

## AGENDA

### CALL TO ORDER

### PLEDGE OF ALLEGIANCE

### ROLL CALL

### OLD BUSINESS

- [1.](#) Approval of Minutes
- [2.](#) Tabled - Ord No. 1128 Delaware Ridge Rezone

### AUDIENCE PARTICIPATION

### PRESENTATIONS

### NEW BUSINESS

- [3.](#) Professional Services Agreement - 2025 Inflow and Infiltration Study
- [4.](#) Ordinance No 1129-Adopting the Codification of Ordinances
- [5.](#) Executive Session - Consultation with Attorney

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

- [6.](#) 4th Quarter 2024 Financial Summary & Economic Indicators Report
- [7.](#) Fire Department Report
- [8.](#) Fleet Report
- [9.](#) City Administrator Report

### PROCLAMATIONS

- [10.](#) Military Saves Month Proclamation
- [11.](#) Sexual Violence Awareness Month 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: March 13, 2025  
SUBJECT: Approval of Regular Meeting Minutes

---

The Regular Meeting Minutes of March 6, 2025, are enclosed for your review.

Action: Staff recommends a motion to approve the Regular Meeting Minutes of March 6, 2025, as presented.

---

## AGENDA ITEM # 1

---

**CITY OF LANSING**  
**CITY COUNCIL MEETING**

**REGULAR MEETING MINUTES**  
**March 6, 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:** Kevin Gardner and Gene Kirby
- Ward 2:** Donald 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 February 20, 2025, were provided for review.

**Councilmember Robinson made a motion to approve the Regular Meeting Minutes of February 20, 2025, as presented. Councilmember Garvey seconded the motion.**

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

**Audience Participation:**

**Presentations:**

**Annual Library Report**

Library Director, Terri Wojtalewicz, presented a 2024 annual review of Lansing Community Library.

**COUNCIL CONSIDERATION OF AGENDA ITEMS:**

**Resolution B-3-2025 the creation of the RHID application for the Riverbend Heights Subdivision**

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 April 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.

**Councilmember Kirby made a motion to adopt Resolution B-3-2025, the creation of the RHID application for the Riverbend Heights subdivision. Councilmember Brungardt seconded the motion.** Discussion occurred between Council and the following citizens regarding potential development on properties affecting their community and the notification process for such developments:

- Sarah George, 532 Holiday Ct
- John Redding, 24170 131<sup>st</sup> St.
- April Cromer, 23916 131<sup>st</sup> St
- Paul Cromer, 23916 131<sup>st</sup> St
- Alicia VanSchoelandt, 208 S Main St
- Janette Labbee, 820 4-H Rd

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

**Ordinance No. 1127 Hayslett LCHS Rezone - Case 2024-DEV-007**

The Applicant proposes to rezone a 0.59-acre tract of land from A-1 to B-2. The Future Land Use Map of the Lansing Comprehensive Plan categorizes this property as Commercial and Open Space Agriculture. The applicant is proposing to split the property to sell the property to the property owner at 1024 S Main (adjacent to the North). The property has access to South Main Street

**Councilmember Brungardt made a motion to adopt Ordinance No. 1127 to amend the City of Lansing Zoning Map. Councilmember Garvey seconded the motion.**

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

**Ordinance No. 1128 Delaware Ridge Rezone**

**Councilmember Clemons made a motion to TABLE Ordinance No. 1128 to amend the City of Lansing Zoning Map until March 20, 2025, meeting. Councilmember Kirby seconded the motion.**

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

**Resolution & Letter of Support-Leavenworth Waterworks Grant Application**

The reliable supply of clean water is critical to the economic vitality and health of our community. Presently, most residents in Lansing receive their water from Lan-Del Water, which purchases a significant amount of water from Leavenworth Waterworks every day. Leavenworth Waterworks requires major upgrades to their south treatment plant, which could cost as much as \$57million. Accordingly, Leavenworth Waterworks’ customers could see a 10-15% rate increase each of the next five years. Leavenworth Waterworks is applying for a grant through FEMA’s Building Resilient Infrastructure and Communities (BRIC) program. If Leavenworth Waterworks is successful in their grant application, rate increases to their customers (Lansing residents included) would likely be less.

**Councilmember Clemons made a motion to adopt Resolution B-4-2025 and letter of support. Councilmember Kirby seconded the motion.**

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

**Ordinance No. 1126 Establishing Utility Provider Solicitor Licensing and Fees**

Ordinance No. 1126 establishes a Utility Provider Solicitor License and adds fees related to their licensing for Lansing.

**Councilmember Robinson made a motion to adopt Ordinance No. 1126, an Ordinance Establishing Utility Provider Solicitor Licensing and Fees Related to Licensing of Specific Transient Vendors within the City of Lansing. Councilmember Kirby seconded the motion.**

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

**REPORTS:**

**Department Heads:** Nothing to report.

**City Attorney:** Nothing to report.

**City Administrator:** Nothing to report.

•

**Governing Body:**

Councilmember Kowalewski:

- Thanked Library Director Wojtalewicz on annual report.

Councilmember Garvey:

- Thanked Director Wojtalewicz and Economic Development Director Joshua Gentzler for their reports and input.

Councilmember Robinson:

- Thanked Director Wojtalewicz and library staff for their hard work.
- Reiterated that a Housing Study was completed and discussed during the Strategic Planning Session. During that session, diverse, quality housing that caters to all incomes and stages of life was made the number one goal.
- Stated an increase in the number of houses would help broaden our tax base and lower taxes as well as allow teachers, firemen, and police officers to afford to live in our city.
- Attended an open house at Core Civic and is glad to answer questions about it. Discussion continued.

Councilmember Clemons:

- Went to the Core Civic meeting as well.
- LCPA meeting was held this week. LCPA funds LCDC. County Commissioners have charged LCDC to set up their own funding stream. April 12, LCDC will present to the Board of County Commissioners. The fire district will also be on the agenda for April 12.

Councilmember Brungardt:

- Congratulated Director Wojtalewicz and discussed interactions with the schools.
- Thanked City Administrator Tim Vandall and Director Gentzler on their work regarding the housing and zoning projects.

Councilmember Studnicka:

- Thanked Director Wojtalewicz and library staff for their hard work.

Councilmember Gardner:

- Thanked Director Wojtalewicz and library staff for their hard work.
- Thanked Janette Labbee for her input.
- Expressed his opinion on the housing/zoning projects as well as acknowledging that the council has a responsibility to all citizens of Lansing.

Councilmember Kirby:

- Thanked all the staff.
- Expressed his opinion regarding the cost of housing.

**ADJOURNMENT:**

**Councilmember Kirby made a motion to adjourn. Councilmember Brungardt seconded the motion.**

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

The meeting was adjourned at 8:13 PM.

**ATTEST:**

\_\_\_\_\_  
City Clerk Tish Sims, CMC

# PLEASE SIGN IN

**NAME**

**ADDRESS**

**ARE YOU A  
CITIZEN OF  
THE CITY OF  
LANSING?**

NAME	ADDRESS	ARE YOU A CITIZEN OF THE CITY OF LANSING?
Kyrak George	532 Holiday Ct	yes
April Cromer	23916 131 <sup>st</sup>	
PAUL CROMER	23916 131 <sup>st</sup>	—
Alicia VanSchock	208 S Meik	yes
Janice Lebbe	820 4K Rd.	yes

March 5, 2025

Mr. Tony McNeill  
Mr. Kevin Gardner  
Mr. Gene Kirby  
Mr. Jake Kowalewski  
Mr. Don Studnicka  
Mr. Kerry Brungardt  
Mr. Jesse Garvey  
Mr. Pete Robinson  
Mr. Dan Clemons

RE: ORD#1128 DELAWARE RIDGE REZONING

Dear Gentlemen:

My husband and I own real estate property within the city limits of Lansing, within Ward 2. Our property has been in the family since 1950. We raise grass fed cattle and enjoy our property.

We understand there are proposals for future development along Highway 7, between Marxen Rd. to McIntyre Rd. Based on the information we have been given by fellow neighbors; we oppose the current request for rezoning of any and all proposals. We are concerned that we didn't receive any correspondence directly from the City of Lansing and learned of this from neighbors. Our other concerns are as follows:

- Traffic-traffic is already congested; the intersection at McIntyre Rd. and Highway 7 is dangerous as it is today. The turning lanes are somewhat helpful, but seems to still cause confusion; the after-school traffic is horrific (appears to be high school drivers); Marxen Rd. and Highway 7 is even more dangerous and I believe there have been a few wrecks within the last couple years; it is also difficult as it is today when needing to turn off the highway, other drivers behind do not slow down, even when given plenty of warning with the blinker, they still ride your bumper and expect you to drive on the shoulder. This is especially worse at night because Highway 7 is very dark after passing Gilman Rd. and heading south as there isn't adequate lighting. I thought for being in the city limits, the city would provide sufficient and safe travels along their streets.
- Trash-with more traffic congestion, there will be more trash thrown along the highway. My husband tries to pick up all of the trash that sits at our driveway, but it



can be very daunting when it falls into the ditch, where we can't get to it. Where does the responsibility lie with keeping the streets/highways clean—the city, county or KDOT?

