
AMENDED AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

OLD BUSINESS

- [1.](#) Approval of Minutes

AUDIENCE PARTICIPATION

PRESENTATIONS

NEW BUSINESS

- [2.](#) Library Board Appointment
- [3.](#) Streambank Stabilization SevenMile Creek tributary (Center Drive Sewer)
- [4.](#) Riverbend Heights RHID Public Hearing Resolution

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

- [5.](#) Financial Summary & Economic Indicators Report 3.31.25
- [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: May 29, 2025
SUBJECT: Approval of Minutes

The Regular Meeting Minutes of May 15, 2025, are enclosed for your review.

Action: Staff recommends a motion to approve the Regular Meeting Minutes of May 15, 2025, as presented.

AGENDA ITEM # 1

CITY OF LANSING

CITY COUNCIL MEETING

REGULAR MEETING MINUTES
May 15, 2025

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: Gene Kirby and Kevin Gardner

Ward 2: Don Studnicka and Jake Kowalewski

Ward 3: Kerry Brungardt and Jesse Garvey

Ward 4: Dan Clemons and Pete Robinson

Councilmembers Absent:

OLD BUSINESS:

The Regular Meeting minutes of May 1, 2025, were provided for review.

Councilmember Kirby made a motion to approve the Amended Regular Meeting Minutes of May 1, 2025, with corrections, as presented. Councilmember Garvey seconded the motion.

Roll Call Vote: Aye: Councilmembers Studnicka, Gardner, Kirby, Kowalewski, Garvey, Robinson, Clemons, and Brungardt; Nay: none; Abstain: none; Absent: none; The motion was approved.

Audience Participation:

Paul Cromer – 23916 131st St Leavenworth, KS

- Requested that the Planning Commission and Zoning meetings be posted on the City's YouTube page.
- Requested changes to how notification letters are distributed.

Presentations:

Historical Society Discussion

Tom and Teresa Young with the Lansing Historical Society presented an update to the Council on the prison tours.

Firefighter Pinning

- The City is proud to promote Jim Magee. Captain Magee is being pinned during the City Council meeting.
- Firefighters Chris Concannon will receive his Senior Firefighter badge.
- Firefighters Jordan Deruse, Travis Nirk, and Brock Pierce have now completed their one-year probation and are receiving their Firefighter/EMT badge.
- The City is also presenting our volunteers Dave Babcock, Jim Dyson, Dustin Murphy with their Firefighter badge.

National Public Works Week Proclamation

A proclamation in recognition of Public Works Week on May 18th – 24th, 2025 was presented to Mike Spickelmier, Public Works Director and Kenny Payne, Street Superintendent.

COUNCIL CONSIDERATION OF AGENDA ITEMS:**Approval of 2024 Audit**

Staff from the firm of Adams Brown LLC performed an audit of the financial statements for the City of Lansing for the year ended December 31, 2024. Alexis Crispin, a member of the firm, presented a brief overview of the audit and answered questions. Staff recommend a motion to approve the final audit for the City of Lansing for the year-ended December 31, 2024.

Councilmember Kirby made a motion to approve the final audit for the City of Lansing for the year-ended December 31, 2024. Councilmember Kowalewski seconded the motion.

Roll Call Vote: Aye: Councilmembers Studnicka, Gardner, Kirby, Kowalewski, Garvey, Robinson, Clemons, and Brungardt; Nay: none; Abstain: none; Absent: none; The motion was approved.

Lansing Library Board Appointment

Marsha Jaskowiec and Wendy Vodarick have applied for re-appointment to the Lansing Community Library Board to serve another four (4) year term ending on April 30, 2029. Staff and Library Advisory Board recommended a motion to approve the Lansing Community Library Advisory Board re-appointments of Marsha Jaskowiec and Wendy Vodarick.

Councilmember Brungardt made a motion to approve the re-appointments of Marsha Jaskowiec and Wendy Vodarick to terms ending on April 30, 2029. Councilmember Robinson seconded the motion.

Roll Call Vote: Aye: Councilmembers Studnicka, Gardner, Kirby, Kowalewski, Garvey, Robinson, Clemons, and Brungardt; Nay: none; Abstain: none; Absent: none; The motion was approved.

Ordinance No. 1131 – Unified Development Ordinance Amendment – Article 4 Zoning District & Use Standards

The proposed text amendment introduces new uses to Article 4.03 Permitted Uses, amends Article 4.05 Specific Use Standards to support the new uses and clarifies Accessory Building regulations. The Planning Commission and staff recommend a motion to adopt Ordinance No. 1131.

Councilmember Kirby made a motion to approve the adoption of Ordinance No. 1131 to amend the City of Lansing Unified Development Ordinance. Councilmember Clemons seconded the motion.

Roll Call Vote: Aye: Councilmembers Studnicka, Gardner, Kirby, Kowalewski, Garvey, Robinson, Clemons, and Brungardt; Nay: none; Abstain: none; Absent: none; The motion was approved.

Lansing Towne Centre North Final Plat

The applicant is requesting the approval of a final plat for the Lansing Towne Centre 2nd Replat subdivision, which will replat Lot 2 of Lansing Town Centre Replat and Lot 6, of Lansing Towne Centre. On April 23rd, 2025, the Planning Commission approved the Final Plat by a vote of 4-0 to recommended approval of the dedication of land as described by the Final Plat.

Councilmember Brungardt made a motion to approve the dedication of land as described by the Lansing Towne Centre 2nd Replat. Councilmember Clemons seconded the motion.

Roll Call Vote: Aye: Councilmembers Studnicka, Gardner, Kirby, Kowalewski, Garvey, Robinson, Clemons, and Brungardt; Nay: none; Abstain: none; Absent: none; The motion was approved.

Ordinance No 1132-Schedule of Fees Update

Ordinance No. 1132 adopts the updated fee schedule. The changes are in the residential refuse collections and a suggested senior rate for the aquatic center.

Councilmember Robinson made a motion to adopt Ordinance No. 1132, approval of Fee Schedule. Councilmember Clemons seconded the motion.

Roll Call Vote: Aye: Councilmembers Studnicka, Gardner, Kirby, Kowalewski, Garvey, Robinson, Clemons, and Brungardt; Nay: none; Abstain: none; Absent: none; The motion was approved.

Planning Commission Appointment – Brian Payne

Brian Payne applied for re-appointment to the Planning Commission to serve another three (3) year term ending on April 30, 2028

Councilmember Kowalewski made a motion to approve the re-appointment of Brian Payne to a three-year term on the Planning Commission. Councilmember Brungardt seconded the motion.

Roll Call Vote: Aye: Councilmembers Studnicka, Gardner, Kirby, Kowalewski, Garvey, Robinson, Clemons, and Brungardt; Nay: none; Abstain: none; Absent: none; The motion was approved.

Change Order #1 – Town Centre Sewer Project (City Project 2021-03)

During the construction of the project, an existing sewer main was excavated in preparation for connection to the new improvements and was determined to be unsuitable for future service. After consultation with the general contractor, GBA, and City Engineer, staff feel that it is appropriate to replace the ductile iron and clay pipe with new PVC pipe. The proposal under consideration is to replace an additional 72 feet of 8-inch pipe, at a cost of \$36,135.

Councilmember Clemons made a motion to approve Change Order #1, for the Town Centre Sewer Project, in the amount of \$36,135.00, and raise the allowable contractual amount to \$1,118,019.00. Councilmember Kirby seconded the motion.

Roll Call Vote: Aye: Councilmembers Studnicka, Gardner, Kirby, Kowalewski, Garvey, Robinson, Clemons, and Brungardt; Nay: none; Abstain: none; Absent: none; The motion was approved.

REPORTS:

Department Heads:

Wastewater Director Anthony Zell:

- Next Tuesday preconstruction conference for Ida Gamble Street sewer project that begins the first week of June and will close Ida St.
- Discussed with Councilmember Clemons regarding the fiber optic cable issue in the manholes.

Community and Economic Development Director Joshua Gentzler:

- Lansing Independence Day celebration will be June 28th at Lansing High School.

City Attorney: Nothing to discuss.

City Administrator:

- Two-and-a-half-week delay on the pool.
- Ribbon cutting and open house later in the 2nd week of June.
- Reduction of season passes by 80% because of delay.

Discussion continued between Parks and Recreation Director Jason Crum discussed that pass are not available yet. Director Crum thanked city staff and Pool Manager Joe McGuire for all their hard work.

City Administrator:

- Difficulties with recording during the Planning Commission meeting
- Rezoning Letters had been sent to everyone in the radius area.
- Discussion continued with council regarding possibly sending letters as certified mail.

Governing Body:

Councilmember Studnicka:

- Thanked Finance Director Beth Sanford and staff regarding the audit.
- Congratulated Firefighters on promotions.

Councilmember Gardner:

- Congratulations and thank you to Director Sanford.
- Congratulations to the Fire Department.

Councilmember Kirby:

- Congratulated Director Sanford.
- Thanked the members of the Fire Department

City Administrator confirmed that the Fire Department is fully staffed.

Councilmember Kowalewski:

- The meeting tonight highlighted the hard work and dedication of the staff and volunteers in this community.
- Lansing Connection quarterly release did a great job depicting how taxes are allocated.

Councilmember Garvey:

- Thanked Tom and Teresa Young.
- Congratulated firefighters.
- Congratulated Director Sanford and staff.

Discussion continued regarding the pool.

Councilmember Robinson:

- Thanked Director Sanford.
- Discussed thoughts on funding new equipment for the police and firefighters
- Approached by residents re: Core Civic/Annex Property

Councilmember Clemons:

- Congratulated Director Sanford regarding the audit.
- Congratulated Fire Chief Joe Gates.
- Recommended that CED Director Gentzler to cover LCPA meeting next week.

Councilmember Brungardt:

- Congratulated Director Sanford.

ADJOURNMENT:

Councilmember Brungardt made a motion to adjourn. Councilmember Clemons seconded the motion.

Roll Call Vote: Aye: Councilmembers Studnicka, Gardner, Kirby, Kowalewski, Garvey, Robinson, Clemons, and Brungardt; Nay: none; Abstain: none; Absent: none; The motion was approved.

The meeting was adjourned at 7:56 PM.

ATTEST:

City Clerk Tish Sims, CMC

AGENDA ITEM

TO: Tim Vandall, City Administrator
FROM: Terri Wojtalewicz, Library Director
DATE: May 29, 2025
SUBJECT: Lansing Library Board Appointment

Jeanne Im has applied for an appointment to the Lansing Community Library Board to serve a four (4) year term ending on April 30, 2029.

Policy Consideration: n/a

Financial Consideration: n/a

Action: Staff and Library Advisory Board recommends a motion to approve the Lansing Community Library Advisory Board appointment of Jeanne Im to a term ending on April 30, 2029.

AGENDA ITEM # 2

CITY OF LANSING KANSAS

800 First Terrace, Lansing, Kansas 66043 - Telephone: 913-727-3036
Fax: 913-828-4579 - www.lansingsks.org

APPLICATION FOR LIBRARY ADVISORY BOARD MEMBER

Name: Leanne Im

Lansing Address: ██████████ Southfork Rd

Home Phone: 913-██████████ (MOBILE)

Secondary Phone: N/A

E-mail: le██████████1@gmail.com

* Please attach a written statement expressing your interest in being appointed to the Lansing Community Library Board. Your written statement should address the following three topics:

1. What skills and/or experience do you possess that will help further the library goals in any of the following areas: Library Services, Programming, Public Relations, or Strategic Planning? Retired Army- HR & Medical Admin, Book Keeper & Church Resource Manager for 6 yrs.
2. What do you hope to accomplish as a Board Member? Help where needed, Advise when asked, Clarify Public Confusion
3. Willingness to attend board, committee, and training meetings. Absolutely

✓ Also attach the name, address, and telephone number of three personal references.

This appointment is for a four (4) year term on the Lansing Community Library Advisory Board expiring April 30, 2029. Applicants must be a resident of Lansing Unified School District # 469, at least 18 years of age, a U.S. citizen, and registered to vote.

All applications should be returned to Lansing City Hall, marked to the "Attention of the City Clerk" no later than 5pm on March 31, 2025.

Gale Hetucoat [REDACTED] Canyon View Dr. Lansing 913 [REDACTED]
Nancy Mazzia [REDACTED] Southern Hills Ct. Lansing 913- [REDACTED]
Margaret McCaurin [REDACTED] Pebble Beach Dr. Lansing 913- [REDACTED]

Agenda Item 2.

One of my earliest and favorite memories as a child was going to the library. Specifically, the public library in our town. I was so amazed at all the books and the special areas just for us little kids. I was also excited to ~~get~~ receive my very own library card that meant I could borrow books, and it was absolutely free.

When I was older we moved, to another state. Besides registering for school, one of the first places we visited in our new town was the public library. This new town had a much smaller library, but it was no less committed to its public offerings. This planted and understanding in me, the the public library really is the heart beat of the City or Town. If you want to get a sense of a community, start with the library. you can tell so much about a community just by the activities and offerings in the library.

There are so many good things happening in Lansing, and so many good people who want what's best for our town, why wouldn't I want to participate? Being on the Board would allow me to help keep that momentum going forward. Lastly, the public library can continue carry materials that are being removed from so many school libraries. I believe that children should have access to all age appropriate literature, even if it makes others uncomfortable. Truth should never be censored.

