
AMENDED AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

OLD BUSINESS

- [1.](#) Approval of Minutes

AUDIENCE PARTICIPATION

PRESENTATIONS

- [2.](#) Leavenworth County Humane Society Proclamation
- [3.](#) Police Department Promotions

NEW BUSINESS

- [4.](#) Fire Department Purchase of Slide-in Unit for Unit 568
- [5.](#) Consideration of CID Petition & **Resolution B-9-2025**

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

- [6.](#) City Administrator Report

PROCLAMATIONS

- [7.](#) Assisted Living Week Proclamation

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: August 29, 2025
SUBJECT: Approval of Minutes

The Regular Meeting Minutes of August 21, 2025, are enclosed for your review.

Action: Staff recommends a motion to approve the Regular Meeting Minutes of August 21, 2025, as presented.

CITY OF LANSING
CITY COUNCIL MEETING

REGULAR MEETING MINUTES
August 21, 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 August 7, 2025, were provided for review.

Councilmember Kowalewski made a motion to approve the Regular Meeting Minutes of August 7, 2025. Councilmember Garvey seconded the motion.

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

Audience Participation: Chase Spears (529 Bittersweet) commented on issues related to AT&T internet contractors and sub-contractors working in the area.

Presentations:

COUNCIL CONSIDERATION OF AGENDA ITEMS:

Public Hearing to exceed the Revenue Neutral Rate and approval of Resolution No. B-8-2025 to exceed the RNR

KSA 79-2988 established notice and public hearing requirements for certain taxing entities seeking to collect property taxes in excess of the taxing entity's revenue-neutral rate (RNR). As presented at the June 26, 2025, work session, the city of Lansing intends to exceed the RNR of 39.754 mills. The proposed mill levy is 41.909.

Councilmember Kirby made a motion to open the public hearing to exceed the Revenue Neutral Rate. Councilmember Garvey seconded the motion.

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

Public Comment:

Sarah George – 532 Holiday Court
Chase Spears – 529 Bittersweet

Per Finance Director Beth Sanford: In order to levy taxes exceeding the RNR, entities are required to approve a Resolution while the RNR public hearing is being held.

Councilmember Kirby made a motion to approve Resolution No. B-8-2025 to exceed the Revenue Neutral Rate. Councilmember Garvey seconded the motion.

Discussion continued between City Council, Mayor McNeill, Finance Director Beth Sanford, Public Works Director Michael Spickelmier, and City Administrator Tim Vandall.

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

Councilmember Kirby made a motion to close the public hearing for exceeding the Revenue Neutral Rate. Councilmember Gardner seconded the motion.

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

Public Hearing on and Consideration of the Proposed 2026 Budget

Staff is pleased to present the Proposed 2026 Budget for the City of Lansing for consideration. The notice of public hearing summarizing the proposed 2026 budget was published in the Leavenworth Times on August 9, 2025. The proposed 2026 Budget includes \$740,260 worth of Capital and Supplemental Requests as discussed at the June 27th work session. The proposed 2026 budget reflects a flat mill levy rate, but exceeds the revenue neutral rate by 2.155 mills, which equals approximately \$287,148.

Councilmember Brungardt made a motion to open the public hearing to consider the Proposed 2026 Budget. Councilmember Kirby seconded the motion.

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

Councilmember Brungardt made a motion to close the public hearing for consideration of the Proposed 2026 Budget. Councilmember Kirby seconded the motion.

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

Discussion continued between city council, Mayor McNeill, Finance Director Beth Sanford, and Community and Economic Development Director Joshua Gentzler.

Councilmember Kirby made a motion to approve the Proposed 2026 Budget. Councilmember Clemons seconded the motion.

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

CED Director Joshua Gentzler:

- Political signage
- Letter to all candidates for USD469 & City Offices sent via email
 - City Administrator Vandall – Election signage policy has been in place for over 5 years.
 - Councilmember Clemons – treated signs differently on right-of-way versus private property. Revise to remove ambiguity from code.
 - Councilmember Garvey – attempts to simplify rules.

Discussion continued between council, CED Director Gentzler, PW Director Spickelmier, WW Director Zell, City Administrator Vandall, and Mayor McNeill.

Public Comment – Stephanie Pierce (404 Maple Ct)
Kirsten Workman (331 Sage)

Discussion continued between Councilmember Brungardt, City Administrator Vandall, and CED Director Gentzler.

REPORTS:

Department Heads:

Wastewater Director Tony Zell:

- Ida Street is open.

City Attorney: none.

City Administrator:

- Library Director Terri Wojtalewicz applied for grants to expand space, utilize new shelving potentially in 2027, and completed outdoor reading area.
- New Fire truck delivery potentially set for September 4 meeting.
- RHID questions and discussions:
 - Riverbend Heights voted down by County Commission
 - There are a couple more in the works
 - Considering a FAQ sheet regarding RHID's.