- Education-have there been any discussions or studies to learn the success of a development of 119 single family homes, 765 apartments and 277 townhomes of which a great number of children will be living-is Lansing schools capable of handling the influx of new students? What would the student to teacher ratio be? Would the school board be able to hire and retain the teachers needed? Will more school bonds be introduced for more schools to house the number of students? It appears that the current schools that are safe to house the students are currently at capacity and busting at the seams! What about school transportation for students to and from school? Who is currently responsible for the school buses? The mill levies that Lansing School Board sets, along with the county, our taxes are already outrageous.
- Services-have there been any discussions with KDOT, emergency resources (Police, EMT, fire district, etc.)?
- Residences-will any of the proposed single-family homes, apartments or townhomes be considered low income? If not to start as low income housing, could the properties become low income after a period of time? I am very concerned as most low income (not all) has no personal investment or pride in the property itself and then what becomes of the surrounding property market values? Two-fold, what will the developments cause the surrounding property market values to increase causing more hardship to the taxpayers? We already pay ridiculous real estate taxes now!
- Industrial-what type of businesses are in mind for the industrial parcels of land within the proposals? Will those businesses be safe for the surrounding residents, free of added pollution and other safe guards to the environment? Along with the safety for livestock, farm land, hay ground, etc.? We strongly oppose sitting on our front porch to overlook an industrial setting. No thank you.

We do understand a city's need for growth; however, we oppose this development along Highway 7. It is not the most advantageous area for the proposals as they have been laid out. We respectfully request that you consider and respect the current property owners within the area by rejecting the rezoning request, whether it be the Schimke, Yerramsetty or Englehart rezoning requests/proposals.

We would appreciate up to date information that is transparent with your current policies and procedures concerning these matters, as well educational information, and notices

pertaining to these different proposals. We request this information prior to approvals so the neighboring residents have an opportunity to learn the facts, directly from you and disregard the rumors that cause more problems than are needed, and participate in the meetings and community's efforts for future growth.

Thank you for your time and consideration.

Chris and Trena Gilfert  
24227 139<sup>th</sup> St.  
Leavenworth, KS 66048

March 4, 2025

Lansing City Council Members,

We are writing to express our strong opposition to the proposed rezoning for case 2025-DEV-001, also known as Delaware Ridge, which is adjacent to our property located at 13749 McIntyre Road, Leavenworth, Kansas 66048. As concerned residents of our community, we believe it is crucial to voice the potential negative impacts this development could have on our countryside and the environment, including concerns about residential quality of life, safety, environment, and property values.

First, the introduction of a multi-use property in combination with residential properties poses significant risks to our quality of life. The increase in noise, traffic, and air pollution associated with daily operations could severely disrupt the peaceful environment we currently enjoy. We chose to live in this area for its residential character, and we fear that the multi-use zoning would diminish the livability of our community.

Moreover, the potential for increased traffic from large trucks, commercial vehicles, as well as passenger vehicles raises serious safety concerns. Our roads are not designed to accommodate heavy traffic, and the added congestion at an already busy intersection is very concerning. We can personally attest and challenge every council person to attempt to head north on 7-Highway pulling a gooseneck trailer or operate any type of vehicle requiring a larger turn radius and attempt to make a right-hand turn onto McIntyre Road with a vehicle sitting at the stop sign. It is impossible to do.

Environmental impacts must also be a major consideration. Commercial activities often lead to increased pollution, which can adversely affect local waterways, wildlife, and air quality. The natural habitats in our vicinity deserve protection, and the rezoning could put these essential ecosystems at risk. We have several natural springs that run along the tree lines surrounding this potential rezoning. It is crucial to maintain biodiversity and protect these aquatic ecosystems.

Furthermore, we are concerned about the potential decline in property values that could result from the establishment of a multi-use zoning property. The close proximity of residences to businesses may deter potential buyers and investors, impacting not only our property, but also the homes of our neighbors. Additionally, businesses bring an increased opportunity for crime and public nuisances, such as light pollution. Bright business lights may hinder residents' sleep patterns and negatively affect wildlife. The presence of commercial lighting in a residential area impacts the neighborhood's overall aesthetics and character, which may also contribute to a decline in property values.

In light of these concerns, we strongly urge the city council to reconsider this proposed rezoning. It is essential to prioritize the well-being of our residents and the integrity of our community over short-term economic gains.

Thank you for your attention to this important matter. I hope you will take our concerns into account as you deliberate on this proposal.

Sincerely,

*Curtis & Jessamyn Buckler*

## Tish Sims

---

**From:** Dan Clemons  
**Sent:** Thursday, March 6, 2025 6:00 PM  
**To:** Tish Sims  
**Subject:** Fw: [External] - Riverbend Heights Resolution & Delaware Ridge Project Questions from the Public

### [Get Outlook for iOS](#)

---

**From:** April Dawn <322meandyou@gmail.com>  
**Sent:** Thursday, March 6, 2025 1:06:13 PM  
**To:** Jesse Garvey <jgarvey@lansings.org>; Pete Robinson <Probinson@lansings.org>; Dan Clemons <dclemons@lansings.org>; Kevin Gardner <kgardner@lansings.org>; Don Studnicka <dstudnicka@lansings.org>; Kerry Brungardt <kbrungardt@lansings.org>; Jake Kowalewski <jkowalewski@lansings.org>; Gene Kirby <gkirby@lansings.org>  
**Subject:** [External] - Riverbend Heights Resolution & Delaware Ridge Project Questions from the Public

### **Please consider the following:**

**1. What will the effect be on public services and infrastructure? Who is paying for any upgrades? 2. What is the projected impact on schools? How much expansion will be needed? 3. What are the tax incentives to the developers, and for how long? 4. Is this a 100% developer paid project? 5. What will this do to highway access? Who pays for those upgrades? 6. What effect will it have on the infrastructure currently in place? Who will pay for upgrades? 7. Is this needed for the current community, or are you trying to expand Lansing?**

**Tish Sims**

**From:** Dan Clemons  
**Sent:** Thursday, March 6, 2025 6:04 PM  
**To:** Tish Sims  
**Subject:** Fw: [External] - Redevelopment of McIntyre Rd

Get Outlook for iOS

---

**From:** debbra stacy <debbra2488@yahoo.com>  
**Sent:** Tuesday, March 4, 2025 1:35:32 PM  
**To:** Mayor Tony McNeill <amcneill@lansings.org>; Kevin Gardner <kgardner@lansings.org>; Gene Kirby <gkirby@lansings.org>; Jake Kowalewski <jkowalewski@lansings.org>; studnicka@lansings.org <studnicka@lansings.org>; Kerry Brungardt <kbrungardt@lansings.org>; Jesse Garvey <jgarvey@lansings.org>; Pete Robinson <Probinson@lansings.org>; Dan Clemons <dclemons@lansings.org>  
**Subject:** [External] - Redevelopment of McIntyre Rd

**Dear All,**

**My name is Debra Stacy, and I am writing to you today as a newly registered voter and resident of Lansing. I am deeply concerned about the proposed Schimke, Yerramsetty, and Englehardt redevelopment project and respectfully urge the Lansing City Council and the Economic Development Department to reconsider its current form.**

**While I am excited about the prospect of future development in Lansing and eager to contribute to the city's growth, I believe the current proposal for this project presents significant challenges. Specifically, I have reservations regarding its potential impact on the established character of our neighborhood, the increased traffic congestion it is likely to generate, and the strain it could place on existing local resources and infrastructure.**

**I believe that a thorough and transparent community engagement process is essential before any large-scale redevelopment project proceeds. This process should include comprehensive consideration of all potential impacts and actively solicit input from all residents to ensure that any development aligns with the best interests of our community. I look forward to a detailed response outlining the steps being taken to address these concerns and to facilitate meaningful community dialogue.**

**Best regards,**

**Debra Stacy**

**Tish Sims**

**From:** Dan Clemons  
**Sent:** Thursday, March 6, 2025 6:03 PM  
**To:** Tish Sims  
**Subject:** Fw: [External] - Upcoming City Council Meeting 3/6/25  
**Attachments:** city council letter for 3-6 mtg.pdf

[Get Outlook for iOS](#)

---

**From:** Dan Clemons <dclemons@lansingks.org>  
**Sent:** Thursday, March 6, 2025 6:00:56 PM  
**To:** Tish Sims <tsims@lansingks.org>  
**Subject:** Fw: [External] - Upcoming City Council Meeting 3/6/25