AGENDA ITEM

TO: Tim Vandall, City Administrator

FROM: Mike Spickelmier, Director of Public Works *NEWS 5/29/25*

DATE: June 5, 2025

SUBJECT: Stream Bank Stabilization Price Quote

While the contractor is currently mobilized for the Centre Drive Sanitary Sewer Project, we have the opportunity to affect some improvements by adding soil stabilization to the streambank of the tributary to Sevenmile Creek. This condition continues to deteriorate over time, and placing Rip-Rap armor at the outfall of the box culvert as well as on the streambank will help to slow the degradation of the channel.

This degradation was first observed while investigating the beaver dam in October of 2023.

See attached map and photographs of the conditions for reference.

Financial Considerations: The CIP Fund 70 has the following line item for work of this type:
70-010-43316 Drainage Maintenance \$50,000

For historical perspective. Lansing paid Linaweaver \$100/ton for Rip Rap in 2022 on the Southfork Project, and \$110 per ton in 2023 on the Valley Drive Project.

PW Recommends approving the price quote from Linaweaver construction to provide rip-rap armor to stabilize the streambank of the tributary to Sevenmile Creek. The stabilization of the east bank is higher priority than the scour hole if scope reduction is to be considered.

Action:

Accept the price quote of \$125 per ton for 235 tons installed Rip-Rap as streambank stabilization along the tributary of SevenMile Creek. This is for a total price of \$29,375.00

AGENDA ITEM #3



Linaweaver Construction, Inc.

719 E Gilman Rd
Lansing, KS 66043
913-351-3474
marcus@linaweaver.com
www.linaweaver.com

Change Order

ESTIMATE REVISION	DATE
1	5/28/2025

Project Plans Dated

Town Center bank stabilization

CONTACT PERSON	CONTACT NUMBER	EMAIL ADDRESS
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Work Description	Quantity	Unit	Unit Price	Total
STABILIZE EAST BANK WITH 24" RIP RAP	119.81	TN	\$ 125.00	\$ 14,976.25
INSTALL 24" RIP RAP IN SCOUR HOLE	115.16	TN	\$ 125.00	\$ 14,395.00

WILL BILL PER TON OF INSTALLED RIP RAP

Tax Exempt - Yes
Prevailing Wage - No

Exclusions:

Prices are good for 30 days.

Marcus Linaweaver
PREPARED BY

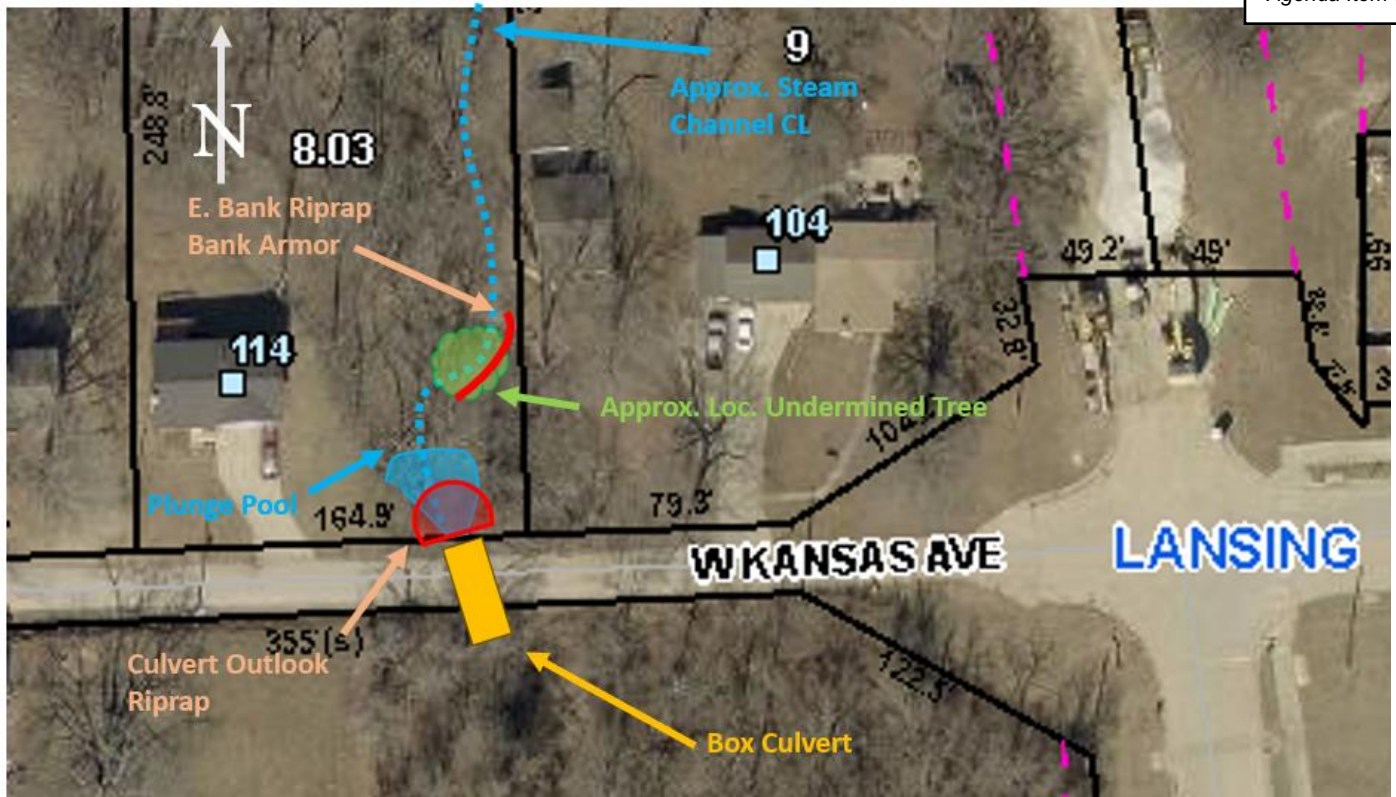
SIGNATURE

5/28/2025
DATE

ACCEPTED BY

SIGNATURE

DATE



Plunge Pool at Box Culvert Outfall

East Streambank with impacted tree



AGENDA ITEM

TO: Tim Vandall, City Administrator
 FROM: Joshua Gentzler JG
 DATE: June 5, 2025
 SUBJECT: Riverbend Heights RHID Public Hearing Resolution

Overview: The City Council will conduct a public hearing in accordance with K.S.A. 12-5245 to consider the establishment of a Reinvestment Housing Incentive District (RHID) and the adoption of the associated Development Plan for Riverbend Heights. The District encompasses approximately 146 acres southwest of McIntyre Road and 131st Street, with the intent to support public infrastructure improvements associated with approximately 417 single-family homes.

The Development Plan estimates \$23.5 million in reimbursable infrastructure costs and anticipates approximately \$21.8 million in RHID increment over 20 years. A proposed Development Agreement with Ad Astra Lansing Development, LLC will be presented for consideration at a later date to formalize phasing, financing, and performance obligations.

In accordance with state law, the attached resolution (1) declares the City's intent to establish the District; (2) adopts a development plan for housing and public facilities within the District; (3) sets July 17, 2025, as the date for a public hearing on the matter; and (4) directs notice of that public hearing to be published and delivered to Leavenworth County, Lansing USD 469, and the City's Planning Commission.

Policy Consideration: N/A

Financial Consideration: The City's participation is based on capturing property tax increments generated from new development within the District. A feasibility study indicates that the tax increment revenue and private developer contributions will be sufficient to cover eligible public improvement costs.

Action: Staff recommends to adopt Resolution B-5-2025, the creation of the RHID application for the Riverbend Heights subdivision.

AGENDA ITEM # 4

(Published in the *Leavenworth Times* on June __, 2025)

RESOLUTION NO. B-5-2025

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LANSING, KANSAS DETERMINING THAT THE CITY IS CONSIDERING ESTABLISHING A REINVESTMENT HOUSING INCENTIVE DISTRICT WITHIN THE CITY AND ADOPTING A PLAN FOR THE DEVELOPMENT OF HOUSING AND PUBLIC FACILITIES IN SUCH PROPOSED DISTRICT; ESTABLISHING THE DATE AND TIME OF A PUBLIC HEARING ON SUCH MATTER, AND PROVIDING FOR THE GIVING OF NOTICE OF SUCH PUBLIC HEARING (RIVERBEND HEIGHTS REINVESTMENT HOUSING INCENTIVE DISTRICT)

WHEREAS, the Kansas Reinvestment Housing Incentive District Act, K.S.A. 12-5241 *et seq.* (the “Act”) authorizes cities incorporated in accordance with the laws of the state of Kansas (the “State”) to designate reinvestment housing incentive districts within such city; and

WHEREAS, the City of Lansing, Kansas (the “City”) constitutes a city as said term is defined in the Act; and

WHEREAS, a housing needs analysis titled Housing Lansing (the “Analysis”) has been performed with regard to the City, a copy of which is on file in the office of the City Clerk; and

WHEREAS, Resolution No. B-2-2025 adopted by the City Council (the “Governing Body”) made certain findings relating to the need for financial incentives for the construction of quality housing within the City, declared it advisable to establish a reinvestment housing incentive district pursuant to the Act and authorized the submission of such Resolution and the Analysis to the Kansas Department of Commerce in accordance with the Act; and

WHEREAS, the Secretary of the Kansas Department of Commerce, pursuant to a letter dated February 28, 2025, authorized the City to proceed with the establishment of a reinvestment housing incentive district pursuant to the Act; and

WHEREAS, the City has caused to be prepared a plan (the “Plan”) for the development or redevelopment of housing and public facilities in the proposed Riverbend Heights Reinvestment Housing Incentive District (the “District”) in accordance with the provisions of the Act; and

WHEREAS, the Plan includes:

1. The legal description and map required by K.S.A. 12-5244(a);
2. The existing assessed valuation of the real estate in the proposed District listing the land and improvement values separately;
3. A list of the names and addresses of the owners of record of all real estate parcels within the proposed District;
4. A description of the housing and public facilities project or projects that are proposed to be constructed or improved in the proposed District, and the location thereof;
5. A listing of the names, addresses and specific interests in real estate in the proposed District of the developers responsible for development of the housing and public facilities in the proposed District;

6. The contractual assurances, if any, the Governing Body has received from such developer or developers, guaranteeing the financial feasibility of specific housing tax incentive projects in the proposed District;

7. A comprehensive analysis of the feasibility of providing housing tax incentives in the proposed District as provided in the Act, which shows that the public benefits derived from such District will exceed the costs and that the income therefrom, together with all public and private sources of funding, will be sufficient to pay for the public improvements that may be undertaken in the District.

WHEREAS, the Governing Body proposes to continue proceedings necessary to create the District and adopt the Plan by the calling of a public hearing on such matters in accordance with the provisions of the Act.

THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LANSING, KANSAS AS FOLLOWS:

Section 1. Proposed Reinvestment Housing Incentive District. The Governing Body hereby declares an intent to consider establishing the District. The District is proposed to be formed within the boundaries of the real estate legally described in *Exhibit A* attached hereto, and shown on the map depicting the existing parcels of land attached hereto as *Exhibit B*. A list of the names and addresses of the owners of record of all real estate parcels within the proposed District and the existing assessed valuation of said real estate, listing the land and improvement values separately, is attached hereto as *Exhibit C*.

Section 2. Proposed Plan. The Governing Body hereby further declares its intent to adopt the Plan in substantially the form presented to the Governing Body on this date, with such changes or supplements as may be approved by the City. A copy of the Plan shall be filed in the office of the City Clerk and be available for public inspection during normal business hours. A description of the housing and public facilities projects that are proposed to be constructed or improved in the proposed District, and the location thereof are described in *Exhibit D* attached hereto. A summary of the contractual assurances by the developer and the comprehensive feasibility analysis is contained in *Exhibit E* attached hereto.

Section 3. Public Hearing. Notice is hereby given that a public hearing will be held by the Governing Body of the City to consider the establishment of the District and adoption of the Plan on **July 17, 2025** at City Hall, located at 800 First Terrace, Lansing, Kansas 66043; the public hearing to commence at 7:00 p.m. or as soon thereafter as the Governing Body can hear the matter. At the public hearing, the Governing Body will receive public comment on such matters, and may, after the conclusion of such public hearing, consider the findings necessary for establishment of the District and adoption of the Plan, all pursuant to the Act.

Section 4. Notice of Public Hearing. The City Clerk is hereby authorized and directed to provide for notice of the public hearing by taking the following actions;

- A. A certified copy of this Resolution shall be delivered to:
 - i. The Board of County Commissioners of Leavenworth County, Kansas;
 - ii. The Board of Education of Unified School District No. 469, Leavenworth County, Kansas (Lansing); and
 - iii. The Planning Commission of the City of Lansing, Kansas.

B. This Resolution, including ***Exhibits A*** through ***E*** attached hereto, shall be published at least once in the official newspaper of the City not less than one week or more than two weeks preceding the date of the public hearing.

C. This Resolution, including ***Exhibits A*** through ***E*** attached hereto, is available for inspection at the office of the clerk of the City at normal business hours. Members of the public are invited to review the plan and attend the public hearing on the date announced in this Resolution.

Section 5. Further Action. The Mayor, City Administrator, City Clerk and the officials and employees of the City, including the City Attorney and Gilmore & Bell, P.C., as counsel to the City, are hereby further authorized and directed to take such other actions as may be appropriate or desirable to accomplish the purposes of this Resolution.

Section 6. Effective Date. This Resolution shall take effect after its adoption by the Governing Body.

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ADOPTED by the Governing Body of the City of Lansing, Kansas on June 5, 2025.

