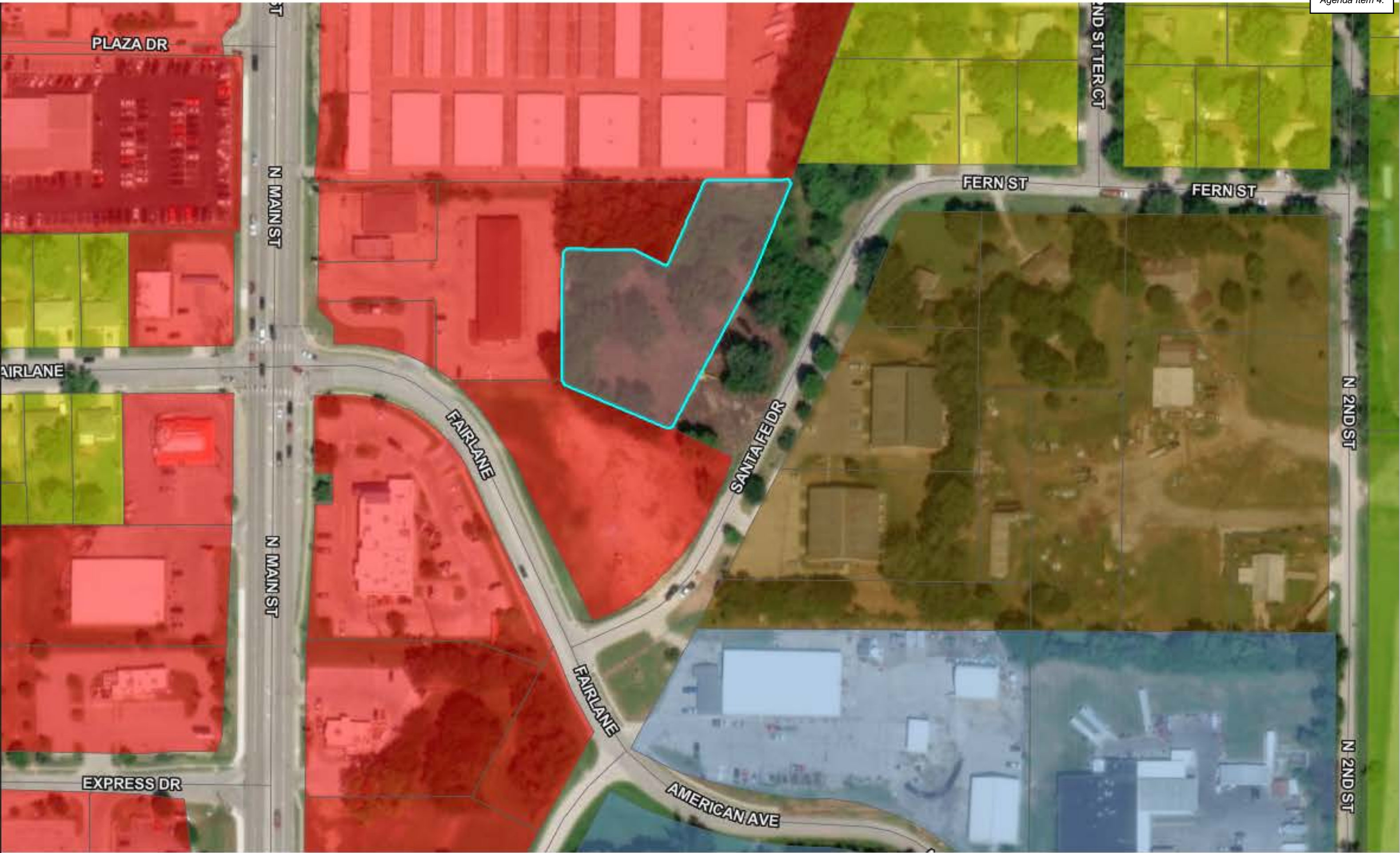
Parcels



Future Land Use

Future Land Use

- Airport
- Business Park/Light Industrial
- Civic
- Proposed from Civic to Single Family Residential
- Commercial
- High Density
- Proposed from High Density to Single Family Residential
- Medium Density
- Mixed Use
- Office
- Open Space Agriculture
- Parks
- Proposed from Parks to Single Family Residential
- Rural Residential
- Single-Family Residential



REZONING CHECKLIST

Checklist Completed by: Joshua Gentzler
Case No. 2023-DEV-004
Date Filed: April 3, 2023
Date Advertised: April 26, 2023
Date Notices Sent: April 26, 2023
Public Hearing Date: May 17, 2023

APPLICANT: Greenamyre Rentals, Inc

LOCATION OF PROPERTY: 00000 M Main St, Lansing, KS 66043

PRESENT ZONING: B-3 **REQUESTED ZONING:** R-4

PRESENT USE OF PROPERTY: Undeveloped empty ground

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Single-Family Residential/Commercial	R-1
South	Multifamily Residential	R-4
East	Multifamily Residential	I-1
West	Commercial	B-3

CHARACTER OF THE NEIGHBORHOOD: The area is a mix of Commercial and multifamily developments.