[Get Outlook for iOS](#)

---

**From:** jessamyn@1stcitysteel.com <jessamyn@1stcitysteel.com>  
**Sent:** Tuesday, March 4, 2025 5:10:38 PM  
**To:** Mayor Tony McNeill <amcneill@lansingks.org>; Kevin Gardner <kgardner@lansingks.org>; Gene Kirby <gkirby@lansingks.org>; Jake Kowalewski <jkowalewski@lansingks.org>; Don Studnicka <dstudnicka@lansingks.org>; Kerry Brungardt <kbrungardt@lansingks.org>; Jesse Garvey <jgarvey@lansingks.org>; Pete Robinson <Probinson@lansingks.org>; Dan Clemons <dclemons@lansingks.org>  
**Cc:** Curtis Buckler <curtis@1stcitysteel.com>  
**Subject:** [External] - Upcoming City Council Meeting 3/6/25

As a Lansing resident, I value the opportunity to communicate my thoughts and concerns regarding developments that could impact my quality of life and the character of our community. On February 19th, I submitted a letter to City Administrator Tim Vandall expressing my opposition to the proposed rezoning for case 2025-DEV-001. I requested that he share it with the planning commissioners at the Planning Commission meeting that day. However, I learned through a KORA request that prior to the planning meeting, Mr. Vandall shared my letter with the landowner/builder. Sharing my personal correspondence with the builder without my explicit permission raises concerns about the confidentiality and integrity of the feedback process. Residents should be able to trust that their communications with city officials will be handled respectfully and privately.

I kindly request that the city administration reevaluate its policies concerning the handling of resident communications, ensuring that privacy is respected and that residents have the opportunity to be heard in a meaningful way. I believe this will foster greater trust and collaboration between the city, builders, and residents.

I am also requesting that the attached letter be read during the public portion for the upcoming City Council meeting scheduled for March 6, 2025. The content of the letter addresses important matters that are relevant to the rezoning for case 2025-DEV-001, also known as Delaware Ridge. My husband and I are in Arizona and unable to attend the meeting in person.

I appreciate your attention to this request and look forward to contributing to the meeting. Thank you for your consideration.

Best regards,

***Jessamyn Buckler***

1st City Steel Inc  
1000 North Main, Suite 1  
Lansing, KS 66043  
913-651-3333  
913-651-3337 fax



## Tish Sims

---

**From:** Dan Clemons  
**Sent:** Thursday, March 6, 2025 6:00 PM  
**To:** Tish Sims  
**Subject:** Fw: [External] - Ord#1128 Delaware Ridge Rezoning Request  
**Attachments:** Lansing City Council 3-6-25.docx

### Get Outlook for iOS

---

**From:** Trena Gilfert <tgilfert08@gmail.com>  
**Sent:** Thursday, March 6, 2025 12:20:37 AM  
**To:** Mayor Tony McNeill <amcneill@lansings.org>; Kevin Gardner <kgardner@lansings.org>; Gene Kirby <gkirby@lansings.org>; Jake Kowalewski <jkowalewski@lansings.org>; Don Studnicka <dstudnicka@lansings.org>; Kerry Brungardt <kbrungardt@lansings.org>; Jesse Garvey <jgarvey@lansings.org>; Pete Robinson <Probinson@lansings.org>; Dan Clemons <dclemons@lansings.org>  
**Subject:** [External] - Ord#1128 Delaware Ridge Rezoning Request

Gentlemen,

Please find our letter attached that discusses various reasons we oppose the Delaware Ridge rezoning. The letter also pertains to the other proposals concerning Highway 7, from Marxen Rd. to McIntyre Rd.

Thank you for your time and consideration.

Chris & Trena Gilfert

---

# AGENDA ITEM

---

TO: Tim Vandall, City Administrator  
 FROM: Joshua Gentzler  
 DATE: March 20, 2025  
 SUBJECT: Delaware Ridge Rezone - Case 2025-DEV-001

---

*Overview:* The applicant requests approval to rezone a 112.8-acre parcel located at 24132 139th Street from A-1 (Agricultural District) to R-4 (Multi-Family Residential District), B-3 (Regional Business District), and I-2 (Heavy Industrial District). The proposal envisions future commercial, residential, and industrial development on the site, which aligns partially with the Future Land Use Map designations of Single-Family Residential, Medium Density Residential, and Commercial.

At its meeting, the Planning Commission voted 3-2 to **recommend approval** of the R-4 and B-3 portions of the rezoning application. However, the Planning Commission **did not** recommend approval of the requested industrial zoning (I-2) and voted to remove the portion of land that the Applicant requested Industrial zoning off of the application. In accordance with Lansing’s UDO, the City Council may:

- Approve the application in accordance with the Planning Commission’s Recommendation;
- Override the Planning Commission’s recommendation (in whole or in part) by a two-thirds majority vote of the Council;
- Return the application to the Planning Commission for further review of specified factors; or
- Deny the application.

*Policy Consideration:* n/a

*Financial Consideration:* n/a

*Action:* Staff recommends a motion to adopt Ordinance No. 1128 to amend the City of Lansing Zoning Map.

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

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

WHEREAS, after proper legal publication and notice pursuant to the statutes of the State of Kansas, a public hearing was held on February 19, 2025, at 7:00 p.m. at the Lansing City Hall, Lansing, Kansas; and

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

Section 1. Change of Land Uses. The land uses for the following property currently addressed as 24132 139<sup>th</sup> Street within the city limits of the City of Lansing, County of Leavenworth, State of Kansas, legally described as follows:

**LEGAL DESCRIPTION:**

A tract of land in the Northwest Quarter of Section 6, Township 10 South, Range 23 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 11, 2025, more fully described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 88 degrees 10'12" West for a distance of 1361.34 feet along the North line of said Northwest Quarter; thence South 01 degrees 43'25" East 329.06 feet along the East line of Curtiss Estate to the Southeast corner of said Curtiss Estates; thence South 88 degrees 13'06"1 West for a distance of 472.76 along said South line to the TRUE POINT OF BEGINNING; thence South 01 degrees 35'29" East for a distance 577.50 feet; thence South 64 degrees 38'04" West for a distance of 247.04 feet; thence South 52 degrees 33'09" West for a distance of 221.87 feet; thence North 66 degrees 15'30" West for a distance of 91.51 feet; thence South 89 degrees 53'54" West for a distance of 108.95 feet to the East right of way of U.S. Highway 7-73; thence North 01 degrees 39'32" West for a distance of 172.19 feet along said right of way; thence North 02 degrees 09'19" East for a distance of 300.67 feet along said right of way; thence North 01 degrees 39'32" West for a distance of 291.01 feet along said right of way to the South line of Curtiss Estates; thence North 88 degrees 13'06" East for a distance of 578.61 feet along said South line to the point of beginning, together with and subject to covenants, easement and restriction of record.

Said property contain 9.53 acres, more or less.

All in Leavenworth County, Kansas, less any part taken or used for road; presently zoned as "A-1" Agricultural District is hereby changed to "B-3" Regional Business District.

A tract of land in the Northwest Quarter of Section 6, Township 10 South, Range 23 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 11, 2025, more fully described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 88 degrees 10'12" West for a distance of 822.07 feet along the North line of said Northwest Quarter; thence South 01 degrees 04'00" East for a distance of 50.00 feet to the TRUE POINT OF BEGINNING, said point being the South right of way of McIntyre Road as it exists today; thence continuing South 01 degrees 04'00" East for a distance of 1271.03 feet; thence South 88 degrees 10'12" West for a distance of 337.51 feet; thence North 59 degrees 40'51" West for a distance of 779.45 feet; thence North 01 degrees 35'29" West for a distance of 577.50 feet to the South line of Curtiss Estates, as it exists today; thence North 88 degrees 13'06" East for a distance of 472.76 feet along said South line to the Southeast corner of said Curtiss Estates; thence North 01 degrees 43'25" West for a distance of 329.06 feet along the East line of Curtiss Estates to South right of way of said McIntyre Road; thence North 88 degrees 10'12" East for a distance of 538.69 feet along said right of way to the point of beginning, together with and subject to covenants, easement and restriction of record.

Said property contain 23.25 acres, more or less.

All in Leavenworth County, Kansas, less any part taken or used for road; presently zoned as "A-1" Agricultural District is hereby changed to "R-4" Multi-family Residential District.