(SEAL)

Anthony R. McNeill, Mayor

ATTEST:

Tish Sims, City Clerk

EXHIBIT A

**LEGAL DESCRIPTION OF PROPOSED
RIVERBEND HEIGHTS REINVESTMENT HOUSING INCENTIVE DISTRICT**

PROPERTY A

13209 McIntyre Rd Leavenworth, KS 66048

Approximately 34.24 acres

Tract 1:

A tract of land in the Northeast 1/4 of Section 6, Township 10 South, Range 23 East of the 6th P.M. in Leavenworth County, Kansas being more fully described as follows: Beginning at a point that is (N 90° 00' 00" W) 660.60 feet from the Northeast corner of the Northeast 1/4 of said Section 6, said point of beginning also being on the North line of the said Northeast 1/4; thence (S 00° 00' 00" W) 441.64 feet; thence (N 90° 00' 00" W) 690.42 feet; thence (N 00° 00' 00" E) 441.64 feet to a point on the North line of said Northeast 1/4; thence (S 90° 00' 00" E) 690.42 feet to the point of beginning, less any part thereof taken or used for road purposes.(hereinafter referred to as "Tract 1").

AND

Tract 2:

A tract of land in the Northeast 1/4 of Section 6, Township 10 South, Range 23 East of the 6th P.M., in Leavenworth County, Kansas being more fully described as follows: Beginning at a point that is (N 90° 00' 00" W) 418.98 feet from the Northeast corner of the Northeast 1/4 of said Section 6, said point of beginning also being on the North line of said Northeast 1/4; thence (S 05° 52' 20" W) 579.76 feet; thence (S 39° 08' 57" W) 100.80 feet; thence (S 00° 30' 34" W) 195.55 feet; thence (S 74° 41' 26" W) 1402.72 feet; thence (N 02° 30' 47" W) 1221.97 feet to a point on the North line of said Northeast 1/4; thence (N 90° 00' 00" E) 599.18 feet; thence (S 00° 00' 00" W) 441.64 feet; thence (N 90° 00' 00" E) 690.42 feet; thence (N 00° 00' 00" E) 441.64 feet to a point on the North line of said Northeast 1/4; thence (N 90° 00' 00" E) 241.62 feet to the point of beginning, less any part thereof taken or used for road purposes. (hereinafter referred to as "Tract 2")

ALSO DESCRIBED AS:

A tract of land in the Northeast Quarter of Fractional Section 6, Township 10 South, Range 23 East of the 6th P.M., in Leavenworth County, Kansas being more fully described as follows: Beginning at a point that is S 90° 00' 00" W 418.98 feet from the Northeast corner of the Northeast Quarter of said Section 6, said point of beginning also being on the North line of said Northeast Quarter; thence South 05° 52' 20" West 579.76 feet; thence South 39° 08' 57" West 100.80 feet; thence South 00° 30' 34" West 195.55 feet; thence South 74° 41' 26" West 1402.72 feet; thence North 02° 30' 47" West 1221.97 feet to a point on the North line of said Northeast Quarter; thence North 90° 00' 00" East 1531.22 feet to the point of beginning, less any part thereof taken or used for road purposes.

PROPERTY B

00000 131st St Leavenworth, KS 66048

Approximately 99.86 acres

All of the Northeast Quarter of Fractional Section 6, Township 10 South, Range 23 East of the 6th P.M., Leavenworth County, Kansas, less any part thereof taken or used for road or street purposes,

AND ALSO LESS AND EXCEPT:

A tract of land in the Northeast Quarter of Section 6, Township 10 South, Range 23 East of the 6th P.M., Leavenworth County, Kansas, more fully described as follows: Beginning at a point that is South 90° 00' 00" West 418.98 feet from the Northeast corner of the Northeast Quarter of said Section 6, said point of beginning also being on the North line of the Northeast Quarter; thence South 05° 52' 20" West 579.76 feet; thence South 39° 08' 57" West 100.80 feet; thence South 00° 30' 34" West 195.55 feet; thence South 74° 41' 26" West 1402.72 feet; thence North 02° 30' 47" West 1221.97 feet to a point on the North line of said Northeast Quarter; thence North 90° 00' 00" East 1531.22 feet to the point of beginning,

AND ALSO LESS AND EXCEPT:

A tract of land in the Southeast Quarter of the Northeast Quarter of Fractional Section 6, Township 10 South, Range 23 East of the 6th P.M., Leavenworth County, Kansas, more fully described as follows: Beginning at the East Quarter corner of said Section 6; thence South 88° 27' 20" West 485.00 feet along the South line of the Northeast Quarter of said Section 6; thence North 01° 53' 43" West 450.00 feet; thence North 88° 27' 20" East 485.00 feet to the East line of the Northeast Quarter of said Section 6; thence South 01° 53' 43" East 450.00 feet along said East line to the point of beginning, according to the Tract Split Survey dated June 29, 2010 by Hahn Surveying, as recorded on July 16, 2010 as Document No. 2010S023.

AND ALSO LESS AND EXCEPT:

Lots 1, 2, 3, 4 and 5, MILLS WOODS, a subdivision in Leavenworth County, Kansas.

PROPERTY C

24303 131st St Leavenworth, KS 66048

Approximately 11.16 acres

Lot 1, MILLS WOODS, a subdivision in Leavenworth County, Kansas.

Together with public rights-of-way adjacent thereto.

EXHIBIT B

**MAP OF PROPOSED
RIVERBEND HEIGHTS REINVESTMENT HOUSING INCENTIVE DISTRICT**

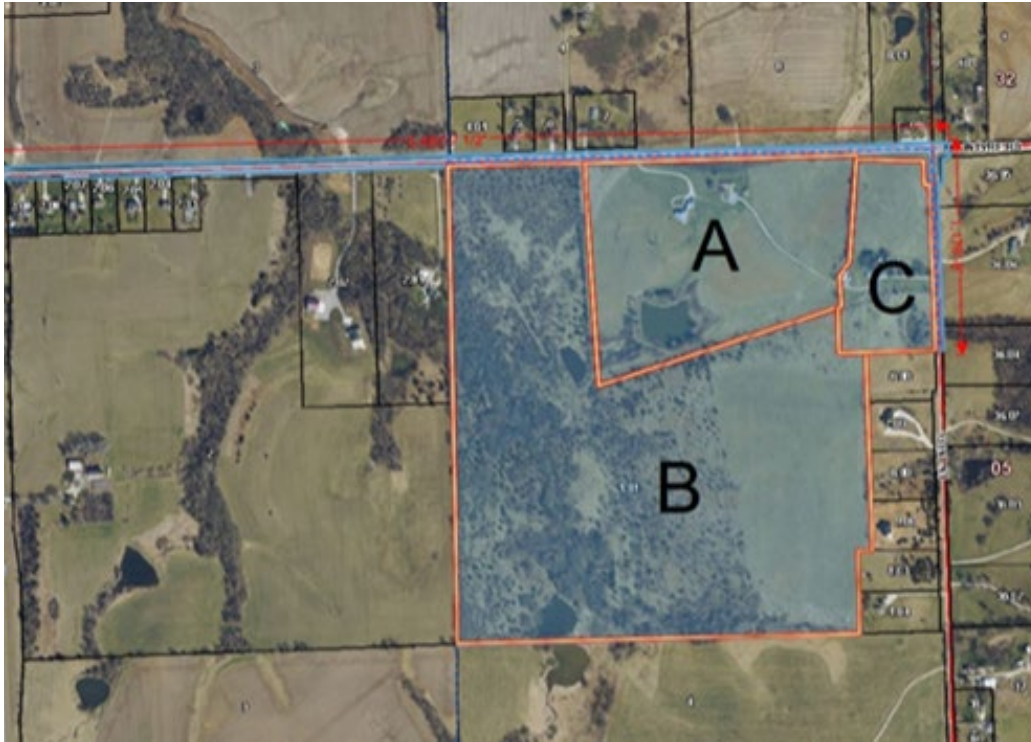


EXHIBIT C

**NAMES AND ADDRESSES OF THE OWNERS OF RECORD
OF ALL REAL ESTATE PARCELS WITHIN THE PROPOSED
RIVERBEND HEIGHTS REINVESTMENT HOUSING INCENTIVE DISTRICT
AND THE EXISTING ASSESSED VALUATION OF SAID REAL ESTATE PARCELS
AND NAMES AND ADDRESSES OF THE DEVELOPERS**

Owners of Real Property:	Charles D. Engelhardt Trust 13209 McIntyre Road Leavenworth, Kansas, 66048
Developer:	Ad Astra Lansing Development, LLC 5701 Mission Drive Mission Hills, Kansas 66208
Individuals with specific interest:	Ad Astra Land Holdings, LLC, has obtained an option to purchase the real estate proposed to be within the boundaries of the District.
Existing Assessed Valuation of the District:	Land: \$26,097 Improvements: \$93,887

EXHIBIT D**DESCRIPTION OF THE HOUSING AND PUBLIC FACILITIES PROJECT OR PROJECTS
THAT ARE PROPOSED TO BE CONSTRUCTED OR IMPROVED IN THE PROPOSED
RIVERBEND HEIGHTS REINVESTMENT HOUSING INCENTIVE DISTRICT**

The housing and public facility project that will include the acquisition of real property within the District and the construction and extension of certain infrastructure and utility improvements needed to develop a single-family residential development within the District, which is currently anticipated to include approximately 417 single family homes. The infrastructure and utility improvements constructed within the boundaries of the District are anticipated to include, but not be limited to the following:

Site preparation, construction of streets and roadways, grading, paving, curbing, guttering, and surfacing, sidewalk, parking, water mains and extensions, sanitary sewer, storm sewer, detention basins, gas, electric improvements, signage, erosion control, right-of-way improvements, and other related infrastructure, utility improvements and related expenses. Infrastructure improvements may be constructed prior to or concurrently with the housing facilities in the project.

EXHIBIT E**SUMMARY OF THE CONTRACTUAL ASSURANCES BY THE DEVELOPER AND OF THE COMPREHENSIVE FEASIBILITY ANALYSIS****Contractual Assurances**

The Governing Body of the City of Lansing will enter into a development agreement with Ad Astra Lansing Development, LLC, and/or Ad Astra Land Holdings, LLC, the developer. This agreement will include the project construction schedule, a description of projects to be constructed, financial obligations of the developer and administrative support from the City of Lansing, Kansas.

Feasibility Study

Polsinelli PC has conducted a study to determine whether the public benefits derived from the District will exceed the costs and that the income from the District, together with other sources of revenue provided by the developer, would be sufficient to pay for the public improvements to be undertaken in the District. The analysis estimates the property tax revenues that will be generated from the development of the District, less existing property taxes and certain unavailable property tax revenues to determine the revenue stream available to support the costs of the public infrastructure. The estimates indicate that the revenue realized from the project together with other sources of Developer funds would be adequate to pay the eligible costs.



**FINANCIAL SUMMARY
&
ECONOMIC INDICATORS REPORT**

MARCH 2025

CITY ADMINISTRATOR, TIM VANDALL

*Prepared by:
Beth Sanford
Director of Finance*

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FINANCE DIRECTOR'S REPORT MARCH 2025

May 23, 2025

Mayor and City Council Members:

We are pleased to submit the quarterly *Financial Summary* and *Economic Indicators Report* for the quarter ended March 31, 2025.

The Finance Department has been monitoring the local economy to ensure the city maintains stability despite the increased costs of commodities such as asphalt, electricity, and fuel. This report includes the new city fire department that was established on January 1, 2025. Reports for two of the city's major on-going projects, construction of the Aquatic Center and the Town Centre Sanitary Sewer, are also included.

Following are the results from two key economic indicators of the U.S. Economy:

- *Federal Fund Rate*: The Federal Open Market Committee (FOMC) voted to keep the target range for federal funds rate at **4.25% to 4.50%**.
- *Unemployment Rate*: According to the Bureau of Labor Statistics, the national unemployment rate for March is 3.8 percent. The local unemployment rate for March is 4.2 percent.

Key economic indicators of the local economy continue to reflect the general state of the U.S. economy. Two out of five indicators monitored in the *Economic Indicators* portion of the monthly report are negative, one indicator is positive, and two indicators reflect a neutral trend. These indicators are discussed in detail in the attached *Economic Indicators Summary*.

The Finance Department will continue to work closely with each Department. We will also monitor revenues, expenses, and key economic indicators in every effort to provide relevant and reliable financial information.

Respectfully submitted,

Elizabeth C. Sanford
Director of Finance

MAJOR FUND FISCAL STATUS REPORT MARCH 2025

Agenda Item 5.

There are three major operating funds monitored in this report, as well as reports for funds accounting for major capital improvement projects. These reports are intended to provide a snapshot of the financial condition of the funds that have the most significant fiscal activity. The goal is to provide management with information on potential budgetary challenges due to revenue and expenditure trends.

GENERAL FUND

- The beginning unreserved cash fund balance for CY2025 was \$2,722,509.
- Ad Valorem revenues collected through March totaled \$1,642,990, approximately 57.7% of the annual budgeted ad valorem, and 10.8% lower than last year's \$1,842,059 receipts through March.
- Combined Local and County Sales and Use taxes collected in March totaled \$228,651 a 13.28% increase over the same period last year (\$201,853). Year-to-date Sales and Use Tax receipts total \$742,652 a 10.57% increase over last year's \$671,680 total.
- Year-to-date Franchise fees of \$220,289 are higher than last year's March total of \$128,760.
- Year-to-date Court Fines & Fees totaled \$90,161, a 51.5 % increase from last year's \$59,493.
- Total General Fund revenues year to date through March were \$2,819,483 as compared to \$3,016,831 over the same period last year. Total revenues collected are 38.9% of the annual budget.
- All operating departments remain within expectations for their budget authority, with total expenditures of \$810,300 for March, as compared to \$707,852 last year. Additionally, year-to-date expenditures across departments totaled \$2,155,590, a 2.7% decrease over last year's \$2,215,688. The estimated month end unreserved cash fund balance is \$3,386,402.