Governing Body:

Councilmember Clemons:

- LCPA update.
- Thanked Directors Gentzler and Zell.

Councilmember Brungardt:

- Thanked Director Wojtalewicz, all who spoke, and the council.

Councilmember Studnicka:

- Kudos to Director Wojtalewicz.

Councilmember Gardner:

- Congratulated Director Wojtalewicz, Director Sanford, City Administrator Vandall, and council.

Councilmember Kirby:

- Nothing.

Councilmember Kowalewski:

- Echoed everyone else.
- Thanked Director Zell on Ida Street improvements.

Councilmember Garvey:

- Thanked everyone for the hard work on Ida Street.

Councilmember Robinson:

- Thanked Directors Sanford, Zell, Gentzler, Wojtalewicz.

- Thanked staff that work with Waste Management workers regarding residential trash service.

ADJOURNMENT:

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

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

The meeting was adjourned at 8:21 PM.

ATTEST:

City Clerk Tish Sims, CMC

AGENDA ITEM

TO: Tim Vandall, City Administrator
FROM: Tish, City Clerk
DATE: September 2, 2025
SUBJECT: Leavenworth County Humane Society Proclamation

A proclamation in recognition of the accomplishments of the Leavenworth County Humane Society.

Members of the LVCO Humane Society will be in attendance to receive the proclamation.

Policy Consideration: N/A

Financial Consideration: N/A

Action: None



Leavenworth County Humane Society Proclamation

The welfare of companion animals is a reflection of the compassion, responsibility, and humanity of a community; and

The Leavenworth County Humane Society has, with dedication and distinction, achieved and maintained a no-kill rate of at least ninety percent (90%), thereby safeguarding the lives of countless dogs and cats; and

Through the implementation of proven programs and humane policies, the Leavenworth County Humane Society has provided meaningful and life-saving alternatives to the unnecessary killing of animals in its care; and

The Leavenworth County Humane Society has strengthened the bonds between animals and people by advancing pet adoption initiatives, ensuring that animals in need are placed into safe and loving homes; and

The Leavenworth County Humane Society has established and supported foster care networks that extend compassion beyond shelter walls, offering temporary refuge and renewed hope for animals awaiting permanent placement; and

The Leavenworth County Humane Society, through its leadership, volunteers, and supporters, has exemplified a spirit of service and humanity that reflects the highest ideals of community stewardship; and

The contributions of the Leavenworth County Humane Society enrich the quality of life in the City of Lansing and throughout Leavenworth County, inspiring compassion and strengthening the fabric of our community.

NOW, THEREFORE, we, the Mayor and City Council of the City of Lansing, State of Kansas, do hereby thank the Leavenworth County Humane Society for their outstanding service to the community, their unwavering advocacy for animal welfare, and their ongoing contributions to making Lansing and Leavenworth County a better place for both people and animals.

In witness thereof, I have hereunto set my hand and caused the great seal of the City of Lansing to be affixed this 4th day of September, in the Year of Two Thousand and Twenty-five.

City of Lansing

Anthony McNeill, Mayor

Tish Sims, City Clerk

AGENDA ITEM

TO: Tim Vandall, City Administrator
FROM: Steven L. Wayman, Chief of Police
DATE: August 29, 2025
SUBJECT: Promotions

Policy Consideration: Sergeant Richard DeMateo will be promoted to Lieutenant.
Officers Dustin Grace and Lee Adkisson will be promoted to Sergeants.

Sgt. DeMateo will have his Lieutenant Badge pinned and Officers Grace and Adkisson will have their Sergeant badges will be pinned on them.

Financial Consideration: N/A

Action: No Action Needed

AGENDA ITEM # 3

AGENDA ITEM

TO: Tim Vandall
 FROM: Joe Gates Fire Chief
 DATE: August 29, 2025
 SUBJECT: Purchase of Slide-in Unit for Unit 568

The Lansing Fire Department requested bids for a slide-in unit for unit 568 which is the 2017 Chevy one ton pickup. We received two bids. Listed below are the bids

Dealer	Cost
Feld Fire	\$19,949.00
Danko Fire	\$21,035.00

Policy Consideration: None for this item

Financial Consideration: Included in the 2025 Budget with half paid by Lansing and half paid for by Delaware Township

Recommended Action: The Lansing Fire Department is requesting to purchase one slide-in unit from Feld Fire Equipment in the amount of \$19,949.00 this includes installation at their facility. This slide-in unit will be used for brush fires in our response area. This purchase will give us a second brush truck.