A tract of land in the Northwest Quarter of Section 6, Township 10 South, Range 23 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 11, 2025, more fully described as follows: Commencing at the Northeast corner of said Northwest Quarter;

thence South 88 degrees 10'12" West for a distance of 822.07 feet along the North line of said Northwest Quarter; thence South 01 degrees 04'00" East for a distance of 1321.03 feet; thence South 88 degrees 10'12" West for a distance of 337.51 feet to the TRUE POINT OF BEGINNING; thence South 16 degrees 04'33" West for a distance of 356.30 feet; thence South 21 degrees 24'10" East for a distance of 326.80 feet; thence South 07 degrees 14'09" East for a distance of 338.12 feet; thence South 06 degrees 10'04" West for a distance of 347.18 feet to the South line of said Southwest Quarter; thence South 87 degrees 50'51" West for a distance of 1214.73 feet along the South line of said Northwest Quarter to East right of way of U.S. Highway 7-73; thence North 03 degrees 20'30" East for a distance of 36.05 feet along said right of way; thence North 01 degrees 39'32" West for a distance of 400.00 feet; thence North 08 degrees 18'48" West for a distance of 302.03 feet along said right of way; thence North 01 degrees 40'42" West for a distance of 827.81 feet along said right of way; thence North 89 degrees 53'54" East for a distance of 108.95 feet; thence South 66 degrees 15'30" East for a distance of 91.51 feet; thence North 52 degrees 33'09" East for a distance of 221.87 feet; thence 64 degrees 38'04" East for a distance of 247.04 feet; thence South 59 degrees 40'51" East for a distance of 779.45 feet to the point of beginning, together with and subject to covenants, easement and restriction of record.

Said property contain 44.47 acres, more or less.

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

All in Leavenworth County, Kansas, less any part taken or used for road; presently zoned as "A-1" Agricultural District is hereby changed to "B-3" Regional Business District.

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

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

**PASSED AND APPROVED** by the governing body of the City of Lansing, Kansas, this 20<sup>th</sup> day of March, 2025.

\_\_\_\_\_  
Anthony R. McNeill, Mayor

ATTEST

\_\_\_\_\_  
Tish Sims, City Clerk

(Seal)

Publication Date: \_\_\_\_\_

Published: The Leavenworth Times

## CITY OF LANSING

### FORM OF SUMMARY FOR PUBLICATION OF ORDINANCE

#### **Ordinance No. 1128: An Ordinance Granting a Change of Zoning to Certain Property Within the City of Lansing**

Pursuant to the general laws of the State, a general summary of the subject matter contained in this ordinance shall be published in the official City newspaper in substantially the following form:

#### **Ordinance No. 1128 Summary:**

On March 20, 2025, the City of Lansing, Kansas adopted Ordinance No. 1128, an ordinance granting a change of zoning to certain property within the City of Lansing, Kansas. A complete copy of this ordinance is available at [www.lansingks.org](http://www.lansingks.org) or at City Hall, 800 First Terrace, Lansing, KS 66043. This summary is certified by Gregory C. Robinson, City Attorney.

This Summary is hereby certified to be legally accurate and sufficient pursuant to the laws of the State of Kansas.

DATED: March 20, 2025

---

Gregory C. Robinson, City Attorney



# Planning Commission Staff Report

February 19, 2025

Delaware Ridge Rezone

Case 2025-DEV-001

## Project Facts

### Applicant

Jay Healy  
GBA

### Owner

Kevin D & Chad R Schimke

### Address

24132 139<sup>th</sup> Street

### Property ID

163-06-0-00-00-002.00

### Zoning

A-1 (Agricultural District)

### Future Land Use

Single-Family Residential  
Medium Density Residential  
Commercial

### Land

112.8 Acres

### Building

**Existing:** 3 structures  
1 Residential & 2 Agriculture  
**Proposed:** Commercial,  
Residential, and Industrial

### Requested Approvals

Rezoning



## Project Summary

### Summary

The Applicant proposes to rezone a 112.8-acre tract of land from A-1 to R-4, B-3, and I-2. The property owner is asking for a rezoning in preparation for future development of this property and has also provided a conceptual plan of a potential build-out of the property (see attachments). The Future Land Use Map of the Lansing Comprehensive Plan categorizes this property’s usage as Single-Family Residential, Medium Density Residential, and Commercial. The Comprehensive Plan also recognizes and encourages development to occur along the Main Street (Kansas Highway 7) corridor. Development should start along this corridor and spread east and west from that corridor. The rezoning would grant the property owner the ability to subdivide the property in order to market and develop these lots with Commercial, Residential, and Industrial users.

Discussion points from Checklist

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

Factors to Be Considered

The following factors are to be considered by the Planning Commission and the City Council when approving or disapproving this Rezone request:		
	Met	Not Met
<p><b>1. Character of the neighborhood</b>  <i>Density: Surrounding parcels range in size from 1 acre to 135.2 acres in size.                      The average size of parcel is 44 acres in size.</i>  <i>Character: The neighborhood is dominated by a state highway and most parcels are filled with combined Agricultural and Residential uses.</i></p>		✓
<p><b>2. Zoning and uses of nearby property</b>  <i>Adjacent Uses: County Residential, Vacant &amp; Agricultural                      Adjacent Zoning: A-1, B-3, &amp; RR-2.5</i></p>	✓	
<p><b>3. Suitability of the Property for the uses to which it has been restricted</b>  <i>The Property is suitable for the land uses restricted by A-1 zoning.</i></p>		✓
<p><b>4. Extent to which removal of the restrictions will detrimentally affect nearby property</b>  <i>Nearby properties could be detrimentally affected if the current zoning were to be amended.</i></p>		
<p><b>5. Length of time the property has been vacant as zoned</b>                      Vacant: <input type="checkbox"/>                      Not Vacant: <input checked="" type="checkbox"/></p>		
<p><b>6. Relative gain to economic development, public health, safety and welfare</b>  <i>The requested rezoning application does have the potential to impact economic development, public health, safety or welfare.</i>   <i>In the event of the approval of the rezoning, this will allow the applicant to develop 112.8 acres with a commercial node, options for multiple types of residential development, and industrial-zoned land that would enable a substantial increase in the tax base and productive capability of the City.</i></p>	✓	
<p><b>7. Conformance to the Comprehensive Plan</b>  <i>Future Land Use Map Category: Single-Family Residential, Medium Density Residential, and Commercial                      Comprehensive Implementation Strategy (Article 6): The proposed use is partially compatible with the future land use designation.</i></p>		

Acknowledgments

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

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

- Anthony Zell, MBA – Director, Wastewater

## Staff Comments

### Community & Economic Development

The applicant is requesting to rezone this property to enable development of a property that fronts onto Kansas Highway 7 and McIntyre Road (City Arterial) from A-1 – Agricultural District to R-4 – Multi-Family Residential District, B-3 – Regional Business District, and I-2 – Heavy Industrial District.

On the Parcel Exhibit attached, the requested zoning districts are split out and labeled as parcels showing:

Parcel 1: 9.53 acres - B-3 – Regional Business District

Parcel 2A: 23.15 acres - R-4 Multi-Family Residential District

Parcel 2B: 44.47 acres - B-3 – Regional Business District

Parcel 3: 35.61 acres - I-2 – Heavy Industrial District

The rezoning would add a significant increase of developable residential, commercial, and industrial property that the City does not have in its limits at this time.

### Fire Department

- A Fire Hydrant is needed near the entrance of Parcel 1 if and when a self-storage facility is developed on-site.

## Notice of City Codes

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

## Recommendation

Staff recommends **approval** of Case No. 2025-DEV-001, Delaware Ridge Rezone, at 24132 139<sup>th</sup> Street.

## Action Options

1. If to recommend approval the rezoning application to the City Council:

**“I move to recommend approval of Case No. 2025-DEV-001 based on staff’s recommendation and analysis of the Golden Factors.”**

2. If to recommend denial of the rezoning application to the City Council:

**“I move to recommend denial of Case No. 2025-DEV-001 based on Factor(s) \_\_\_\_\_ [can be multiple] of the Golden Factors [or name the reason].”**

3. If to continue the public hearing to another date, time and place.



**“I move to continue the public hearing to the next regularly scheduled Planning Commission meeting [or insert date].”**

## Attachments

1. Application
2. Zoning Map
3. Future Land Use Map
4. Zoning Exhibit
5. Concept Drawing
6. CRWD #1 Comments



**PLANNING COMMISSION FEBRUARY  
REGULAR MEETING**  
Council Chambers, 800 1st Terrace, Lansing, KS 66043  
Wednesday, February 19, 2025, at 7:00 PM

## MINUTES

### CALL TO ORDER

The February regular meeting of the Lansing Planning Commission was called to order by Chairman Jerry Gies at 7:00 p.m.

### ROLL CALL / QUORUM ANNOUNCEMENT-

In attendance were Chairman Jerry Gies, Commissioners Ginger Riddle, Richard Hannon, Mike Suozzo and Nancy McDougal. Vice-Chairman Brian Payne, and Commissioner Janette Labbee-Holdeman were not present. Chairman Gies noted that there was a quorum present.