WASTEWATER FUND

- The beginning unreserved cash fund balance is \$1,528,857.
- March's receipts from Usage Charges were \$237,171, which are consistent with last March's revenues of \$240,685. There was no sewer rate increase this year.
- Overall, operating expenditure accounts remain within budget expectations, with total expenditures of \$159,955 in March, as compared to \$114,270 last year. Year-to-date expenditures totaled \$412,821, a 9.3% increase over last year's \$377,633.

SOLID WASTE FUND

- The beginning unreserved cash fund balance is \$150,316.
- March's receipts from Usage Charges totaled \$53,739, consistent with the prior year's revenue of \$50,259. Trash rates will increase from \$19.00 (\$17.00 senior rate) per month to \$22.00 (\$20.00 senior rate) per month as of May.
- Operating expenditure accounts remain within budget expectations, with year-to-date expenditures through March totaling \$108,590 a 5.8% increase from last year's \$102,652.

CAPITAL IMPROVEMENT PROJECTS – MULTIPLE FUNDS

The reports contained herein represent the various funds for which the city has ongoing capital improvement projects (CIP). CIP that is financed solely through debt proceeds are shown in a format to reflect the total project revenues and expenditures since inception. This format allows the user to see the funding source, the contractual obligations, and the remaining unreserved cash fund balances (if any) for each individual project.

**GENERAL FUND
FISCAL YEAR 2025
MARCH**

	Prior Year Month	Current Year Month	% Change	Prior Year-to-Date	Current Year-to-Date	% Change	Current Year Budget	YTD % of Budget
UNRESERVED CASH BALANCE FORWARD				\$ 3,311,391	\$ 2,722,509	-17.8%	\$ 2,722,509	
REVENUES								
Ad Valorem Tax	\$ 35,112	\$ 49,182	40.1%	\$ 1,842,059	\$ 1,642,990	-10.8%	\$ 2,848,681	57.7%
In Lieu of	4,279	5,351	25.1%	\$ 17,902	\$ 11,330	-36.7%	\$ -	-0-
Motor Vehicle Tax	22,072	23,214	5.2%	\$ 33,590	\$ 37,927	12.9%	\$ 294,510	12.9%
Recreational Vehicle Tax	177	242	36.9%	\$ 194	\$ 475	144.3%	\$ 4,165	11.4%
Local Alcohol Liquor Tax	3,033	5,208	71.7%	\$ 3,033	\$ 5,208	71.7%	\$ 16,969	30.7%
16M and 20M Truck Tax	2,369	314	-86.7%	\$ 3,614	\$ 2,068	-42.8%	\$ 8,563	24.2%
Neighborhood Revitalization	-	-	-0-	\$ (14,618)	\$ (10,845)	-25.8%	\$ -	-0-
Local Sales & Use Tax	230,510	268,259	16.4%	\$ 351,424	\$ 399,743	13.7%	\$ 1,460,000	27.4%
County Sales & Use Tax	209,805	235,359	12.2%	\$ 320,256	\$ 342,910	7.1%	\$ 1,350,000	25.4%
Franchise Taxes	38,768	146,837	278.8%	\$ 128,760	\$ 220,289	71.1%	\$ 741,800	29.7%
Licenses	1,880	2,735	45.5%	\$ 10,495	\$ 11,299	-0-	\$ 55,000	20.5%
Permits	6,310	5,408	-14.3%	\$ 12,421	\$ 15,285	23.1%	\$ 96,000	15.9%
Court Fees and Fines	22,231	29,156	31.2%	\$ 59,493	\$ 90,161	51.5%	\$ 376,300	24.0%
Animal Control	1,185	733	-38.2%	\$ 3,123	\$ 3,325	6.5%	\$ 15,000	22.2%
Community Center	95	915	863.2%	\$ 3,940	\$ 3,530	-10.4%	\$ 13,000	27.2%
Activity Center	555	(165)	-129.7%	\$ 305	\$ 215	-29.5%	\$ 1,000	21.5%
Interest Earnings	14,319	24,605	71.8%	\$ 31,914	\$ 43,563	36.5%	\$ 90,000	48.4%
Grants	-	-	-0-	\$ -	\$ -	-0-	\$ -	-0-
Transfers	183,748	-	-100.0%	\$ 183,748	\$ -	-100.0%	\$ -	-0-
Other	-	10	-0-	\$ 25,178	\$ 10	-100.0%	\$ 50,000	0.0%
TOTAL REVENUES	\$ 776,447	\$ 797,364	2.7%	\$ 3,016,831	\$ 2,819,483	-6.5%	\$ 7,420,988	38.0%
EXPENDITURES								
Administration	\$ 10,661	\$ 12,951	21.5%	\$ 39,541	\$ 36,079	-8.8%	\$ 163,031	22.1%
Police	161,425	181,529	12.5%	\$ 470,596	\$ 586,219	24.6%	\$ 2,550,011	23.0%
Municipal Court	31,123	42,302	35.9%	\$ 84,351	\$ 90,686	7.5%	\$ 301,790	30.0%
Emergency Operations	-	-	-0-	\$ -	\$ -	-0-	\$ 3,000	0.0%
Streets	60,390	17,796	-70.5%	\$ 87,526	\$ 50,774	-42.0%	\$ 201,780	25.2%
Street Lighting	12,636	16,107	27.5%	\$ 28,846	\$ 29,092	0.9%	\$ 200,000	14.5%
Building Maintenance	8,477	8,581	1.2%	\$ 23,153	\$ 26,467	14.3%	\$ 102,675	25.8%
Community Development	38,965	42,084	8.0%	\$ 122,542	\$ 129,579	5.7%	\$ 638,769	20.3%
Finance	21,141	23,527	11.3%	\$ 73,996	\$ 67,509	-8.8%	\$ 352,878	19.1%
Public Works	23,047	22,704	-1.5%	\$ 66,526	\$ 70,060	5.3%	\$ 339,848	20.6%
City Administrator	13,562	14,177	4.5%	\$ 38,650	\$ 43,693	13.0%	\$ 201,119	21.7%
Community Center	122	718	488.7%	\$ 366	\$ 912	149.2%	\$ 7,563	12.1%
Parks & Recreation	58,094	65,826	13.3%	\$ 180,835	\$ 191,770	6.0%	\$ 855,664	22.4%
Activity Center	10,786	23,182	114.9%	\$ 38,871	\$ 48,144	23.9%	\$ 176,406	27.3%
Information Technology	17,095	59,619	248.7%	\$ 57,623	\$ 134,287	133.0%	\$ 288,807	46.5%
Council Expenses	3,118	15,070	383.3%	\$ 20,774	\$ 20,201	-2.8%	\$ 50,760	39.8%
Nondepartmental	237,209	264,126	11.3%	\$ 881,494	\$ 630,118	-28.5%	\$ 2,393,700	26.3%
TOTAL EXPENDITURES	\$ 707,852	\$ 810,300	14.5%	\$ 2,215,688	\$ 2,155,590	-2.7%	\$ 8,827,801	24.4%
NET REVENUES OVER EXPENDITURES	\$ 68,595	\$ (12,936)		\$ 801,143	\$ 663,893		\$ (1,406,813)	
ENDING FUND BALANCE				\$ 4,112,534	\$ 3,386,402	-17.7%	\$ 1,315,696	257.38%

**WASTEWATER FUND
FISCAL YEAR 2025
MARCH**

	Prior Year Month	Current Year Month	% Change	Prior Year-to-Date	Current Year-to-Date	% Change	Current Year Budget	YTD % of Budget
UNRESERVED CASH BALANCE FORWARD				\$ 1,614,922	\$ 1,528,857	-5.3%	\$ 1,528,857	
REVENUES								
Interest Earnings	\$ 4,419	\$ 2,387	-46.0%	\$ 16,260	\$ 12,820	-21.2%	\$ 9,000	142.4%
Usage Charges	240,685	237,171	-1.5%	\$ 736,667	\$ 712,399	-3.3%	\$ 3,030,000	23.5%
Sewer Connection Fees	-	-	-0-	\$ -	\$ 3,000	-0-	\$ 15,000	20.0%
Late Charges & Penalties	10,923	14,301	30.9%	\$ 32,926	\$ 40,375	22.6%	\$ 80,000	50.5%
Collections Revenue	2,319	2,225	-4.0%	\$ 20,572	\$ 28,185	37.0%	\$ -	-0-
City Svc Charge/Reimb Expenses	35	377	976.0%	\$ 683	\$ 1,042	52.6%	\$ 3,000	34.7%
TOTAL REVENUES	\$ 258,380	\$ 256,460	-0.7%	\$ 807,108	\$ 797,820	-1.2%	\$ 3,137,000	25.4%
EXPENDITURES						-0-		
Operations	\$ 114,270	\$ 151,882	32.9%	\$ 270,087	\$ 264,100	-2.2%	\$ 1,717,607	15.4%
Bond Principal & Interest	-	-	-0-	\$ 106,151	\$ 140,149	32.0%	\$ 1,140,298	12.3%
Acquisition	-	-	-0-	\$ 1,395	\$ 500	-64.2%	\$ 182,500	0.3%
Sewer Projects	-	8,073	-0-	\$ -	\$ 8,073	-0-	\$ -	-0-
TOTAL EXPENDITURES	\$ 114,270	\$ 159,955	40.0%	\$ 377,633	\$ 412,821	9.3%	\$ 3,040,405	13.6%
NET REVENUES OVER EXPENDITURES	\$ 144,111	\$ 96,506		\$ 429,475	\$ 384,999		\$ 96,595	
ENDING FUND BALANCE				\$ 2,044,397	\$ 1,913,856	-6.4%	\$ 1,625,452	117.7%

**SOLID WASTE FUND
FISCAL YEAR 2025
MARCH**

	Prior Year Month	Current Year Month	% Change	Prior Year-to-Date	Current Year-to-Date	% Change	Current Year Budget	YTD % of Budget
UNRESERVED CASH BALANCE FORWARD				\$ 139,453	\$ 150,316	7.8%	\$ 150,316	
REVENUES								
Usage Charges	\$ 50,259	\$ 53,739	6.9%	\$ 149,954	\$ 161,501	7.7%	\$ 575,000	28.1%
City Service Charge		15	-0-	\$ 278	\$ 300	8.1%	\$ 1,500	20.0%
Late Charges & Penalties	4,503	5,861	30.1%	\$ 13,181	\$ 16,585	25.8%	\$ 55,000	30.2%
Collections Revenue	994	1,069	7.6%	\$ 8,816	\$ 12,416	40.8%	\$ 10,000	124.2%
Interest & Misc Revenues	269	198	-26.4%	\$ 758	\$ 1,186	56.5%	\$ 2,800	42.3%
Reimbursed Expenses	128	40	-68.8%	\$ 368	\$ 220	-40.2%	\$ 1,000	22.0%
TOTAL REVENUES	\$ 56,153	\$ 60,922	8.5%	\$ 173,355	\$ 192,207	10.9%	\$ 645,300	29.8%
EXPENDITURES								
Operations	-	-	-0-	\$ -	\$ -	-0-	\$ -	-0-
Recycling Expense	-	-	-0-	\$ -	\$ -	-0-	\$ 1,500	0.0%
Solid Waste Contract	51,326	54,295	5.8%	\$ 102,652	\$ 108,590	5.8%	\$ 600,000	18.1%
Bad Debt		-	-0-	\$ -	\$ -	-0-	\$ 30,000	0.0%
Transfer to General Fund	-	-	-0-	\$ -	\$ -	-0-	\$ -	-0-
TOTAL EXPENDITURES	\$ 51,326	\$ 54,295	5.8%	\$ 102,652	\$ 108,590	5.8%	\$ 631,500	17.2%
NET REVENUES OVER EXPENDITURES	\$ 4,827	\$ 6,627		\$ 70,703	\$ 83,618		\$ 13,800	
ENDING FUND BALANCE				\$ 210,156	\$ 233,934	11.3%	\$ 164,116	142.5%