NEAREST EQUIVALENT ZONING:

LOCATION: South
CURRENT USE: Vacant

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts? No
2. Are there substantial reasons why the property cannot be used in accord with existing zoning? Yes If yes, explain: The applicant intends to develop with residential uses. B-3 zoning does not allow for any residential development.
3. Are there adequate sites for the proposed use in areas already properly zoned? No If yes, where? N/A

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. **Consistent with Development Policies?** The Comprehensive Plan shows this area as Commercial. The Comprehensive Plan defines Commercial uses as sites that are 5+ acres in size and support retail uses. The property is 1.8 acres in size and has been vacant for over 20 years.

2. Consistent with Future Land Use Map? No.

3. Are Public Facilities adequate? Yes. All utilities have responded that they have facilities in the area, or facilities that can be extended to support the subject parcel and proposed development.

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: Santa Fe Drive

2. Classification of Street(s):
Arterial _____ Collector _____ Local X

3. Right of Way Width: 30' Santa Fe Drive

4. Will turning movements caused by the proposed use create an undue traffic hazard? No

5. Comments on Traffic: Traffic in the area would be slightly increased with future development on this property, but there are no concerns about traffic due to this rezoning request.

SHOULD PLATTING OR REPLATTING BE REQUIRED TO PROVIDE FOR:

1. Appropriately Sized Lots? The City and Applicant would submit a development plan or plat to divide the property before development.

2. Properly Sized Street Right of Way? The existing Right of Way along Santa Fe Drive was found to be sufficient by the Public Works Department.

3. Drainage Easements? Drainage easements will be considered under the submitted preliminary plat or preliminary development plan.

4. Utility Easements:

Electricity? There are easements already in the area to provide access.

Gas? There are easements already in the area to provide access.

Sewers? There are easements already in the area to provide access.

Water? There are easements already in the area to provide access.

5. Additional Comments: N/A

UNIQUE CHARACTERISTICS OF PROPERTY IN QUESTION: None

ADDITIONAL COMMENTS: N/A

**AN ORDINANCE GRANTING A CHANGE OF ZONING
TO CERTAIN PROPERTY WITHIN THE CITY OF LANSING, KANSAS.**

WHEREAS, the Planning Commission of the City of Lansing has recommended to rezone particular real estate property within the City of Lansing, Kansas; and

WHEREAS, after proper legal publication and notice pursuant to the statutes of the State of Kansas, a public hearing was held on May 17, 2023, at 7:00 p.m. at the Lansing City Hall, Lansing, Kansas; and

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF LANSING, KANSAS:

Section 1. Change of Land Uses. The land uses for the following property currently addressed as 00000 N Main Street Rd. within the city limits of the City of Lansing, County of Leavenworth, State of Kansas, legally described as follows:

LEGAL DESCRIPTION:

Lot 2, Fairlane Commercial Development, City of Lansing, Leavenworth County, Kansas.

EXCEPT AND SUBJECT TO: Easements, restrictions and assessments of record, and all the taxes and assessments that may be levied, imposed or become payable hereafter.

All in Leavenworth County, Kansas, less any part taken or used for road; presently zoned as "B-3" Regional Business is hereby changed to "R-4" Multi-Family Residential District.

Section 2. Amend Zoning District Map. That upon the taking effect of this ordinance, the above zoning change shall be entered and shown on the Zoning District Map, and said official zoning map shall be and is hereby reincorporated as a part of the Zoning Ordinance as amended.

Section 3. Effective Date. This ordinance shall take effect and be enforced from and after its passage, approval, and publication in the official city newspaper, as provided by law.

PASSED AND APPROVED by the governing body of the City of Lansing, Kansas, this 6th day of July, 2023.