### OLD BUSINESS-

**1. Approval of Minutes, December 18<sup>th</sup>, 2024, Regular Meeting**

A motion was made by Commissioner Suozzo to approve the minutes as written, and it was seconded by Commissioner Riddle. Motion passed 3-0, with Commissioners McDougal and Suozzo abstaining.

### NEW BUSINESS-

**1. Case 2024-DEV-007- LCHS Hayslett Rezone**

The Applicant proposes to rezone a 0.59-acre portion of the lot located at 114 W Gilman/1104 S Main of land from A-1 –Agricultural District to B-2 – General Business District. The Future Land Use Map of the Lansing Comprehensive Plan categorizes this property as Commercial and Open Space Agriculture. The applicant is proposing to use the property as a continuation of 1024 S Main Street immediately to the north. The applicant is aware that any building activity is subject to review as most of the property is covered by FEMA floodway. The property has access to S Main Street. The rezoning would grant the property owner the ability to utilize the lot as storage for a business.

Crystal Voth representing the applicant, offered to answer any questions. Mr. Delgado would like to expand his existing business. Mr. Gentzler stated that next month we will potentially bring the plat for this property to the body.

The Public Hearing was opened at 7:04 pm, and without any discussion from the public, it was closed at 7:04 pm.

Chairman Gies requested to see the map on the screen for this property as they discussed the zoning of the properties surrounding the parcel, as well as showing the access points.

With no further discussion, a motion was made by Commissioner McDougal to recommend approval of Case 2024-DEV-007 based on staff’s recommendation and analysis of the Golden Factors the staff’s proposed text amendments and recommend adoption of Case 2024-DEV-007, as amended to the City Council. It was seconded by Commissioner Hannon. Motion passed 5-0.

## 2. Case 2025-DEV-001- Delaware Ridge Rezone

The Applicant proposes to rezone a 112.8-acre tract of land from A-1 to R-4, B-3, and I-2. The property owner is asking for a rezoning in preparation for future development of this property and has also provided a conceptual plan of a potential build-out of the property (see attachments). The Future Land Use Map of the Lansing Comprehensive Plan categorizes this property's usage as Single-Family Residential, Medium Density Residential, and Commercial. The Comprehensive Plan also recognizes and encourages development to occur along the Main Street (Kansas Highway 7) corridor. Development should start along this corridor and spread east and west from that corridor. The rezoning would grant the property owner the ability to subdivide the property in order to market and develop these lots with Commercial, Residential, and Industrial users.

Chad Schimke, owner, stated that the growth of Lansing will dictate what will happen with this corridor in the future. Any and all phases in the future have to go through the proper process to get approved and that they meet the requirements. There was mention of the possibility of property tax relief in the future. The plan that was submitted is conceptual. There was discussion about who would develop the future plans. Mr. Gentzler explained which parcels on the map are included in the plan concept.

Commissioner McDougal expressed concerns about the residential areas being surrounded by industrial zoning, as well as the potential use for each zone. It was also discussed that it doesn't fit with the area. Mr. Gentzler reminded everyone that anything that is planned in the future to be developed on this land would still have to go through the proper channels, the planning commission and get approved prior to anything being built. Mr. Gentzler also stated that the city of Lansing lacks industrial areas.

The Public Hearing was opened at 7:36 pm.

Speakers include:

- Chad Schimke- Owner- 11710 Kelly Rd. Leavenworth KS
- Jay Healy- GBA- 9801 Renner Blvd.
- April Cromer- 23916 131<sup>st</sup> St. Leavenworth KS
- Mary Moppin- 13885 McIntyre Rd. Lansing KS
- Paul Cromer- 23916 131<sup>st</sup> St. Leavenworth KS

There were concerns expressed that the proposed zoning does not match the character of the area and does not conform to the comprehensive plan. There were also concerns about traffic and access, sewer, property values, raise in taxes, etc.

The Public Hearing was closed at 7:45 pm.

Mr. Gentzler reiterated what the vote will be for tonight's meeting, and that it is to rezone the 112.8 acres to B-3, R-4 and I-2. The body will not be voting on any future developments or conceptual plans. There was then discussion about the use of each potential zoning area. City Attorney, Greg Robinson, stated that the body does not necessarily need to consider the conceptual concept because that is not what we are voting on. Mr. Gentzler mentioned that the housing survey that was conducted in the last several months stated that housing is an issue, and the City of Lansing can be proactive with this zoning change. To be able to bring businesses and people into Lansing, we have to have areas zoned for those purposes. Mr. Robinson stated that the City of Lansing spent a lot of money on extending the sewer to McIntyre for the reason to potentially develop the area.

There was a motion to recommend denial of Case 2025-DEV-001 to the city council. That motion failed 2-3. A second motion was made to accept as recommended and that motion died due to not having a second.

Richard Hannon moved to approve the Commercial and Residential rezoning request based off of staff's recommendation and the analysis of the Golden Factors and recommended denial of the Industrial rezoning request based off the request's inconsistency with the "Character of the neighborhood" and the lack of "Conformance to the Comprehensive Plan". Commissioner Suozzo seconded the motion. Motion passed 3-2.

**NOTICES AND COMMUNICATIONS-**

Mr. Gentzler, Director of Community & Economic Development, mentioned there will be possible amendments at the March Planning Commission meeting, regarding utilities and fiber huts.

**REPORTS- Commission and Staff Members- None**

**ADJOURNMENT-**

There was a motion to adjourn by Commissioner McDougal and seconded by Commissioner Riddle. The meeting was adjourned by acclamation at 8:07 pm.

Respectfully submitted,  
Melissa Baker, Secretary

Reviewed by,  
Joshua Gentzler, Community and Economic Development Director

# DELAWARE RIDGE

Parcels of land in the Northwest Quarter of Section 6, Township 10 South, Range 23 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas.

## ZONING EXHIBIT

THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY

**Reviewed by Public Works**

02/13/2025 3:56:38 PM

By mspickelmier

[See Review Comments](#)

### SURVEYOR'S DESCRIPTION:

A tract of land in the Northwest Quarter of Section 6, Township 10 South, Range 23 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 11, 2025, more fully described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 01 degrees 04'00" East for a distance of 1321.03 along the East line of said Northwest Quarter to the TRUE POINT OF BEGINNING; thence continuing South 01 degrees 04'00" East for a distance of 1320.97 feet along said East line to the Southeast corner of said Northwest Quarter; thence South 87 degrees 50'51" West for a distance of 2373.25 feet along the South line of said Northwest Quarter to East right of way of U.S. Highway 7-73; thence North 03 degrees 20'30" East for a distance of 36.05 feet along said right of way; thence North 01 degrees 39'32" West for a distance of 400.00 feet; thence North 08 degrees 18'48" West for a distance of 302.03 feet along said right of way; thence North 01 degrees 40'42" West for a distance of 1000.00 feet along said right of way; thence North 02 degrees 09'19" East for a distance of 300.67 feet along said right of way; thence North 01 degrees 39'32" West for a distance of 291.01 feet along said right of way to the South line of Curtiss Estates, as it exists today; thence North 88 degrees 13'06" East for a distance of 1051.37 feet along said South line to the Southeast corner of said Curtiss Estates; thence North 01 degrees 43'25" West for a distance of 329.06 feet along the East line of Curtiss Estates to the North line of said Northwest Quarter; thence North 88 degrees 10'12" East for a distance of 539.27 feet; thence South 01 degrees 04'00" East for a distance of 1321.03 feet; thence North 88 degrees 10'12" East for a distance of 822.07 feet to the point of beginning, together with and subject to covenants, easement and restriction of record. Said property contain 113.38 acres, more or less, including road right of way. Error of Closure - 1 : 1855407

### PARCEL 1:

A tract of land in the Northwest Quarter of Section 6, Township 10 South, Range 23 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 11, 2025, more fully described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 88 degrees 10'12" West for a distance of 1361.34 feet along the North line of said Northwest Quarter; thence South 01 degrees 43'25" East 329.06 feet along the East line of Curtiss Estate to the Southeast corner of said Curtiss Estates; thence South 88 degrees 13'06" West for a distance of 472.76 feet along said South line to the TRUE POINT OF BEGINNING; thence South 01 degrees 35'29" East for a distance of 577.50 feet; thence South 64 degrees 38'04" West for a distance of 247.04 feet; thence South 52 degrees 33'09" West for a distance of 221.87 feet; thence North 66 degrees 15'30" West for a distance of 91.51 feet; thence South 89 degrees 53'54" West for a distance of 108.95 feet to the East right of way of U.S. Highway 7-73; thence North 01 degrees 39'32" West for a distance of 172.19 feet along said right of way; thence North 02 degrees 09'19" East for a distance of 300.67 feet along said right of way; thence North 01 degrees 39'32" West for a distance of 291.01 feet along said right of way to the South line of Curtiss Estates; thence North 88 degrees 13'06" East for a distance of 578.61 feet along said South line to the point of beginning, together with and subject to covenants, easement and restriction of record. Said property contain 9.53 acres, more or less. Error of Closure - 1 : 475126