**FIRE DEPT FUND
FISCAL YEAR 2025
MARCH**

	Prior Year Month	Current Year Month	% Change	Prior Year-to-Date	Current Year-to-Date	% Change	Current Year Budget	YTD % of Budget
UNRESERVED CASH BALANCE FORWARD				\$ -	\$ 809,635	-0-	\$ 809,635	
REVENUES								
Ad Valorem Tax	\$ -	\$ 19,638	-0-	\$ -	\$ 656,015	-0-	\$ 1,137,425	57.7%
In Lieu of	-	-	-0-	\$ -	\$ -	-0-	\$ -	-0-
Motor Vehicle Tax	-	-	-0-	\$ -	\$ -	-0-	\$ 95,763	0.0%
Recreational Vehicle Tax	-	-	-0-	\$ -	\$ -	-0-	\$ 1,482	0.0%
Local Alcohol Liquor Tax	-	-	-0-	\$ -	\$ -	-0-	\$ 1,067	0.0%
16M and 20M Truck Tax	-	-	-0-	\$ -	\$ -	-0-	\$ 2,887	0.0%
Neighborhood Revitalization	-	-	-0-	\$ -	\$ (4,330)	-0-	\$ -	-0-
Delaware Township	-	-	-0-	\$ -	\$ 70,110	-0-	\$ 210,358	33.3%
Interest Earnings	-	-	-0-	\$ -	\$ 5,999	-0-	\$ 4,000	150.0%
	-	-	-0-	\$ -	\$ -	-0-	\$ -	-0-
	-	-	-0-	\$ -	\$ -	-0-	\$ -	-0-
	-	-	-0-	\$ -	\$ -	-0-	\$ -	-0-
TOTAL REVENUES	\$ -	\$ 19,638	-0-	\$ -	\$ 727,795	-0-	\$ 1,452,982	50.1%
EXPENDITURES								
Operations	\$ -	\$ 188,983	-0-	\$ -	\$ 393,233	-0-	\$ 1,393,616	28.2%
Acquisition	-	-	-0-	\$ -	\$ -	-0-	\$ -	-0-
	-	-	-0-	\$ -	\$ -	-0-	\$ -	-0-
	-	-	-0-	\$ -	\$ -	-0-	\$ -	-0-
	-	-	-0-	\$ -	\$ -	-0-	\$ -	-0-
TOTAL EXPENDITURES	\$ -	\$ 188,983	-0-	\$ -	\$ 393,233	-0-	\$ 1,393,616	28.2%
NET REVENUES OVER EXPENDITURES	\$ -	\$ (169,346)		\$ -	\$ 334,562		\$ 59,366	
ENDING FUND BALANCE				\$ -	\$ 1,144,197	-0-	\$ 869,001	131.67%

**CONSOLIDATED STREET & HIGHWAY
FISCAL YEAR 2025
MARCH**

	Prior Year Month	Current Year Month	% Change	Prior Year-to-Date	Current Year-to-Date	% Change	Current Year Budget	YTD % of Budget
UNRESERVED CASH BALANCE FORWARD				\$ 244,729	\$ 247,705	1.2%	\$ 247,705	
REVENUES								
Interest Earnings	\$ 572	\$ 446	-22.0%	\$ 1,674	\$ 1,738	3.8%	\$ 6,000	29.0%
Spec City/Cty Highway (CNTY)	8,188	8,818	7.7%	\$ 8,188	\$ 8,818	7.7%	\$ 32,400	27.2%
Permits	25	350	1300.0%	\$ 25	\$ 1,000	3900.0%	\$ 800	125.0%
Inspection Fees	-	-	-	\$ -	\$ -	-	\$ -	-
Spec City/Cty (STATE)	2,297	-	-100.0%	\$ 77,933	\$ 75,116	-3.6%	\$ 323,320	23.2%
FEMA	-	-	-0-	\$ -	\$ -	-0-	\$ -	-0-
State/Federal Grants*	-	-	-0-	\$ -	\$ -	-0-	\$ -	-0-
Transfers	34,375	22,916	-33.3%	\$ 103,125	\$ 68,748	-33.3%	\$ 275,000	25.0%
Other	-	-	-0-	\$ -	\$ -	-0-	\$ -	-0-
TOTAL REVENUES	\$ 45,458	\$ 32,531	71.6%	\$ 190,946	\$ 155,421	81.4%	\$ 637,520	24.4%
EXPENDITURES								
Payroll & Benefits	\$ 34,036	\$ 35,226	3.5%	\$ 108,471	\$ 118,804	9.5%	\$ 469,643	25.3%
Engineering Services	-	-	-0-	\$ -	\$ -	-0-	\$ 30,000	0.0%
Maintenance/Equip & Facilities	2,840	1,825	-35.8%	\$ 24,153	\$ 4,476	-81.5%	\$ 65,000	6.9%
Training	-	1,497	-0-	\$ -	\$ 1,562	-0-	\$ 5,000	31.2%
Ice Control	-	18,933	-0-	\$ 25,218	\$ 39,704	57.4%	\$ 65,000	61.1%
Gas & Oil	663	3,635	448.6%	\$ 2,695	\$ 4,875	80.9%	\$ 25,000	19.5%
Mowing - State & Local	-	-	-0-	\$ -	\$ -	-0-	\$ 25,000	0.0%
Gen Street Maintenance	753	6,116	711.7%	\$ 2,379	\$ 6,791	185.5%	\$ 70,000	9.7%
Curb Replacements	-	-	-0-	\$ -	\$ -	-0-	\$ -	-0-
Acquisition	-	-	-0-	\$ -	\$ -	-0-	\$ -	-0-
Other	-	-	-0-	\$ -	\$ -	-0-	\$ -	-0-
TOTAL EXPENDITURES	\$ 38,292	\$ 67,232	75.6%	\$ 162,916	\$ 176,212	8.2%	\$ 754,643	23.4%
NET REVENUES OVER EXPENDITURES	\$ 7,166	\$ (34,701)		\$ 28,030	\$ (20,792)		\$ (117,123)	
ENDING FUND BALANCE				\$ 272,759	\$ 226,913	-16.8%	\$ 130,582	173.8%

**WASTEWATER CIP PROJECT FUND
FISCAL YEAR 2025**

FUND 52 - WW TOWN CENTRE SANITARY SEWER PROJECT

	FY 2024	FY 2025	FY 2026	Cumulative Total	Available Funds
UNRESERVED CASH					
BALANCE FORWARD	\$ -	\$ 1,135,523	\$ 1,057,679		\$ -
REVENUES					
Interest Earnings	\$ 28,218	\$ 8,152	\$ -	\$ 36,370	\$ -
Bond Proceeds	1,092,700	-		1,092,700	1,092,700
Original Issue Premium	48,673	-		48,673	48,673
	-	-	-	-	-
TOTAL REVENUES	\$ 1,169,591	\$ 8,152	\$ -	\$ 1,177,743	\$ 1,141,373
EXPENDITURES				Cumulative Project Expenditures	Contractual Obligations
Bond Issuance Costs	\$ 26,532	\$ -	\$ -	26,532	\$ -
Original Issue Discount	\$ 7,537	\$ -		7,537	\$ -
Engineering Services	\$ -	\$ -		-	\$ -
Town Centre Sanitary Sewer	\$ -	\$ 85,995		85,995	\$ 1,081,884
TOTAL EXPENDITURES	\$ 34,069	\$ 85,995	\$ -	\$ 120,064	\$ 1,081,884
NET REVENUES OVER EXPENDITURES	\$ 1,135,523	\$ (77,843)	\$ -	\$ 1,057,679	\$ 59,489
ENDING FUND BALANCE	\$ 1,135,523	\$ 1,057,679	\$ 1,057,679	\$ 1,057,679	\$ 59,489

**CAPITAL IMPROVEMENT PROJECT FUND
FISCAL YEAR 2025
MARCH**

FUND 70 - CAPITAL IMPROVEMENTS

	Prior Year Month	Current Year Month	% Change	Prior Year-to-Date	Current Year-to-Date	% Change	Current Year Budget	YTD % of Budget
UNRESERVED CASH BALANCE FORWARD				\$ 240,326	\$ 995,095	314.1%	\$ 995,095	
REVENUES								
Interest Earnings	\$ 1,868	\$ 1,456	-22.1%	\$ 5,467	\$ 6,440	17.8%	\$ 20,000	32.2%
Sale of Assets	-	-	-0-	\$ -	\$ -	-0-	\$ -	-0-
K7 & Main Reimbursement	-	-	-0-	\$ -	\$ -	-0-	\$ -	-0-
147th Street	-	-	-0-	\$ -	\$ -	-0-	\$ -	-0-
Main Street Enhancement	-	-	-0-	\$ -	\$ -	-0-	\$ -	-0-
Federal Funds Exchange	-	-	-0-	\$ -	\$ -	-0-	\$ 150,000	0.0%
Transfer from General Fund	175,000	110,416	(0)	\$ 525,000	\$ 331,248	-36.9%	\$ 1,325,000	25.0%
Reimb from Capital Projects	-	-	-0-	\$ -	\$ -	-0-	\$ -	-0-
TOTAL REVENUES	\$ 176,868	\$ 111,872	63.3%	\$ 530,467	\$ 337,688	63.7%	\$ 1,495,000	22.6%
EXPENDITURES								
Drainage Maintenance		\$ 1,335	-0-	\$ -	\$ 1,335	-0-	\$ 50,000	2.7%
Street Contract	-	-	-0-	\$ -	\$ -	-0-	\$ 800,000	0.0%
Curb Replacement	-	-	-0-	\$ -	\$ -	-0-	\$ 200,000	0.0%
Drainage Contract	5,791	-	(1)	\$ 6,176	\$ -	-100.0%	\$ 400,000	0.0%
K7 & Eisenhower Project	-	-	-0-	\$ -	\$ -	-0-	\$ -	-0-
Sidewalk Construction	-	-	-0-	\$ -	\$ -	-0-	\$ 25,000	0.0%
Bridge Maintenance	-	-	-0-	\$ -	\$ -	-0-	\$ 25,000	0.0%
Storm Sewer Projects	-	-	-0-	\$ -	\$ -	-0-	\$ -	-0-
Towne Centre Projects	-	-	-0-	\$ -	\$ -	-0-	\$ -	-0-
TOTAL EXPENDITURES	\$ 5,791	\$ 1,335	-76.9%	\$ 6,176	\$ 1,335	-78.4%	\$ 1,500,000	0.1%
NET REVENUES OVER EXPENDITURES	\$ 171,078	\$ 110,537		\$ 524,291	\$ 336,353		\$ (5,000)	
ENDING FUND BALANCE				\$ 764,617	\$ 1,331,448	74.1%	\$ 990,095	134.5%

**EQUIPMENT RESERVE
FISCAL YEAR 2025
MARCH**

	Prior Year Month	Current Year Month	% Change	Prior Year-to-Date	Current Year-to-Date	% Change	Current Year Budget	YTD % of Budget
UNRESERVED CASH BALANCE FORWARD				\$ 116,768	\$ 113,309	-3.0%	\$ 113,309	
REVENUES								
Interest Earnings	\$ 199	\$ 155	-22.1%	\$ 582	\$ 1,169	100.8%	2,000	58.5%
Reimbursed Expenses	-	-	-0-	\$ -	\$ -	-0-	10,000	0.0%
Transfer from General Fund	12,500	8,333	-33.3%	\$ 37,500	\$ 24,999	-33.3%	100,000	25.0%
	-	-	-0-	\$ -	\$ -	-0-	-	-0-
TOTAL REVENUES	\$ 12,699	\$ 8,488	-33.2%	\$ 38,082	\$ 26,168	68.7%	\$ 112,000	23.4%
EXPENDITURES								
Acquisition	\$ -	\$ -	-0-	\$ -	\$ -	-0-	125,000	0.0%
Depreciation	-	-	-0-	\$ -	\$ -	-0-	-	-0-
Other	-	-	-0-	\$ -	\$ -	-0-	-	-0-
TOTAL EXPENDITURES	\$ -	\$ -	-0-	\$ -	\$ -	-0-	\$ 125,000	0.0%
NET REVENUES OVER EXPENDITURES	\$ 12,699	\$ 8,488		\$ 38,082	\$ 26,168	-31.3%	\$ (13,000)	-201.3%
ENDING FUND BALANCE				\$ 154,850	\$ 139,477	-9.9%	\$ 100,309	139.0%

Current Year Expenditures:

Total Expenditures FY25

\$ -

**PARKS CAPITAL IMPROVEMENT PROJECT FUND
FISCAL YEAR 2025**

FUND 88 - PARKS CIP AQUATIC CENTER

	FY 2023	FY 2024	FY 2025	Cumulative Total	Available Funds
UNRESERVED CASH					
BALANCE FORWARD	\$ -	\$ (688,876)	\$ 4,861,230		\$ -
REVENUES					
Interest Earnings	\$ -	\$ 112,249	\$ 35,673	\$ 147,923	\$ -
Bond Proceeds	-	9,000,000		9,000,000	9,000,000
Original Issue Premium	-	567,516		567,516	567,516
	-	-	-	-	-
TOTAL REVENUES	\$ -	\$ 9,679,766	\$ 35,673	\$ 9,715,439	\$ 9,567,516
EXPENDITURES				Cumulative Project Expenditures	Contractual Obligations
Utilities	\$ -	\$ 32,707	\$ -	32,707	\$ -
Bond Issuance Costs	\$ -	\$ 136,929	\$ -	136,929	\$ -
Original Issue Discount	\$ -	\$ 110,710		110,710	\$ -
Engineering Services	\$ 688,876	\$ -		688,876	\$ -
Construction	\$ -	\$ 3,656,190	\$ 362,752	4,018,942	\$ -
Transfer to General Fund		\$ 183,748		183,748	\$ -
Transfer to Special Parks		\$ 9,375		9,375	\$ -
TOTAL EXPENDITURES	\$ 688,876	\$ 4,129,659	\$ 362,752	\$ 5,181,287	\$ -
NET REVENUES OVER EXPENDITURES	\$ (688,876)	\$ 5,550,106	\$ (327,078)	\$ 4,534,152	\$ 9,567,516
ENDING FUND BALANCE	\$ (688,876)	\$ 4,861,230	\$ 4,534,152	\$ 4,534,152	\$ 9,567,516

**CITY OF LANSING
KEY ECONOMIC INDICATOR'S REPORT SUMMARY
MARCH 31, 2025**

There are five economic indicators monitored in this report. These reports are intended to provide an overall perspective of historical trends and analysis of current economic activity. The sales tax reflects a positive trend. The unemployment rate and transient guest tax reflect negative trends, and both permits/fees and utility customers remain neutral.