AGENDA ITEM # 4

AGENDA ITEM

TO: Tim Vandall, City Administrator
 FROM: Joshua Gentzler
 DATE: September 4, 2025
 SUBJECT: Consideration of Petition and Resolution for Lansing Towne Centre Community Improvement District (CID)

Overview: The City has received a petition from the property owner (the City, on behalf of) requesting creation of a Community Improvement District (CID) for Lansing Towne Centre, encompassing approximately 15.7 acres. The proposed project includes site improvements such as buildings, utilities, parking, landscaping, and related infrastructure. This resolution public hearing is scheduled for Thursday, November 6, 2025. The resolution is procedural only—Council will not discuss or debate the CID until the hearing; approval tonight simply initiates the required notice and mailing steps.

Policy Consideration: N/A

Financial Consideration: N/A

Action: A motion to accept the petition and adopt Resolution No. B-9-2025 to set a public hearing to consider creation of the Lansing Towne Centre Community Improvement District (CID) and the City's intent to levy a 1.0% CID sales tax.

AGENDA ITEM # 5

PETITION

FOR THE CREATION OF THE

LANSING TOWNE CENTRE

COMMUNITY IMPROVEMENT DISTRICT

TO: The Governing Body of the City of Lansing, Kansas (the “Governing Body”)

The undersigned, being the owner of more than 55% of the land area within the hereinafter proposed Lansing Towne Centre Community Improvement District (the “District”) and owning more than 55% by assessed value of the land area within the District, whether resident or not, to be located within the City of Lansing, Kansas (the “City”), does hereby request that the Governing Body create such District and authorize the construction of the District project improvements hereinafter set forth, all in the manner provided by K.S.A. 12-6a26 *et seq.* (the “Act”). In furtherance of such request, the petitioner(s) state as follows:

General Nature of the Proposed District Projects

The general nature of the proposed District project (collectively, the “Projects”) to be constructed within the District includes but is not limited to:

- (1) within the district, the acquisition, improvement, construction, demolition, removal, renovation, reconstruction, rehabilitation, maintenance, restoration, replacement, renewal, repair, installation, relocation, furnishing, equipping or extension of:
 - (A) buildings, structures and facilities;
 - (B) sidewalks, streets, roads, interchanges, highway access roads, intersections, alleys, parking lots, bridges, ramps, tunnels, overpasses and underpasses, traffic signs and signals, utilities, pedestrian amenities, drainage systems, water systems, storm systems, sewer systems, lift stations, underground gas, heating and electrical services and connections located within or without the public right-of-way, water mains and extensions and other site improvements;
 - (C) parking garages;
 - (D) streetscape, lighting, street light fixtures, street light connections, street light facilities, benches or other seating furniture, trash receptacles, marquees, awnings, canopies, walls and barriers;
 - (E) parks, lawns, trees and other landscape;
- (2) within or without the district, costs for infrastructure located outside the district but contiguous to any portion of the district and such infrastructure is related to a project within the district or substantially for the benefit of the district; and
- (3) the City’s administrative costs in establishing and maintaining the District, and other items collectively permitted to be financed within the District under the Act.

Estimated Costs of the Proposed District Projects

The total estimated cost of the proposed Projects is \$25,959,064, a portion of which and the City's administrative costs are expected to be reimbursable ("Reimbursable Project Costs") from proceeds of the CID Sales Tax (defined herein).

Proposed Method of Financing the Proposed Project

The Project will be privately financed. The Reimbursable Project Costs will be financed on a pay as you go basis, i.e., the Reimbursable Project Costs will be paid for by the developer of the project without the issuance of notes or bonds, and such developer may be reimbursed for the Reimbursable Project Costs as moneys are deposited in the District fund through the imposition of a Community Improvement District sales tax (the "CID Sales Tax") as further set forth in a development agreement to be entered into between the City and the developer.

Proposed Amount and Method of Assessment

There will be no special assessments on property within the boundaries of the proposed District to pay the costs of the Projects described by this Petition.

Proposed Amount of Community Improvement District Sales Tax

A CID Sales Tax will be imposed in the amount of one percent (1.0%) on the selling of tangible personal property at retail or rendering or furnishing of taxable services within the proposed District for a maximum term of up to 22 years.

Boundaries of Proposed Community Improvement District

The legal description of the proposed District is set forth on **Exhibit A** attached hereto and incorporated by reference herein.

A map generally outlining the boundaries of the proposed District is attached as **Exhibit B** hereto, and incorporated by reference herein.

Notice to Petition Signers

The names of the signers of this Petition may not be withdrawn from this Petition by the signers hereof after the Governing Body commences consideration of this Petition, or, later than seven (7) days after the filing hereof, whichever occurs first. The signers of this Petition consent to any assessments to the extent described herein without regard to benefits conferred by the Projects.