### PARCEL 2:

A tract of land in the Northwest Quarter of Section 6, Township 10 South, Range 23 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 11, 2025, more fully described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 88 degrees 10'12" West for a distance of 822.07 feet along the North line of said Northwest Quarter; thence South 01 degrees 04'00" East for a distance of 50.00 feet to the TRUE POINT OF BEGINNING, said point being the South right of way of McIntyre Road as it exists today; thence continuing South 01 degrees 04'00" East for a distance of 1271.03 feet; thence South 88 degrees 10'12" West for a distance of 337.51 feet; thence South 16 degrees 04'33" West for a distance of 356.30 feet; thence South 21 degrees 24'10" East for a distance of 326.80 feet; thence South 07 degrees 14'09" East for a distance of 338.12 feet; thence South 06 degrees 10'04" West for a distance of 347.18 feet to the South line of said Southwest Quarter; thence South 87 degrees 50'51" West for a distance of 1214.73 feet along the South line of said Northwest Quarter to East right of way of U.S. Highway 7-73; thence North 03 degrees 20'30" East for a distance of 36.05 feet along said right of way; thence North 01 degrees 39'32" West for a distance of 400.00 feet; thence North 08 degrees 18'48" West for a distance of 302.03 feet along said right of way; thence North 01 degrees 40'42" West for a distance of 827.81 feet along said right of way; thence North 89 degrees 53'54" East for a distance of 108.95 feet; thence South 66 degrees 15'30" East for a distance of 91.51 feet; thence North 52 degrees 33'09" East for a distance of 221.87 feet; thence 64 degrees 38'04" East for a distance of 247.04 feet; thence North 01 degrees 35'29" West for a distance of 577.50 feet to the South line of Curtiss Estates, as it exists today; thence North 88 degrees 13'06" East for a distance of 472.76 feet along said South line to the Southeast corner of said Curtiss Estates; thence North 01 degrees 43'25" West for a distance of 329.06 feet along the East line of Curtiss Estates to South right of way of said McIntyre Road; thence North 88 degrees 10'12" East for a distance of 538.69 feet along said right of way to the point of beginning, together with and subject to covenants, easement and restriction of record. Said property contain 67.62 acres, more or less. Error of Closure - 1 : 1043641

### PARCEL 3:

A tract of land in the Northwest Quarter of Section 6, Township 10 South, Range 23 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 11, 2025, more fully described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 01 degrees 04'00" East for a distance of 1321.03 along the East line of said Northwest Quarter to the TRUE POINT OF BEGINNING; thence continuing South 01 degrees 04'00" East for a distance of 1320.97 feet along said East line to the Southeast corner of said Northwest Quarter; thence South 87 degrees 50'51" West for a distance of 1158.52 feet along the South line of said Northwest Quarter; thence North 06 degrees 10'04" East for a distance of 347.18 feet; thence North 07 degrees 14'09" West for a distance of 338.12 feet; thence North 21 degrees 24'10" West for a distance of 326.80 feet; thence North 16 degrees 04'33" East for a distance of 356.30 feet; thence North 88 degrees 10'12" East for a distance of 1159.58 feet to the point of beginning, together with and subject to covenants, easement and restriction of record. Said property contain 35.61 acres, more or less. Error of Closure - 1 : 1004540

This access configuration is considered "temporary" until the further site develops

We need some form of stormwater detention

PARCEL 1  
9.53 Acres  
more or less

PARCEL 2  
67.62 Acres  
more or less

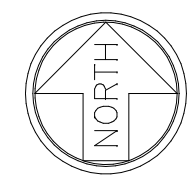
PARCEL 3  
35.61 Acres  
more or less

NW COR NW 1/4  
Sec. 6-10-23

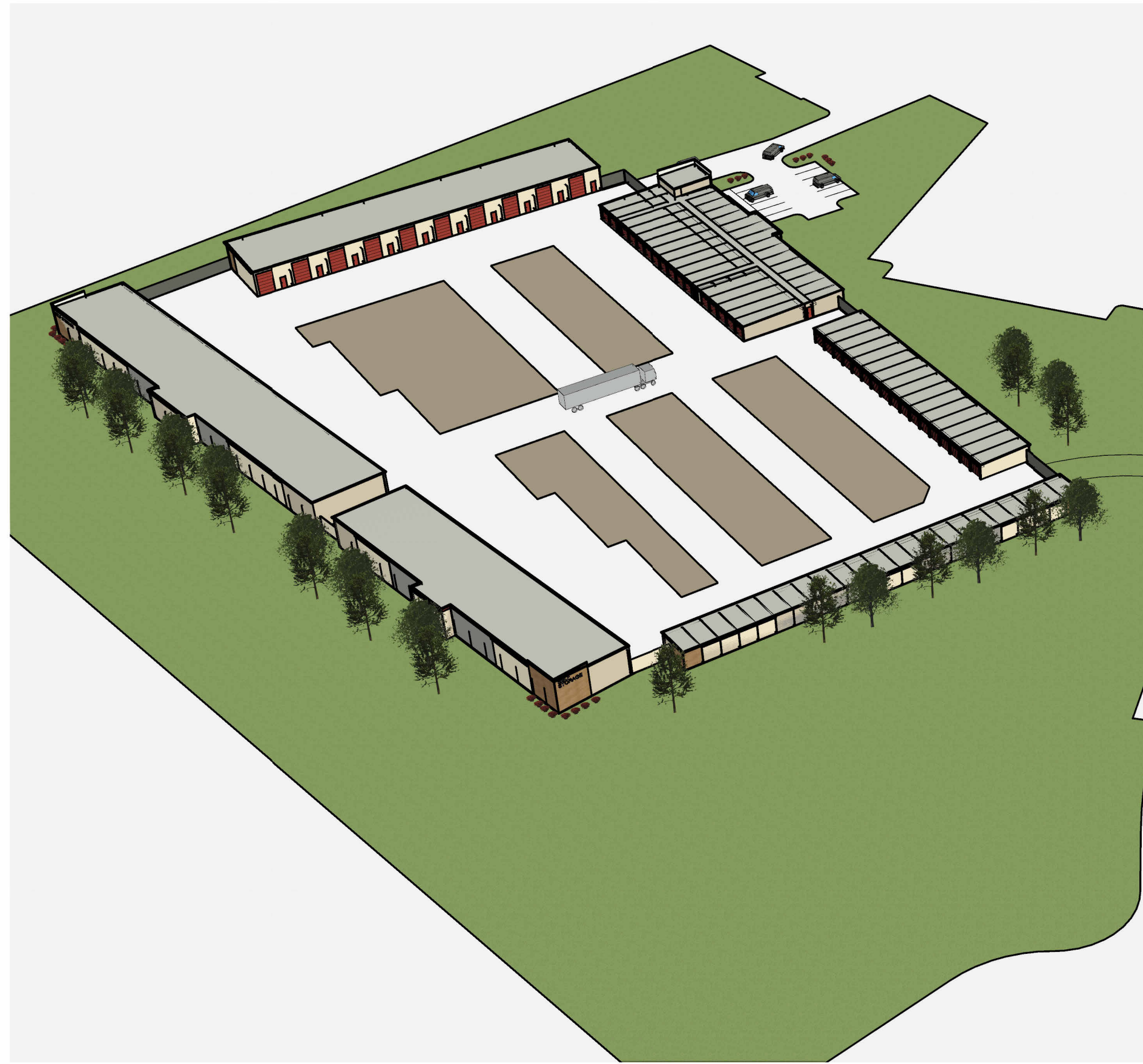
NE COR NW 1/4  
Sec. 6-10-23

SW COR NW 1/4  
Sec. 6-10-23

SE COR NW 1/4  
Sec. 6-10-23



Reviewed by Public Works  
02/13/2025 3:59:53 PM  
By mspickelmier  
See Review Comments



2 Aerial Perspective from SW



3 Perspective from West (K-7)

Stormwater Detention?