UNEMPLOYMENT RATE:

(NEGATIVE)

The preliminary unemployment rate for the Leavenworth County area for the month of March is 4.6%, as compared to the March 2024 rate of 3.2%. In comparison, the national unemployment rate stands at 4.2%, while the State unemployment rate registers at 3.8% for the same period.

SALES TAX:

(POSITIVE)

Combined City and County Sales and Use Tax for the first quarter totaled \$742,652, a 10.56% increase over last year's \$671,680 total for January through March.

TRANSIENT GUEST TAX:

(NEGATIVE)

Total revenue received from the State represents the remaining gross seven percent (7%) city guest tax. The State retains a 2% administration fee and submits 98% to the city. The revenues are received from the State on a quarterly basis (February, May, August, and November of each year). The revenue received through March was \$14,546 as compared to last year's receipts of \$25,113 for the same period.

PERMITS AND FEES:

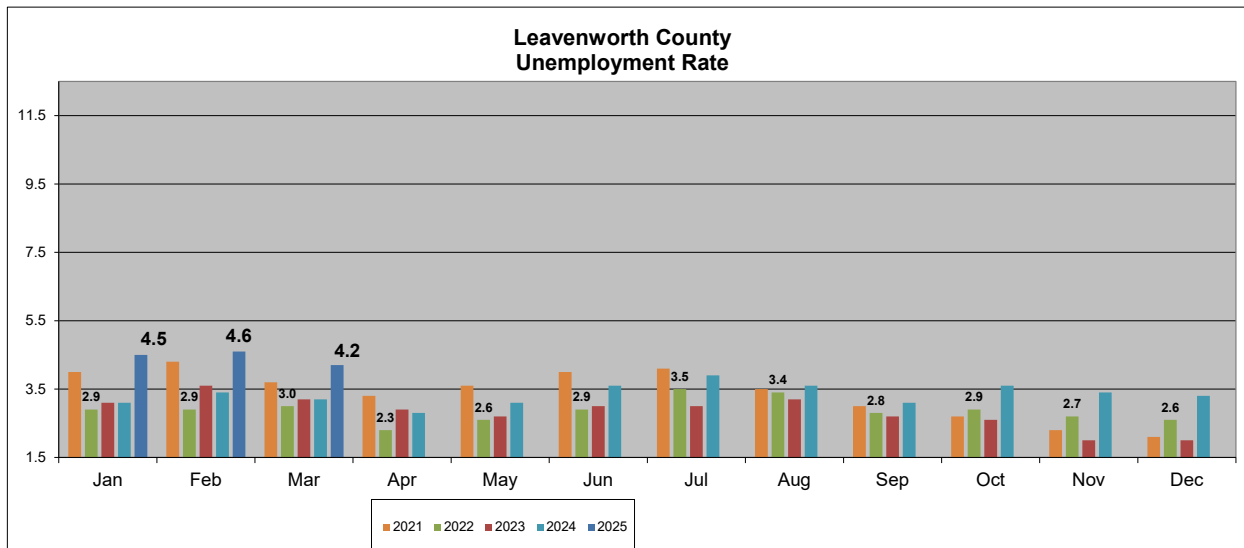
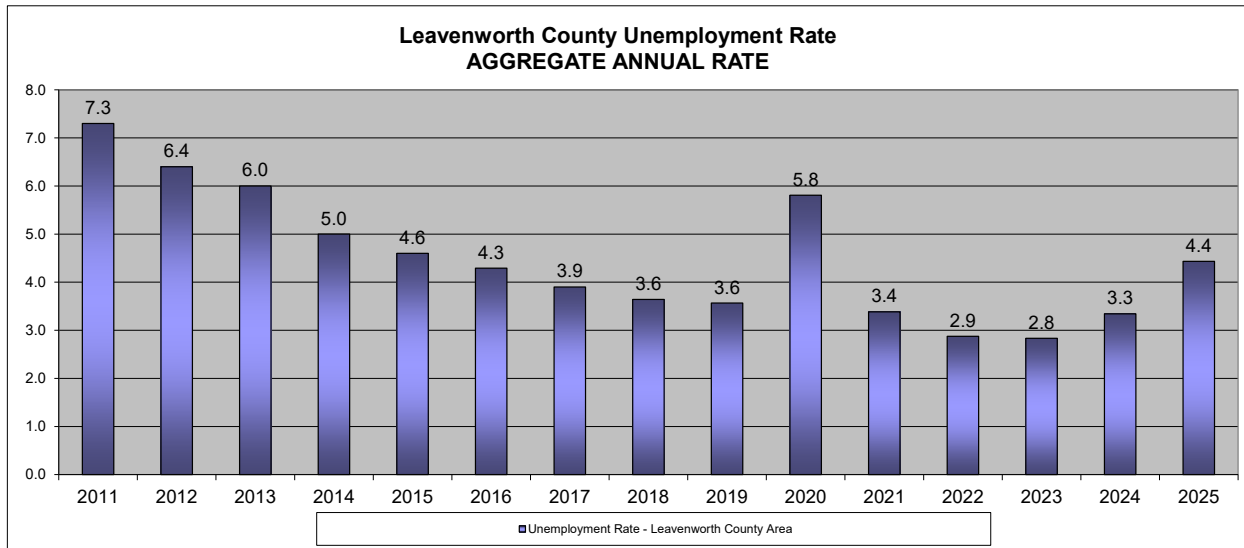
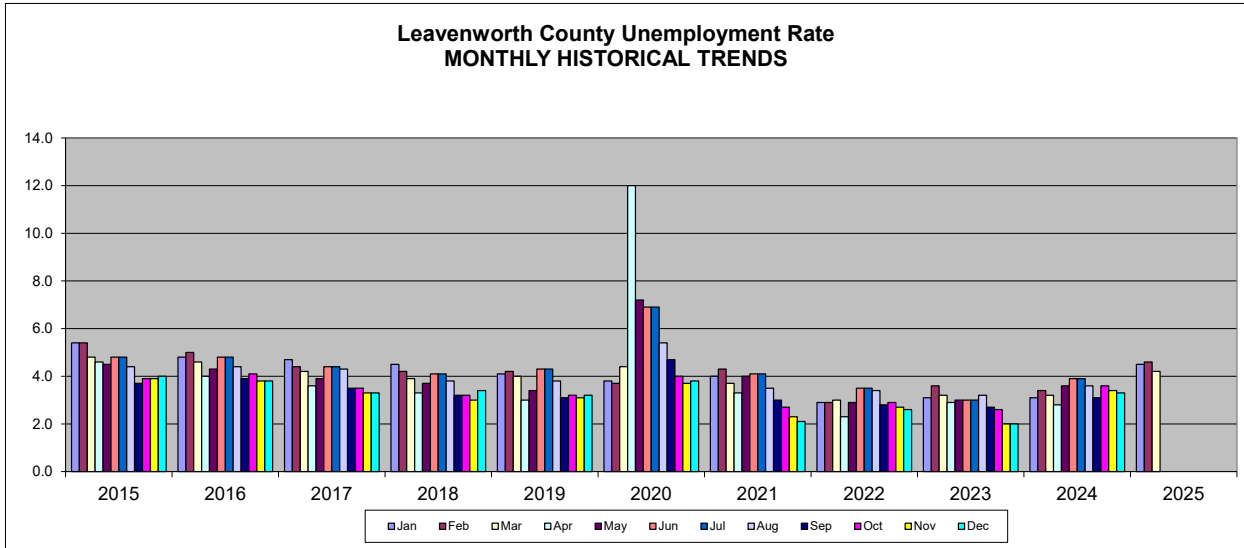
(NEUTRAL)

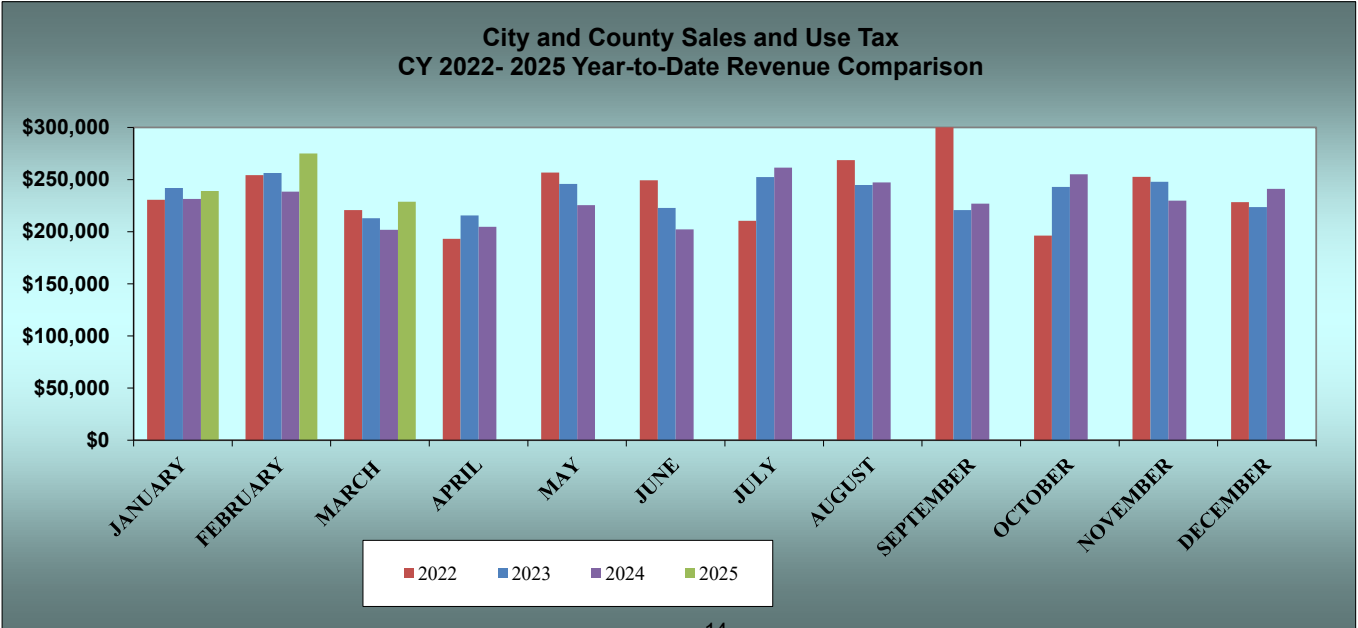
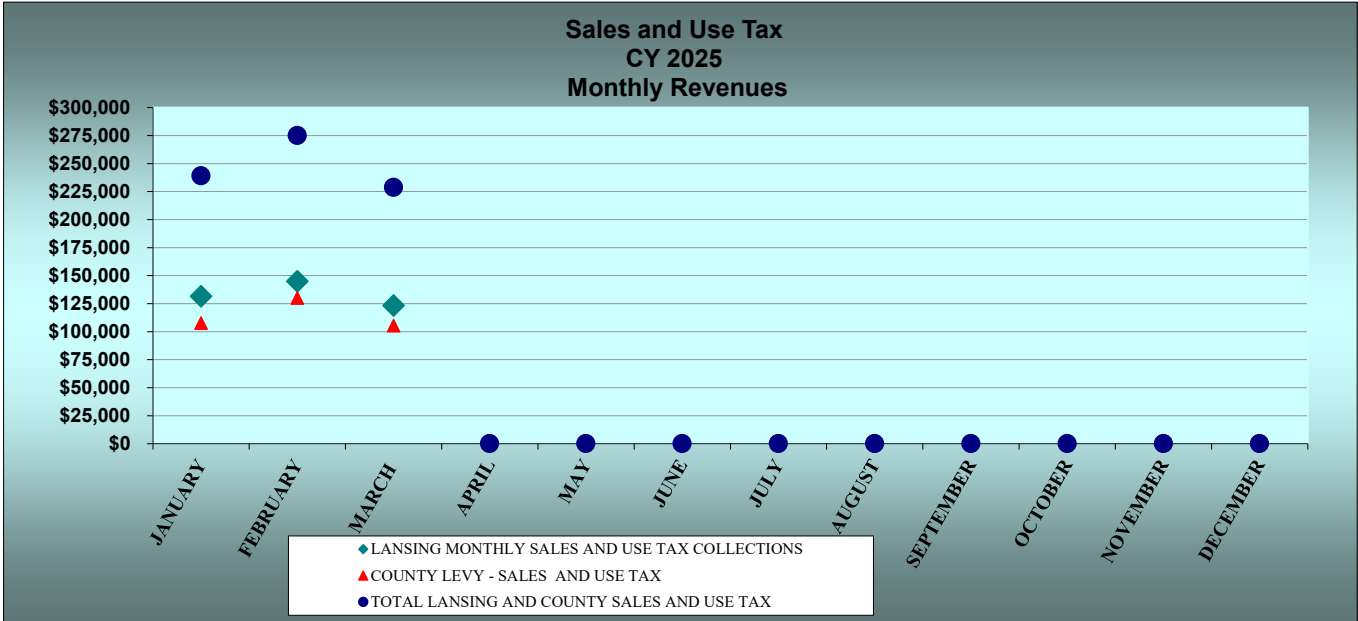
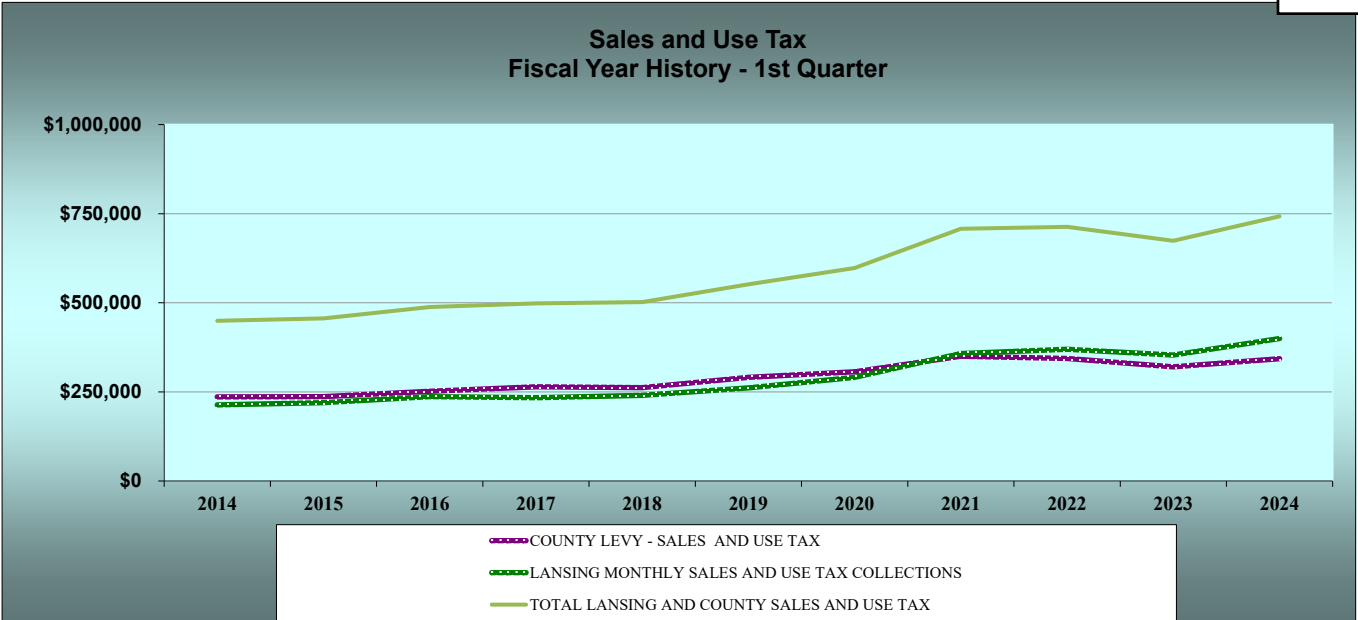
The City issued 89 permits valued at \$1,554,007 between January and March 2025, which included 1 new residential permit. This reflects a decrease over the previous year's 89 permits valued at \$903,469 for the first quarter. No new residential or commercial permits were issued during this period.