Anthony R. McNeill, Mayor

ATTEST

Tish Sims, City Clerk

(Seal)

Publication Date: _____

Published: The Leavenworth Times

AGENDA ITEM

TO: Tim Vandall, City Administrator

FROM: Mike Spickelmier, Director of Public Works *NEWS 6/29/23*

DATE: July 6, 2023

SUBJECT: Carpet Bids for 730 1st Terr. (CED/PW Offices)

Bids for the replacement of the carpet in the CED-PW Offices at 730 1st Terrace were solicited in accordance with the City of Lansing Purchasing Manual. The bids were read aloud at 11am on 6.29.2023. The results are listed below:

City Wide	\$39,964.93
Siefert's Flooring	\$21,776.68

Financial Considerations: This was budgeted in the amount of \$40,000 in 2023.

Other Consideration: This is the second phase of the building rehabilitation. The carpet for the Library, and painting of the entire interior of the building was completed in 2022.

Action: Accept the low bid of \$21,776.68 and award the project to Siefert's Flooring of Tonganoxie for the installation of carpet per the bid specification.

AGENDA ITEM

City Administrator's Report

July 6, 2023

Agenda Items:

Jeff Bartley from Waters Edge Aquatic Design will be in attendance to update the City Council on the progress of the design for the new aquatic center. We are requesting formal action to verify the site location on the western edge of the property. The presentation will also give the City Council a chance to see the most recent layout, building renderings, features, and budget. Our consultant and staff have been working with a volunteer citizen steering committee to review layouts and features of the pool.

Marty Shukert, FAICP, from RDG Planning & Design will be present to update the City Council on the progress of our housing study and assessment. Mr. Shukert will also brief the City Council on the recent survey conducted.

Ordinance No. 1097 would rezone the property at 00000 Santa Fe Drive from B3 to R4. The property is currently zoned B3 due to it originally being adjoined to the Econolodge property. Upon completion of the lot split, the parcel retained its commercial zoning. This zoning change was recommended by the Planning Commission by a unanimous vote.

The City held a bid opening on June 29th to receive bids for the carpeting of the CED/PW offices of 730 1st Terrace. Two bids were received, with the low bid coming from Siefert's Flooring out of Tonganoxie, KS for \$21,776.68. This update was included in the budget process last year, with the City tentatively budgeting \$40,000 last summer.

The City Council will have a special meeting at 6pm on Thursday at the townhomes on Fairlane & Santa Fe. Following that tour, we will tour a brand-new duplex unit on Reagan Drive. We should be complete by 6:40pm.

Wastewater:

The Wastewater Director has been meeting with affected property owners to secure right of entry agreements to discuss the overall impact of the project. Valbridge Property Advisors were selected to perform easements appraisals for the project. It is anticipated to take 45 days for appraisals and an additional 90 days for easement/property acquisition. Property acquisition will be performed by city staff and Skeens Consulting Group. We believe to get the line to the Epic Estates property, the project would likely need to be in the \$2.2-\$2.3 Million range, which would increase the City's match. We can utilize Wastewater Funds on hand for our share of the project. We can also potentially push back the Town Centre Sewer Replacement project to late 2024 as that improvement is not time sensitive. The next step for this project is to acquire easements or permission from landowners to perform geotechnical work to refine the cost estimate. Upon full

completion, this project would extend sewers to McIntyre Road and include installation of nearly 9,500' of pipe.

The City Council approved staff to advertise the Town Centre Sewer Replacement project for bids in the fall of 2023. All of the temporary and permanent easements for the project have been signed. 100% plans, specifications, and permitting are complete. The latest engineer estimate for construction is \$900,000. The Town Center sewer project could be postponed to late 2024 to provide resources for our match on the McIntyre sewer project.

Update on ARPA Funds:

The City currently has \$817,704.76 remaining in ARPA Funds. The funds need to be committed by 12-31-2024 and spent by 12-31-2026. A summary of the total amount received from the federal government, and what we have spent the funds on is below.

- \$1,823,526.76 American Rescue Plan Act Funds Received
- \$800,000 High Speed Internet in Lansing
- \$90,822 Sewer Improvements near Fairlane
- \$80,000 Sewer Improvements near First Terrace
- \$35,000 Economic Development Data (Buxton)
- \$817,704.76 remaining.

While there is currently \$817,704.76 in ARPA funds remaining. We have also had residential developers reach out to us regarding sewer lines to assist and promote residential growth. If we are striving to utilize our remaining ARPA funds, we also have at least one stormwater project along South Valley Drive that is near shovel ready.