1 ARCHITECTURAL SITE PLAN - 49,814 S.F. PHASE 1  
1" = 30'-0"

SELF STORAGE - DELAWARE RIDGE  
LANSING, KS

Hernly  
ASSOCIATES, Inc.  
ARCHITECTS  
PRESENTATION CONSULTANTS  
GRANT ADMINISTRATORS

1100 Rhode Island St.  
Lawrence, Kansas 66044  
785 - 749 - 5806

ARCHITECTURAL SITE  
PLAN

Date: 2025/01/15  
Drawn by: SJB  
Checked by: SCH  
Revisions:

AS1.0

DESIGN MEMORANDUM

To: Mr. Chad Schimke  
 From: Chris Novosel, P.E., ENV SP; Trey Bebee, I.E.  
 Date: January 15, 2025  
 Subject: Lansing Storage Facility (Lansing, KS)

**Reviewed by Public Works**  
**No Exceptions**  
 02/13/2025 3:55:20 PM  
 By mspickelmier

This only applies to this limited application, further phases will need full TIS for the increased traffic

Project Background

As requested by the City of Lansing, this narrative provides traffic details related to the proposed Lansing Storage Facility. The site is located at 24132 139<sup>th</sup> Street, in the southeast quadrant of the McIntyre Road and K-7 (US-73) intersection. Currently, the 113-acre property is undeveloped and has a single entrance approximately 1,465 feet east of the K-7 centerline. Based on current City of Lansing zoning, the property is zoned “A-1: Agricultural District”. The proposed self-storage facility utilizes approximately 9.5 acres of the property and will require rezoning of the site to “B-3: Regional Business District”.

Proposed Conditions

The proposed development includes a self-storage facility to be built in multiple phases. The initial build is proposed to include 49,814 Sq. Ft. of storage space spread across six buildings. Similarly, a future build is proposed to include an additional 36,250 Sq. Ft. of storage space across five buildings. Ultimately, the site is proposed to include 86,064 Sq. Ft. of storage space across eleven buildings. The site plan for the proposed development is provided in **Exhibit A**. The proposed development does not require any new access points and will instead utilize the existing access point on McIntyre Road. Importantly, a new two-lane roadway is proposed to connect the existing access point to the site.

Proposed Trip Generation

Estimates of expected trip generation for the proposed development were based on data provided in the 11<sup>th</sup> Edition of The Institute of Transportation Engineers’ (ITE) “**Trip Generation Manual.**” ITE Land Use Code 151 “Mini-Warehouse” was used to model trip generation for the proposed self-storage facility. **Table 1** displays the proposed trip generation for the site.

**Table 1. Proposed Trip Generation**

ITE Land Use Code	ITE Land Use Code	Quantity	Units	A.M. Peak Hour			P.M. Peak Hour			Weekday ADT (VPD)
				In	Out	Total	In	Out	Total	
151	Mini-Warehouse	49,814	Sq. Ft. (GFA)	3	1	4	4	3	7	72
<b>Initial Build Subtotal</b>				<b>3</b>	<b>1</b>	<b>4</b>	<b>4</b>	<b>3</b>	<b>7</b>	<b>72</b>
151	Mini-Warehouse	36,250	Sq. Ft. (GFA)	2	1	3	3	2	5	53
<b>Future Build Subtotal</b>				<b>2</b>	<b>1</b>	<b>3</b>	<b>3</b>	<b>2</b>	<b>5</b>	<b>53</b>
<b>Full Build Total</b>				<b>5</b>	<b>2</b>	<b>7</b>	<b>7</b>	<b>5</b>	<b>12</b>	<b>125</b>



# Rezoning Application

Date: 01/15/2025

### Applicant / Owner

Applicant Name: Jay Healy  
 Address: 9801 Renner Blvd Suite 200  
 City, State, Zip: Lenexa  
 Phone: 9135778440  
 Agent: Jay Healy  
 Address: To enable further development not currently allowed by zoning. Parcel 1: B-3, Parcel 2: B-3, Parcel 3: I-1.  
 City, State, Zip: Jay Healy  
 Phone:

Owner Name: SCHIMKE,KEVIN D & SCHIMKE,CHAD R  
 Address: 11710 KELLY RD LEAVENWORTH, KS 66048  
 City, State, Zip: ,  
 Phone:  
 Agent:  
 Address:  
 City, State, Zip:  
 Phone:

### Request

Address: 24132 139TH ST, Leavenworth, KS 66048  
 City, State, Zip: LANSING, KS 66048  
 Parcel: 052-163-06-0-00-00-002.00-0  
 Legal:

Current Zone: A-1 Agricultural District  
 Proposed Zone: B-3 Regional Business District

### Property Details

Section:  
 Township:  
 Range:  
 Corner:  
 Between:  
 Side:  
 Between:

I do hereby certify that the information contained herein is true and correct.

\_\_\_\_\_ Name

\_\_\_\_\_ Date



**AGENT AUTHORIZATION**

STATE OF Kansas

COUNTY OF Leavenworth

We, Chad Schimke and Kevin Schimke, being duly sworn, do hereby depose and say that we are the owners of said property involved in this petition and that the following agent is authorized to represent us as it relates to this petition.

**Authorized Agent:** George Butler Associates, Inc. (GBA)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signed and entered into this 13<sup>th</sup> day of January, 2025.

*Chad Schimke*  
Signed

*Kevin Schimke*  
Signed

Subscribed and sworn to before me on this 13<sup>th</sup> day of January, 2025.



*Brandy Tanner*  
Notary Public

My Commission Expires 9.27.28.

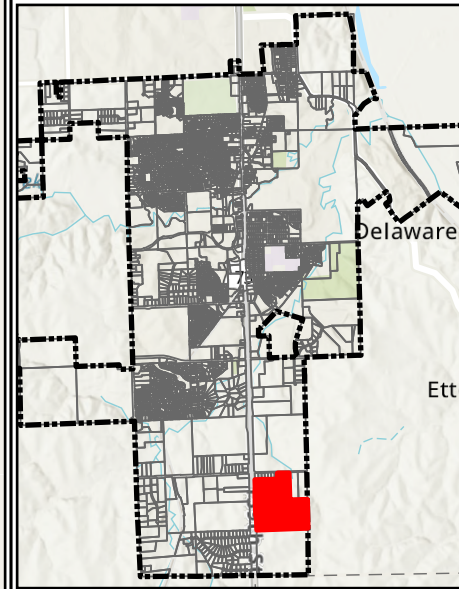
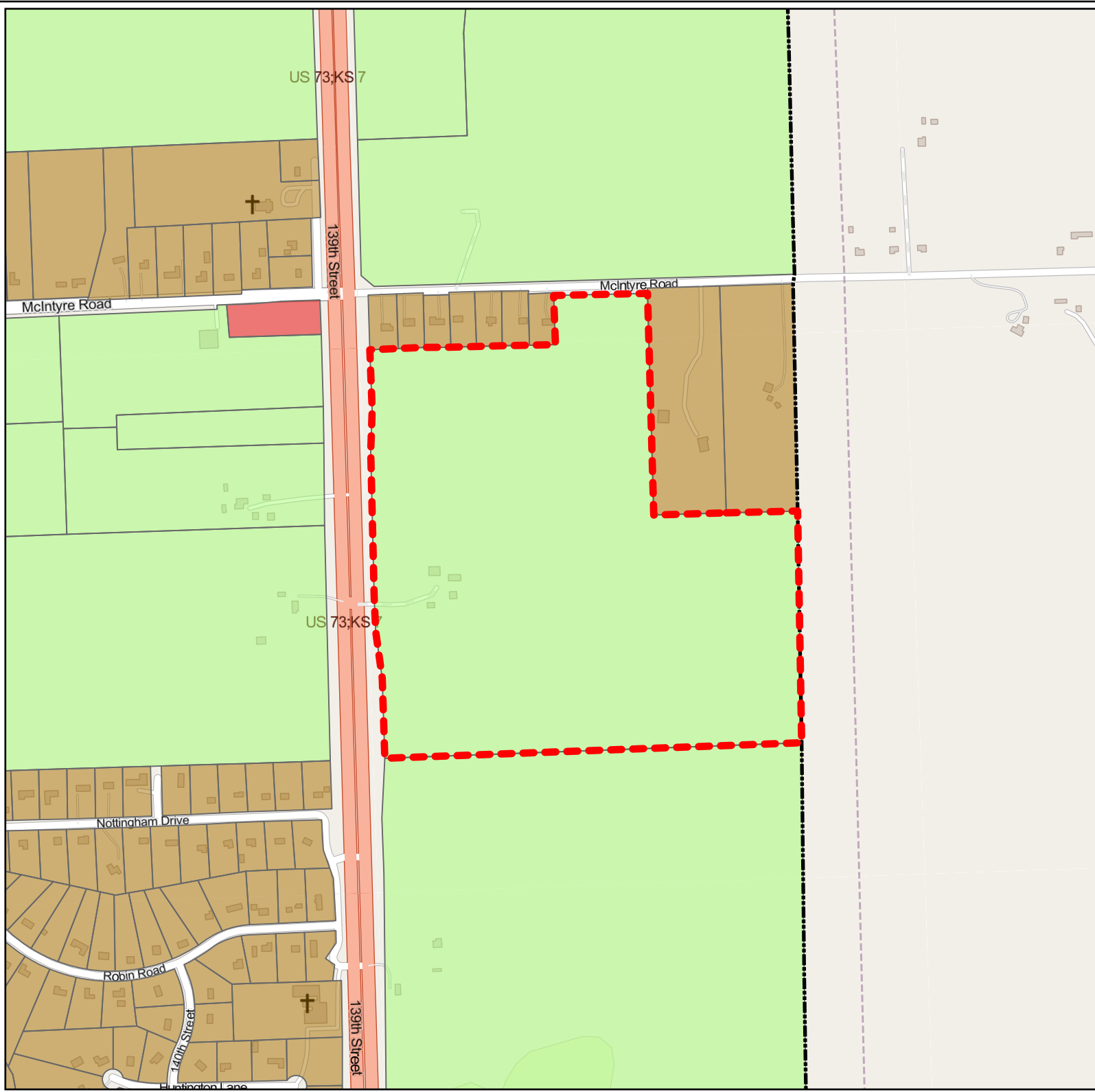
# Lansing Zoning

PID: 052-163-06-00 Agenda Item 2.