[BALANCE OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, we the undersigned petitioner(s) has executed the above foregoing Petition to create the Lansing Towne Centre Community Improvement District on the dates recorded below:

CITY OF LANSING, KANSAS

By: _____
Tim Vandall, City Administrator

STATE OF KANSAS)
) ss.
COUNTY OF LEAVENWORTH)

On this ____ day of _____, 2025, before me personally appeared Tim Vandall, who being by me duly sworn did say that he is City Administrator of the City of Lansing, Kansas, and that said instrument was signed and delivered on behalf of said City and acknowledged to me that (s)he executed the same as the free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal
the day and year first above written.

Notary Public

My Commission expires: _____

CONTRACT PURCHASER:

a _____

By: _____

Name: _____

Title: _____

ACKNOWLEDGMENT

STATE OF _____)
) ss.
COUNTY OF _____)

BE IT REMEMBERED, that on this _____ day of _____, 2025 before me, the undersigned, a Notary Public in and for said County and State, came _____, _____ of _____, who is known to me to be the same person who executed the within instrument, and such person duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year last above written.

(Seal)

Notary Public in and for said
County and State

My Commission Expires:

EXHIBIT A

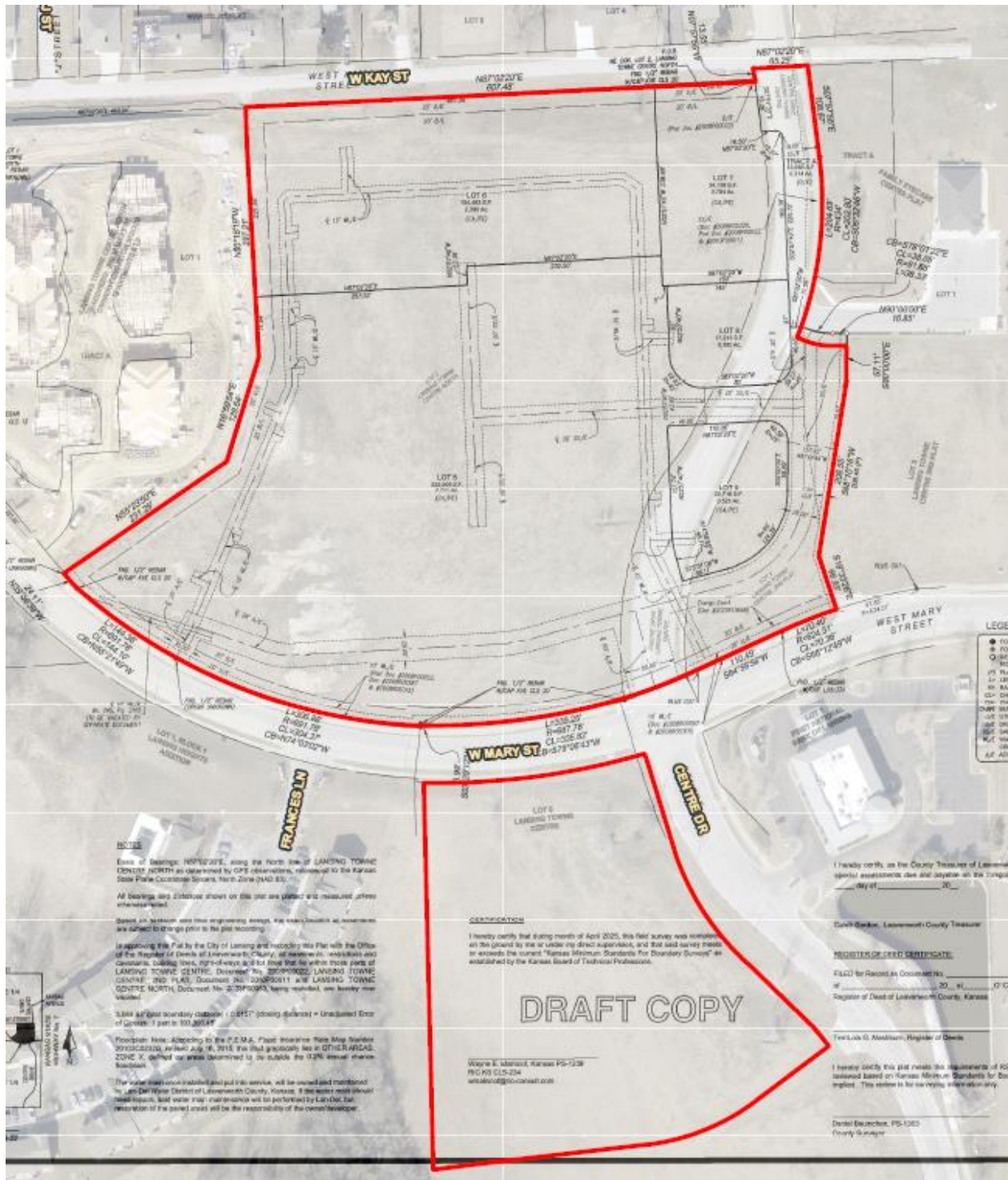
DISTRICT LEGAL DESCRIPTION

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 24 AND THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 22 EAST OF THE SIXTH PRINCIPAL MERIDIAN, ALSO BEING LOT 2, LANSING TOWNE CENTRE NORTH, LOT 4 LANSING TOWNE CENTRE, 2ND PLAT AND CENTRE DRIVE, LANSING TOWN CENTRE, ALL SUBDIVISIONS IN THE CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS ACRES 12.124

AND

LANSING TOWNE CENTRE, SECTION 25, TOWNSHIP 09 SOUTH, RANGE 22 EAST, LOT 5, IN THE CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS ACRES 3.69

EXHIBIT B DISTRICT MAP



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

RESOLUTION NO. B-9-2025

A RESOLUTION CALLING AND PROVIDING FOR THE GIVING OF NOTICE OF A PUBLIC HEARING ON THE ADVISABILITY OF CREATING A COMMUNITY IMPROVEMENT DISTRICT IN THE CITY OF LANSING, KANSAS TO BE KNOWN AS THE LANSING TOWNE CENTRE COMMUNITY IMPROVEMENT DISTRICT AND REGARDING THE CITY'S INTENT TO LEVY A COMMUNITY IMPROVEMENT DISTRICT SALES TAX WITHIN SUCH DISTRICT.

WHEREAS, K.S.A. 12-6a26 *et seq.* (the "Act") authorizes the governing body of any city or county to create community improvement districts to finance projects within such defined area of the city or county and to levy a community improvement district sales tax and/or levy special assessments upon property within the district to finance projects; and

WHEREAS, a petition (the "Petition") was filed with the City Clerk, proposing the creation of the Lansing Towne Centre Community Improvement District ("CID") under the Act and the imposition of a community improvement district sales tax in order to pay the costs of the Projects (defined herein); and

WHEREAS, the Petition was signed by the required number of owners of record, whether resident or not, as required by the Act; and