2024 Budget:

The City Council held a budget work session on June 29th. The work session for July 27th is open and available for further budget discussions if desired by the City Council. The preliminary budget shows the mill levy decreasing from 36.448 to 34.85 mills. An example of how this would break down on a \$300,000 home that increased valuation by \$15,000 is below:

- \$300,000 Home x .115 x 36.448(current mill levy)/1,000=\$1,257.46 City Property Taxes
- \$315,000 Home x .115 x 34.850 (proposed mill levy)/1,000=\$1,262.44 City Property Taxes

Public Works:

Clearwave has applied to close out their project. Staff is giving them a punch-list with items to be rectified, which they are currently working toward. Please let staff know immediately if there are issues still needing to be resolved. Even if it is unclear if its AT&T or Clearwave's issue

please submit it to staff! Both Clearwave and AT&T submitted a \$10,000 bid bond, so there is certainly an incentive for each company to restore soil within the right-of-way to preconstruction conditions. To date we have not had discussions with AT&T about closing out their project.

A decorative light pole subcommittee composed of Mr. Clemons, Mr. Kirby, and staff have reviewed pole options for the Town Center project. A link to the preferred light pole is below.
<https://www.scgrp.com/products/decorative-luminaires/post-tops/acorns/k423-allentown>

Concrete work and mill & overlay are in full swing! We are hopeful the vast majority of the project will be complete by the time school begins in August.

We are anticipating the drainage pipe at South Valley Drive, which goes under 4H Road, to be bid out in the next few weeks. This project was budgeted last summer for installation this year.

YTD Sales Tax Update:

	2022 YTD	2023 YTD	Difference
Local Sales & Use Tax (1.45%)	\$1,032,481	\$1,061,373	\$28,892, 2.79%
County Sales Tax	\$505,783	\$478,131	-\$27,652, -5.47%
County Use Tax	\$186,335	\$184,768	-\$1,567, .84%
Guest Tax	\$34,648	\$48,347	\$13,699, 39.54%

The .45% sales tax has generated \$329,026 in the first six months of 2023, on pace for \$658,051 in 2023. The new special sales tax for the pool will begin July 1, 2023, raising Lansing's overall nonfood sales tax rate from 8.95% to 9.4%.

The total non-food sales tax rate in Lansing is broken down as follows:

- **6.5%** State Sales Tax (varies on food)
- **1%** Countywide Sales Tax
- **1%** City General Sales Tax-General Fund
- **.45%** DeSoto Road & Park Improvements (20 years)
- **.45%** Aquatic Center (20 years)
 - **9.4%**
- **1%** Community Improvement Dist. (Mainstreet Chrysler Dodge Jeep Ram property only)

Community & Economic Development:

Construction of Take 5 Oil is progressing. The City is working to ensure the alley provides access to both customers and existing property owners. While there may be minor delays, the City is working with the contractor to ensure adjacent property owners always have access to

their property. Much of the alley currently has older pavement, and Take5 will be laying concrete over the existing asphalt. The City will likely be paving the remainder of the alley toward the south.

Steady progress has been made at 670 First Terrace (south of Mutual Savings). A mid-August completion date is anticipated. Once complete, this building will be the new home of Filliman Dental. Additionally, the lot is deep enough to also accommodate a large commercial building on the east side of the lot (to be built at a future date). Access for these properties will be off First Terrace.

Meetings & Announcements:

The inflationary increase from Waste Management went into effect during the June billing cycle. This increase totaled \$.87/month for both regular and senior trash, for a total of \$10.44/year. Sewer re-averaging also takes effect during this month's bill, which means some residents may have changes to their monthly bill based on how much water was used during the months of December, January, February, and March.

The City currently has an opening on the Parks & Recreation Advisory Board and multiple openings on the Building Trade Board of Appeals and Plumbing Trade Board of Appeals. The City also has openings for Police Officer (I/II).

The various leases of all copiers in the City were up for renewal. It was important to staff to ensure all copiers were all from the same company and on the same lease moving forward. After reviewing the costs of different copiers and having staff test out various machines, we will be transitioning to Kyocera copiers this summer.

- | | |
|--------------------------------------|--|
| • Tuesday, July 4th | Independence Day Holiday, City Offices Closed |
| • Thursday, July 6 th | City Council Special Meeting, 6:00pm <ul style="list-style-type: none"> ▪ Tour Fairlane Townhomes & Duplex Reagan Dr. |
| • Thursday, July 6th | City Council Meeting, 7:00pm, City Hall |
| • Thursday, July 20 th | City Council Meeting, 7:00pm, City Hall |
| • Thursday, July 27 th | City Council Work Session, 7:00pm, City Hall |
| • Thursday, August 3 rd | City Council Meeting, 7:00pm, City Hall |
| • Wednesday, August 16 th | Planning Commission Meeting, 7:00pm, City Hall |
| • Thursday, August 17 th | City Council Meeting, 7:00pm, City Hall |

Sincerely,

Tim Vandall