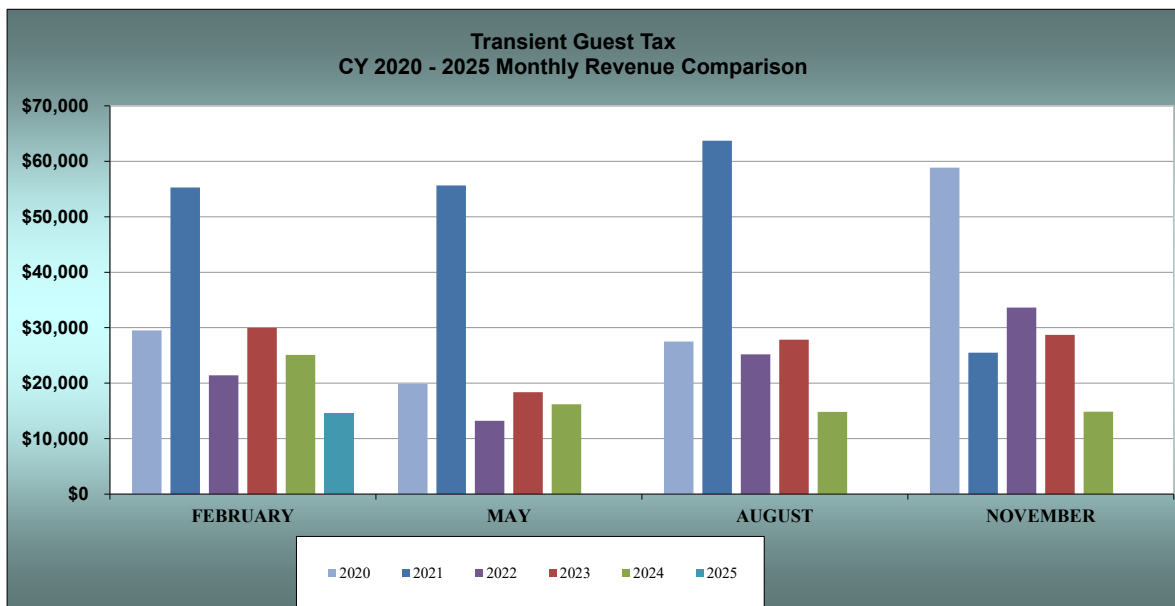
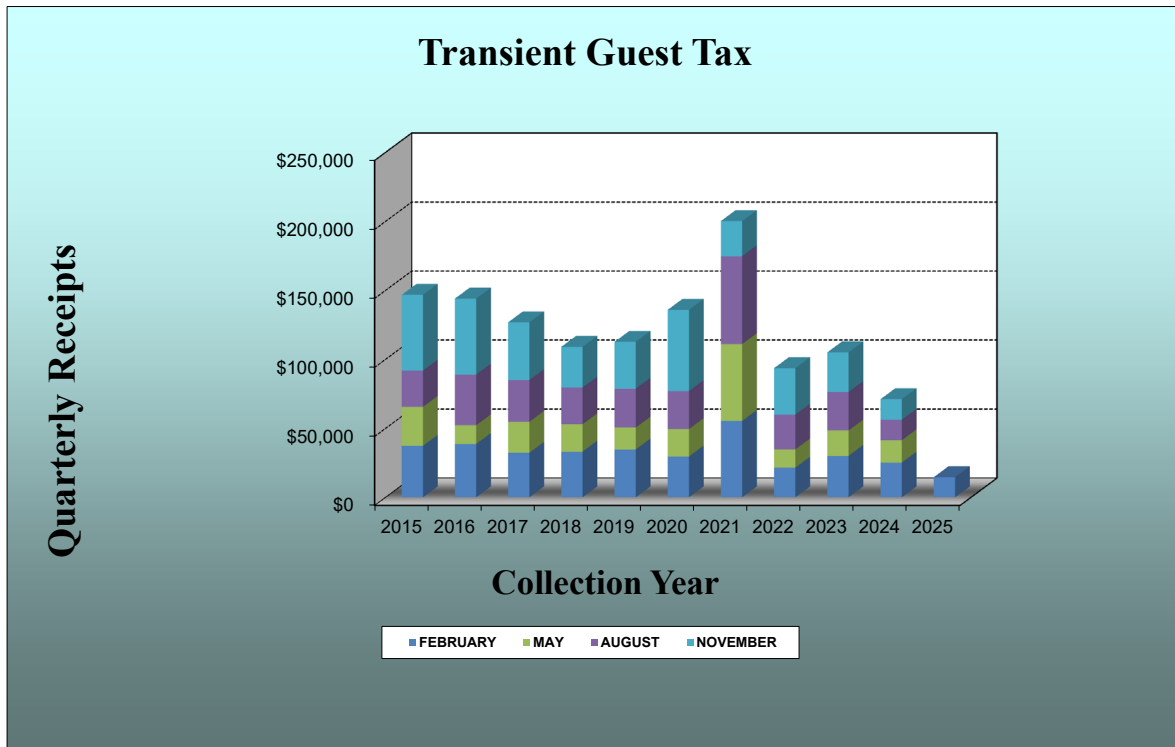
UTILITY CUSTOMERS:

(NEUTRAL)

The first quarter's final billing cycles reflected 2,637 (January) and 2,645 (February and March) residential accounts billed: and 122 (January, February, and March) commercial accounts billed for the same period.

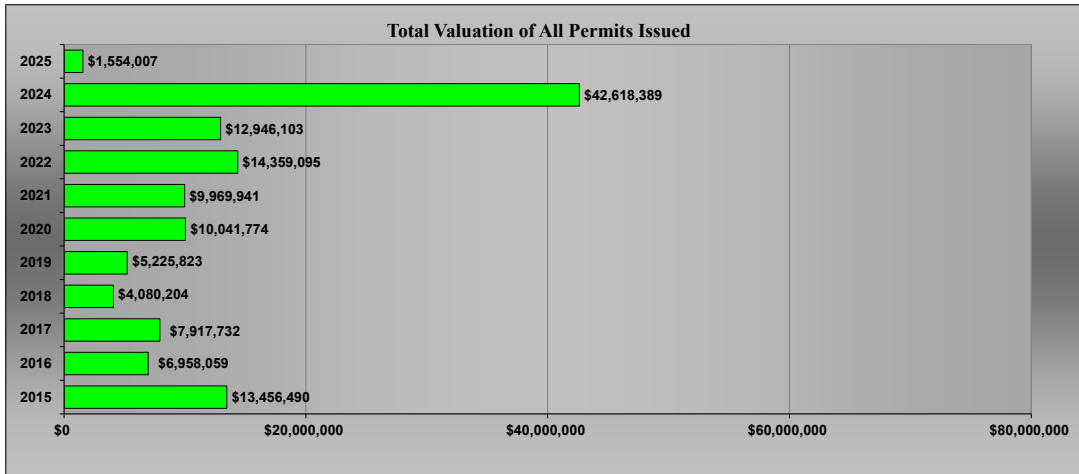
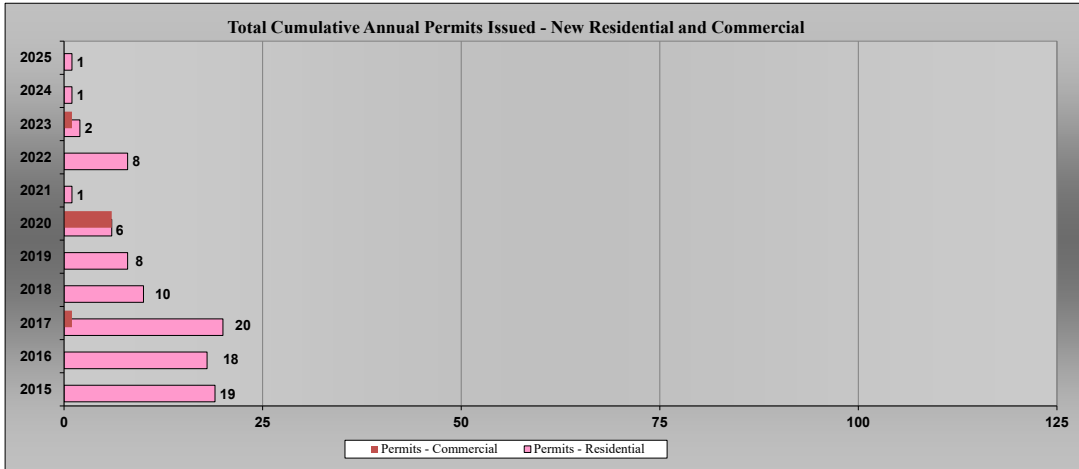
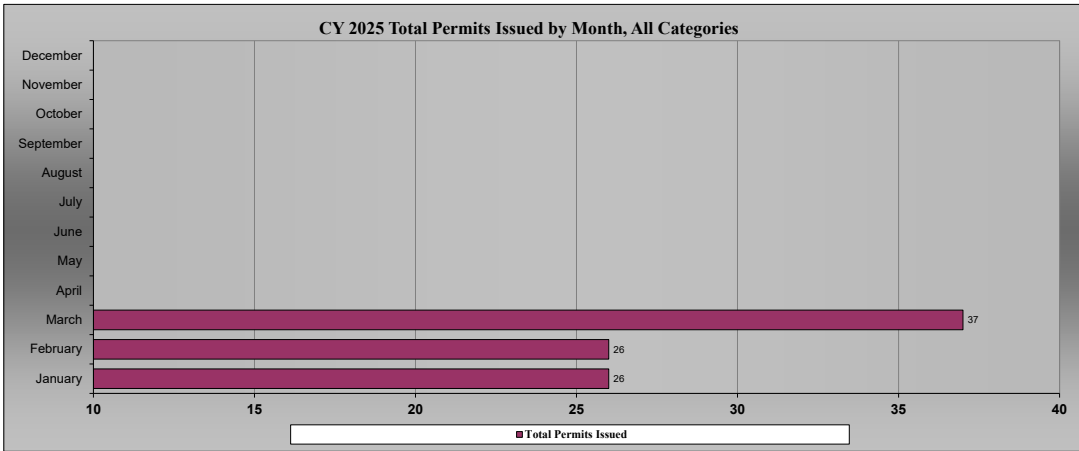