WHEREAS, the City of Lansing, Kansas (the "City") intends to create the CID and to levy a community improvement district sales tax in an amount equal to one percent (1.0%) as requested in the Petition (the "CID Sales Tax"); and

WHEREAS, the governing body hereby finds and determines it to be necessary to direct and order a public hearing on the advisability of creating the CID, approving the Projects described herein and levying the CID Sales Tax, pursuant to the authority of the Act; and further to provide for the giving of notice of said hearing in the manner required by the Act.

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

Section 1. The governing body hereby finds and determines that the Petition meets the requirements of the Act.

Section 2. It is hereby authorized, ordered and directed that the governing body shall hold a public hearing, in accordance with the provisions of the Act, on the advisability of creating the CID, approving the Projects, and whether to impose the CID Sales Tax and such other matters related thereto, such public hearing to be held on **November 6, 2025** at 7:00 p.m., or as soon thereafter as the matter can be heard, in the City Council Chambers located in City Hall at 800 First Terrace, Lansing, Kansas 66043, under the authority of the Act.

Section 3. The general nature of the proposed CID projects described in the Petition to be constructed within the CID (the "Projects") includes but is not limited to:

(1) within the CID, the acquisition, improvement, construction, demolition, removal, renovation, reconstruction, rehabilitation, maintenance, restoration, replacement, renewal, repair, installation, relocation, furnishing, equipping or extension of:

- (A) buildings, structures and facilities;
- (B) sidewalks, streets, roads, interchanges, highway access roads, intersections, alleys, parking lots, bridges, ramps, tunnels, overpasses and underpasses, traffic signs and signals, utilities, pedestrian amenities, drainage systems, water systems, storm systems, sewer systems, lift stations, underground gas, heating and electrical services and connections located within or without the public right-of-way, water mains and extensions and other site improvements;
- (C) parking garages;
- (D) streetscape, lighting, street light fixtures, street light connections, street light facilities, benches or other seating furniture, trash receptacles, marquees, awnings, canopies, walls and barriers;
- (E) parks, lawns, trees and other landscape;

(2) within or without the CID, costs for infrastructure located outside the CID but contiguous to any portion of the CID and such infrastructure is related to a project within the CID or substantially for the benefit of the CID; and

(3) the City's administrative costs in establishing and maintaining the CID, and other items collectively permitted to be financed within the CID under the Act.

Section 4. The total estimated cost of the proposed Projects is \$25,959,064, a portion of which and the City's administrative costs are projected to be reimbursable under the Act ("Reimbursable Project Costs").

Section 5. The Project will be privately financed. The Reimbursable Project Costs will be financed on a pay as you go basis, i.e., the Reimbursable Project Costs will be paid for by the developer of the Projects without the issuance of notes or bonds, and such developer will be reimbursed for the Reimbursable Project Costs as moneys are deposited in the CID fund through the imposition of the CID Sales Tax, as further set forth in a development agreement to be entered into between the City and the developer of the Projects. No special assessments will be imposed within the CID in conjunction with the Projects.

Section 6. The legal description of the property to be contained in the proposed CID is set forth on **Exhibit A** attached hereto and incorporated by reference herein. A map generally outlining the boundaries of the proposed CID is attached as **Exhibit B** hereto, and incorporated by reference herein.

Section 7. The City Clerk is hereby authorized, ordered and directed to give notice of said public hearing by publication of this Resolution in the official City newspaper. Such publication shall be at least once each week for two consecutive weeks. The second publication shall be at least 7 days prior to the date of the hearing. The City Clerk is hereby further ordered and directed to mail a copy of this Resolution, via certified mail, to all property owners within such proposed CID at least 10 days prior to the date of the hearing.

Section 8. This Resolution shall become effective upon its adoption by the governing body of the City.

[Balance of page intentionally left blank]

ADOPTED by the governing body of the City of Lansing, Kansas on September 4, 2025.

[SEAL]

Anthony R. McNeill, Mayor

Attest:

Tish Sims, City Clerk

EXHIBIT A

**LEGAL DESCRIPTION OF PROPOSED
THE LANSING TOWNE CENTRE COMMUNITY IMPROVEMENT DISTRICT**

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 24 AND THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 22 EAST OF THE SIXTH PRINCIPAL MERIDIAN, ALSO BEING LOT 2, LANSING TOWNE CENTRE NORTH, LOT 4 LANSING TOWNE CENTRE, 2ND PLAT AND CENTRE DRIVE, LANSING TOWN CENTRE, ALL SUBDIVISIONS IN THE CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS ACRES 12.124

AND

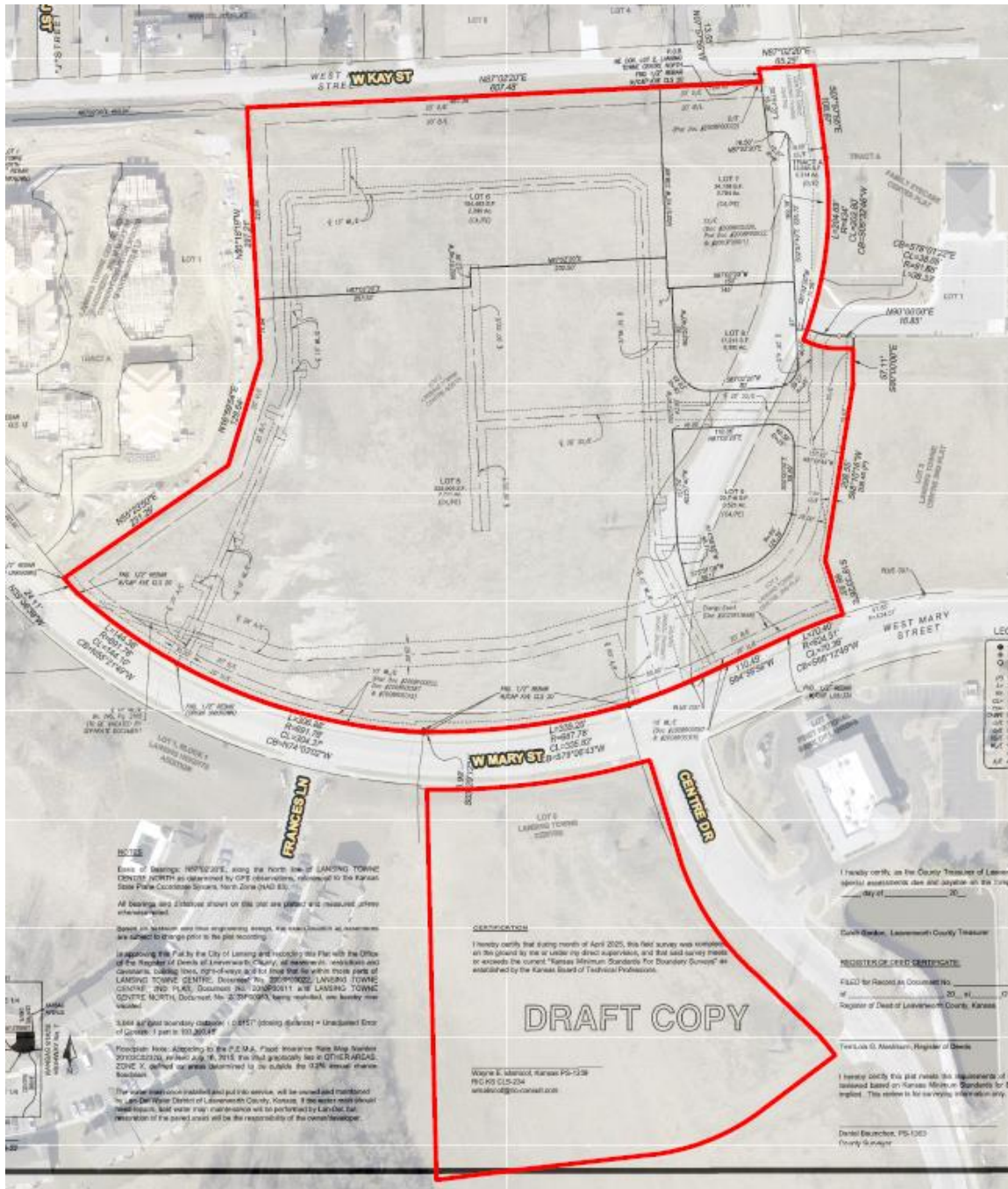
LANSING TOWNE CENTRE, SECTION 25, TOWNSHIP 09 SOUTH, RANGE 22 EAST, LOT 5, IN THE CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS ACRES 3.69