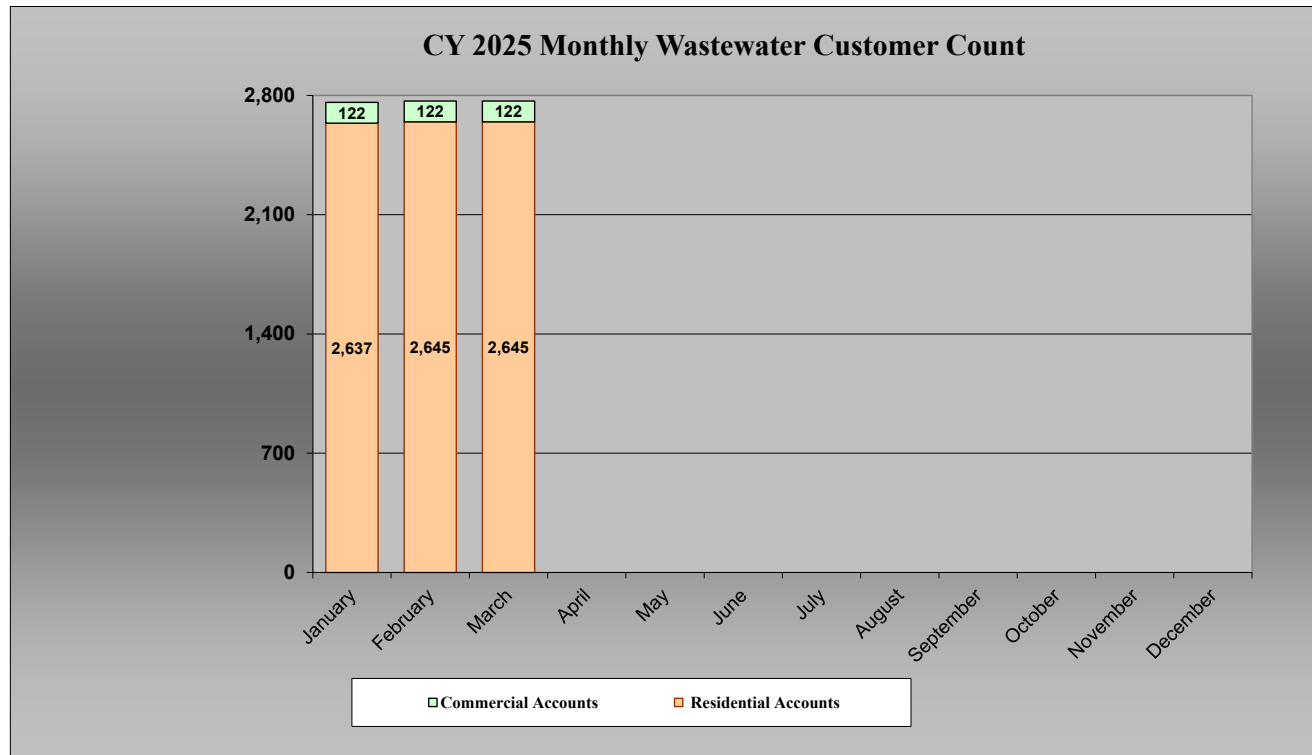
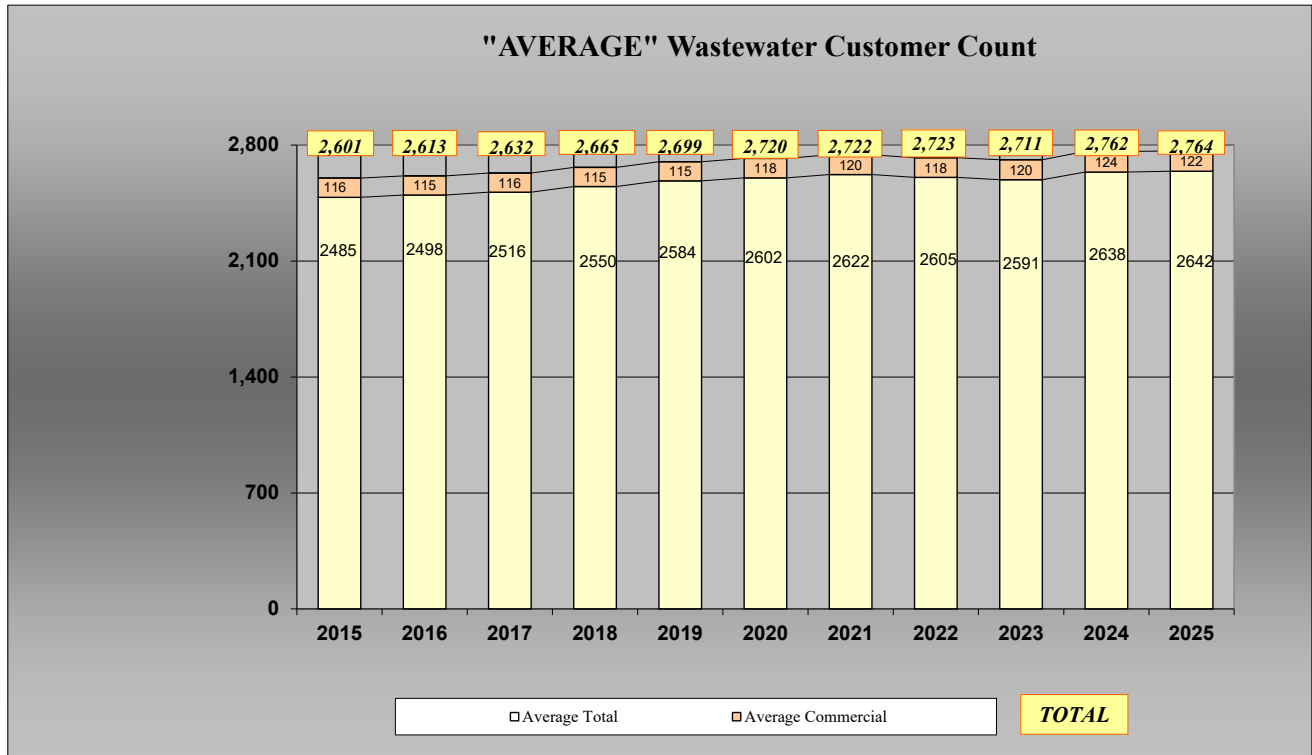
PERMITS ISSUED AND TOTAL VALUATION HISTORY

Agenda Item 5.



WASTEWATER UTILITY CUSTOMER HISTORY

Agenda Item 5.





End of Report



City of Lansing
800 First Terrace
Lansing, Kansas 66043

City Administrator's Report

June 5, 2025

Agenda Items:

Ms. Jeanne Im applied for a vacant spot on the Library Advisory Board. The appointment would expire April 30, 2029.

A bid for stream bank stabilization is on the agenda. Linaweaver Construction is currently in proximity to the stream working on the Town Centre Sewer Project, so staff felt that addressing the deterioration of the streambank in the area would be a worthwhile project. Erosion has occurred under the box culvert outfall on West Kansas, and the east streambank has eroded near a mature tree. The addition of rip-rap at the outfall and inside the streambank should slow down the water and reduce erosion in the creek. The price is comparable to similar projects we tackled in 2022 and 2023. Staff recommends approval of the streambank stabilization along West Kansas Drive with Linaweaver Construction for \$29,375.

The Financial Summary & Economic Indicators Report is included in council materials.

We anticipate a land sale contract with Kansas City Kansas Community College for an additional three acres at a future City Council meeting. This would bring their total land in Lansing to 15 acres. President Mosier will be present at a meeting this summer to give the City Council an update on how things are progressing.

Library:

The Library and the Friends of the Library are working together on a new patio project that will provide a great outdoor space for programs, patrons, and staff. If all goes smoothly, the work could be complete by mid-summer. The estimated \$10,000 project is being funded through a combination of the Development Grant—made possible by the Library's recent regional accreditation—and support from the Friends of the Library 501c3, who are covering half the cost. The patio will give the Library more flexibility for things like story times, book clubs, and other library events.

Parks & Recreation:

Due to weather conditions in January and February, the grand opening of our pool has been pushed back approximately two weeks. We are tentatively planning an open house and ribbon cutting on Wednesday, June 11th. This date will be refined as we get closer to completion. We are hopeful for a public grand opening on June 14th or 15th!

A summary of the Parks & Recreation T-ball, baseball, and softball registrations are below.



City of Lansing
800 First Terrace
Lansing, Kansas 66043

Division	2024	2025
T-ball	80	92
8U Boys	66	81
8U Girls	27	25
10U Boys	60	52
10U Girls	26	27
12U Boys	35	33
12U Girls	18	31
15U Boys	38	28
15U Girls	30	32
TOTAL	380 Participants	401 Participants

Public Works:

J.M. Fahey, the contractor for this summer's Capital Improvement Plan, plans to begin work on curb replacement the week of May 27th. They anticipate asphalt work to begin in mid to late June. The contractor should put out notifications in neighborhoods where they are working prior to the improvements. This year's budget for capital improvements totals \$822,000. This work was approved at the April 17th City Council meeting.

Staff is working with the property owner to repair a lingering drainage issue near Nine Mile Creek on Robin Road. We are hopeful to bid the repairs this August and have the contractor make the repairs this fall.

Subcontractors for AT&T are in town working to expand fiber optic utility capabilities throughout northeastern Lansing. The work they are performing should be within utility easements. As a reminder, utilities are allowed to conduct work in established utility easements.

Staff is hoping to bid repairs for the bridge at Bernard Park. We have engineered plans for repairs and are hopeful we can bid the work later this summer, with repairs to occur in fall/winter to minimize the impact. We have a gravel secondary entrance to Bernard Park that was created during the park improvements of 2022-2023.

Wastewater:

Construction on the Town Centre Trunk Sewer Replacement Project began on February 2nd. Approximately 650' of sewer has been installed, and the project is gradually proceeding as they grind rock. This project was originally scheduled for 120 days.

A preconstruction meeting for the Ida/Gamble sewer project was held on May 20th. A Notice to Proceed was issued for June 9th; however, the contractor may begin clearing and grubbing the project area prior to trenching. Construction will begin while school is on summer break, as Ida



City of Lansing
800 First Terrace
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Street and Gamble Street will be temporarily closed. The project will relocate sewers near this intersection that are oversized for current flows to the new 7 Mile 36" interceptor.

Phase II of the Inflow/Infiltration study began in May, with crews from George Butler Associates (GBA) completing a manhole survey and evaluations. Future work includes cleaning and CCTV, smoke testing, and dyed water testing. This work will generally take place north of Brookwood Street and south of the golf course.

Year End Sales Tax Update:

The year-to-date sales tax updates are below.

	2024 YTD	2025 YTD	Difference
Local Sales & Use Tax (1.9%)	\$1,111,192	\$1,262,631	\$151,439, 13.63%
County Sales Tax	\$367,165	\$389,590	\$22,425, 6.11%
County Use Tax	\$156,957	\$177,957	\$20,815, 13.26%
Guest Tax	\$41,301	\$29,921	-\$11,381, -27.56%

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% TOTAL
- 1% Community Improvement Dist. (Mainstreet Chrysler Dodge Jeep Ram property only)

The special sales tax to pay for the Aquatic Center generated \$303,032 this year. The special sales tax to pay for DeSoto Road and Bernard Park Improvements also generated \$303,032 (both special sales taxes are for the same amount, .45%). At this rate, both special sales taxes would generate \$727,276 by the end of the year.

Meetings & Announcements:

The City is receiving opioid settlement money through the Kansas Attorney General's Office to treat and fight opioid addiction. Government agencies throughout Kansas will receive over \$340 million over the next 18 years to treat and fight opioid addiction. Lansing is on pace to receive over \$166,000 over the life of the opioid settlement. Thus far, the City is considering utilizing



City of Lansing
800 First Terrace
Lansing, Kansas 66043

these funds to fund AEDs and mobile radios to assist our first responders in responding to overdoses. The City can also utilize funds to partner with agencies that fight the opioid crisis at its root cause, mental health/homelessness, etc.

There are multiple openings for Police Officer I/II. Starting pay for police officers is competitive, with abundant opportunities for overtime. Officers with experience, education, or certification can be started higher on the pay scale. Additionally, the City offers a \$3,000 sign-on bonus for new, uncertified police officers! The City also has seasonal Parks & Recreation Laborer positions available. Interested candidates can apply by clicking on the "How Do I?" tab under the website and selecting Job Opportunities.

There are volunteer opportunities for the Library Board, as well as Board of Zoning Appeals. There are multiple openings for the Trade Board of Appeals.

A question was raised about annexing a property at a previous City Council meeting. If a parcel is in another municipality's jurisdiction, that parcel could not be annexed unless another municipality de-annexed it. There are examples of communities in Johnson County that have reconfigured boundaries when it benefits both municipalities; however, this would require consent of both municipalities.

- | | |
|----------------------|---|
| • Thursday, June 5 | City Council Meeting, 7:00pm, City Hall |
| • Wednesday, June 11 | <i>Tentative</i> -Ribbon Cutting/Open House, Time TBD, Pool |
| • June 14-15 | <i>Tentative</i> -Pool Grand Opening! |
| • Tuesday, June 17 | City Council Meeting, 7:00pm, City Hall |
| • Wednesday, June 18 | Planning Commission Meeting, 7:00pm, City Hall |
| • Thursday, June 19 | Juneteenth Federal Holiday |
| • Thursday, June 26 | Joint Session with Leavenworth Co. 6:00pm, City Hall |
| • Thursday, June 26 | City Council Budget Work Session, 7:00pm, City Hall |
| • Saturday, June 28 | Independence Day Fireworks Celebration |
| • Thursday, July 3 | City Council Meeting, 7:00pm, City Hall |
| • Friday, July 4 | Independence Day Holiday, City Offices Closed |

Sincerely,

Tim Vandall