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EXHIBIT B

MAP OF PROPOSED THE LANSING TOWNE CENTRE COMMUNITY IMPROVEMENT DISTRICT

The following property located in Leavenworth County, Lansing, Kansas:





City of Lansing
800 First Terrace
Lansing, Kansas 66043

City Administrator's Report
September 4, 2025

Agenda Items:

A petition to establish a Community Improvement District (CID) is on the agenda for Thursday evening. The petition encompasses property presently owned by the City, located on vacant land along the Lansing Towne Centre parcels. The Community Improvement District Act (K.S.A. 12-6a26 et seq.) authorizes the creation of CIDs to finance public and private improvements within designated areas. The proposed CID would enhance retail and commercial activity in Lansing's Towne Centre. The CID would impose a 1% sales tax within the district.

Reimbursement to the developer will occur only when CID sales taxes are generated and collected. The site plan for this development was conditionally approved by the Planning Commission at their June meeting. The developer is responsible for all up-front costs. A motion to approve the petition to create the Lansing Towne Centre CID and authorization of the funding agreement is recommended.

Sale of property at Town Center is on the agenda Thursday evening. The sale requires the construction of an at least 50,000 square foot shopping center within 365 days of closing, to be occupied by national retailers. If this condition is not met, the property will revert back to the City. The agreement acknowledges that a Community Improvement District (CID) will be pursued as part of the overall financing of the project. The City anticipates recouping the value of the land back through sales taxes within two years.

The Lansing Police Department will promote Sgt Richard DeMateo to Lieutenant, Officer Dustin Grace and Detective Lee Adkisson to Sergeant on Thursday evening.

Acquisition of a brush truck slide-in unit is on the agenda for Thursday evening. The City received two bids, with the low bid coming from Feld Fire for \$19,949. This equipment would slide into the 2017 Chevy One-Ton pickup and will be used for brush fires in our response area. Delaware Township has expressed an openness to partnering on this expense since we partner on fire suppression in their jurisdiction.

A proclamation on behalf of the Leavenworth County Humane Society will be read at the meeting. A proclamation for National Assisted Living Week is also on the agenda.

Library:

The Library is pleased to share that they will receive a \$35,000 grant from the Northeast Kansas Library System (NEKLS) for 2026 and 2027. Staff is planning to utilize the grant for new library shelving. The shelving will be longer and narrower than our existing shelves, allowing the library to have more space more books and materials, expanding our catalogue within our



City of Lansing
800 First Terrace
Lansing, Kansas 66043

existing footprint. The shelves also will not have a solid back, meaning it will be easier for parents to keep an eye on their children. This will also bring in more natural light into the library. The anticipated cost of the 2026 shelving project is \$40,000. This will likely be a two-part project, with the second half taking place in 2027.

Parks & Recreation:

The registration figures for our Parks & Recreation events are below:

Youth Soccer

Division	2025 Participants	2024 Participants
Under 6	53	40
Under 8	51	45
Under 10	44	43
Under 12	35	44
Under 14	32	45
Total	2015	2017

Flag Football

Division	2025 Participants	2024 Participants
1 st /2 nd Grade	40	49
3 rd /4 th Grade	50	61
5 th /6 th Grade	26	28
Total	117	138

Public Works:

J.M. Fahey, the contractor for this summer's Capital Improvement Plan, has completed all asphalt work. Pavement markings are on pace to be completed in the next month, with yard restoration likely taking place this fall once grass can grow. This year's budget for capital improvements totals \$822,000. This maintenance work was approved at the April 17th City Council meeting.

Bid opening for repairs to the bridge at Bernard Park will be opened on September 25th, with approval coming before the City Council at the October 2nd meeting. We have a gravel secondary entrance to Bernard Park that was created during the park improvements of 2022-2023.



City of Lansing
800 First Terrace
Lansing, Kansas 66043

The West Kansas streambank stabilization project approved earlier in the summer is slated to begin once the Town Center sewer project slows down.

Wastewater:

Linaweaver Construction is making steady progress on the Town Centre Trunk Sewer Replacement Project. To date, the contractor has installed 1,250 feet of pipe and five manholes. As they approach West Kay Street, that intersection will need to be closed temporarily while the last connections for the project are completed. The project is scheduled to wrap up by late September.

The Ida/Gamble sewer project is complete. The roadway opened to the public on August 16th. A final walkthrough inspection will be scheduled for early September. The project relocated sewers near this intersection that are oversized for current flows to the new 7 Mile 36" interceptor.

All major fieldwork for the Inflow/Infiltration Mitigation Project is complete. Manhole videos and smoke testing maps have been completed and are now on the City's GIS site. A draft report will be delivered in September, with a formal presentation of findings scheduled for late 2025.

Year End Sales Tax Update:

	2024 YTD	2025 YTD	Difference
Local Sales & Use Tax (1.9%)	\$1,843,855	\$2,031,056	\$187,201, 10.15%
County Sales Tax	\$606,024	\$635,386	\$29,362, 4.84%
County Use Tax	\$248,121	\$281,569	\$33,447, 13.48%
Guest Tax	\$56,126	\$58,290	\$2,163, 3.85%

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)



City of Lansing
800 First Terrace
Lansing, Kansas 66043

The special sales tax to pay for the Aquatic Center generated \$487,453 this year. The special sales tax to pay for DeSoto Road and Bernard Park Improvements also generated \$487,453 (both special sales taxes are for the same amount, .45%). At this rate, both special sales taxes would generate \$731,179 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 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! Interested candidates can apply by clicking on the "How Do I?" tab under the website and selecting Job Opportunities.

- Monday, September 1 Labor Day Holiday, City Offices Closed
- Thursday, September 4 City Council Meeting, 7:00pm, City Hall
- Wednesday, September 17 Planning Commission Meeting, 7:00pm, City Hall
 - Conditional Use Permit-Utility Building
- Thursday, September 18 City Council Meeting, 7:00pm, City Hall
- Thursday, September 25 City Council Work Session, 7:00pm, City Hall
- Thursday, October 2 City Council Meeting, 7:00pm, City Hall
- Monday, October 13 Columbus Day-City Offices Closed-Staff Training Day
- Thursday, October 16 City Council Meeting, 7:00pm, City Hall

Sincerely,

Tim Vandall



National Assisted Living Week Proclamation

WHEREAS, residents of assisted living communities are active members of the larger community, offering their knowledge, life experiences and involvement; their past contributions continue to be a vital part of Lansing's rich history; and their ongoing participation deepen our identity;

WHEREAS, assisted living is a critical long term care option for older adults and individuals with disabilities that fosters choice, dignity, and independence; assisted living communities are committed to excellence, innovation, and the advancement of person-centered care;

WHEREAS, in 1995, the National Center for Assisted Living established National Assisted Living Week® to honor the contributions of assisted living communities in providing long term care to America's seniors and individuals with disabilities;

WHEREAS, this year's theme of National Assisted Living Week® is "Inspiring Generations," which highlights the incredible care provided by essential caregivers, and the special bonds created in assisted living facilities across the country;

WHEREAS, during this special week, assisted living communities across the country are encouraged to organize activities and events which celebrate the dedication of staff, the individuality of residents, and the deep connections formed in these settings;

Now, Therefore, I, Anthony R. McNeill, Mayor of the City of Lansing, State of Kansas, do hereby proclaim the week of September 7-13, 2025, as:

Assisted Living Week

in the City of Lansing. I urge all citizens to virtually visit, in person visit or call a loved one, family member or friend residing in any care setting and offer a kind word and spend time participating in various virtual or in-person activities to unite those from all walks of life in need of our continuing love and support, and to learn more about how assisted living services benefit our communities.

In witness thereof, I have hereunto set my hand and caused the great seal of the City of Lansing to be affixed this 14th day of August, in the Year of Two Thousand and Twenty-Five.

City of Lansing

Anthony R. McNeill, Mayor

Tish Sims, CMC, City Clerk