## Legend

### Zoning Districts

- A-1 - Agricultural District
- B-1 - Neighborhood Business District
- B-2 - General Business District
- B-3 - Regional Business District
- B-3-P - Regional Business District - PI Overlay
- I-1 - Light Industrial District
- I-2 - Heavy Industrial District
- R-1 - Suburban Residential District
- R-2 - Single-Unit Residential District
- R-2-P - Single-Unit Residential District - PI Overlay
- R-3 - Mixed-Density Neighborhood District
- R-4 - Multi-Family Residential District
- R-5 - Manufactured Home Planned District
- R-R-2.5 - Rural Residential District 2.5A
- PUD - Planned Unit Development
- CP - City Property



1 inch = 750 feet

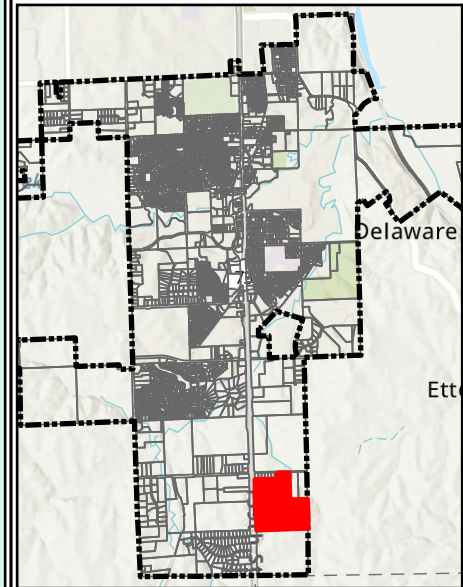
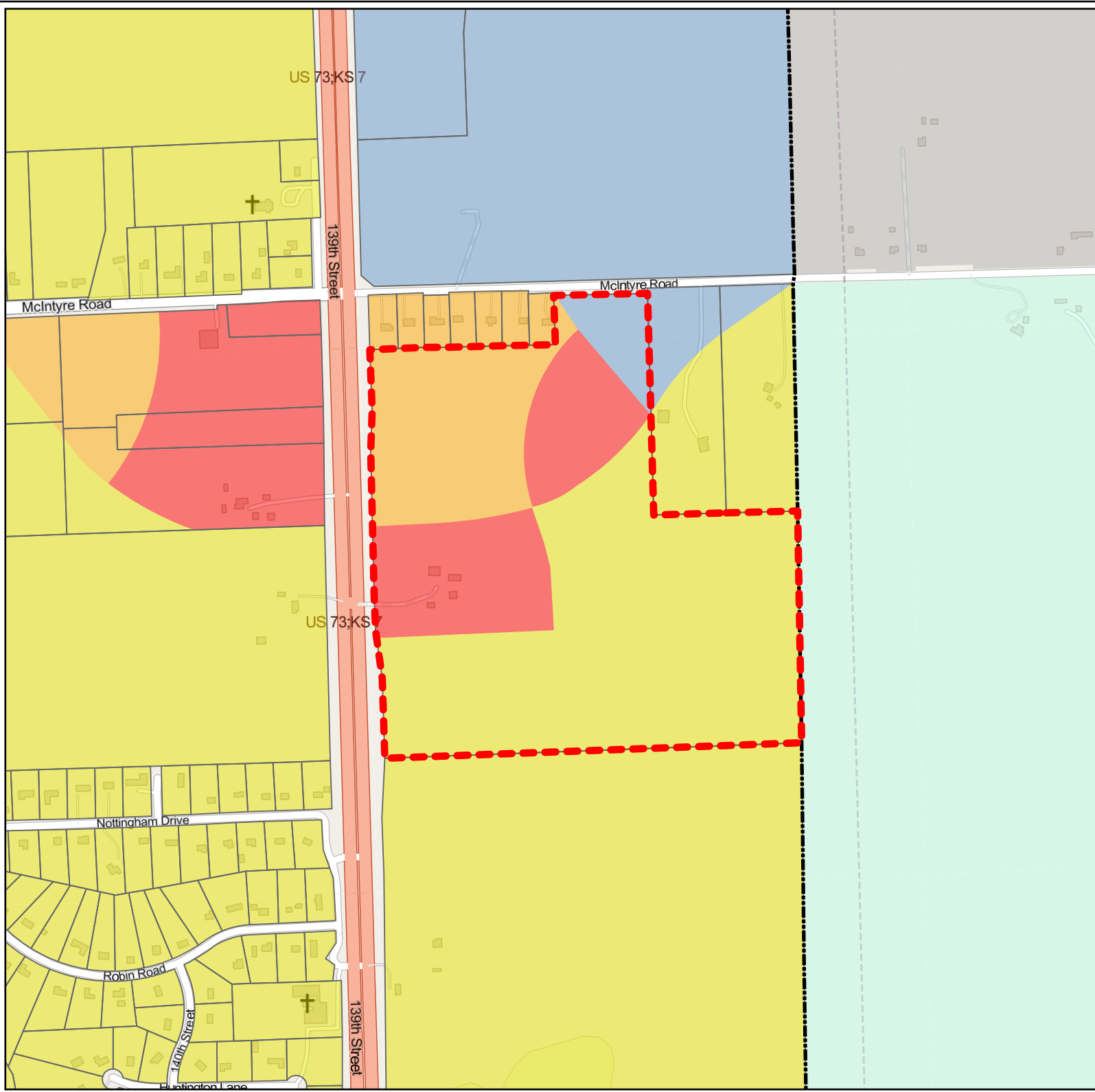
# Lansing Future Land Use

PID: 052-163-06-00 Agenda Item 2.

## Legend

### Future Land Use

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



1 inch = 750 feet

# DELAWARE RIDGE

Parcels of land in the Northwest Quarter of Section 6, Township 10 South Range 23 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas.

## ZONING EXHIBIT

THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY

### SURVEYOR'S DESCRIPTION:

A tract of land in the Northwest Quarter of Section 6, Township 10 South, Range 23 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 11, 2025, more fully described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 01 degrees 04'00" East for a distance of 1321.03 along the East line of said Northwest Quarter to the TRUE POINT OF BEGINNING; thence continuing South 01 degrees 04'00" East for a distance of 1320.97 feet along said East line to the Southeast corner of said Northwest Quarter; thence South 87 degrees 50'51" West for a distance of 2373.25 feet along the South line of said Northwest Quarter to East right of way of U.S. Highway 7-73; thence North 03 degrees 20'30" East for a distance of 36.05 feet along said right of way; thence North 01 degrees 39'32" West for a distance of 400.00 feet; thence North 08 degrees 18'48" West for a distance of 302.03 feet along said right of way; thence North 01 degrees 40'42" West for a distance of 1000.00 feet along said right of way; thence North 02 degrees 09'19" East for a distance of 300.67 feet along said right of way; thence North 01 degrees 39'32" West for a distance of 291.01 feet along said right of way to the South line of Curtiss Estates, as it exists today; thence North 88 degrees 13'06" East for a distance of 1051.37 feet along said South line to the Southeast corner of said Curtiss Estates; thence North 01 degrees 43'25" West for a distance of 329.06 feet along the East line of Curtiss Estates to the North line of said Northwest Quarter; thence North 88 degrees 10'12" East for a distance of 539.27 feet; thence South 01 degrees 04'00" East for a distance of 1321.03 feet; thence North 88 degrees 10'12" East for a distance of 822.07 feet to the point of beginning, together with and subject to covenants, easement and restriction of record. Said property contain 113.38 acres, more or less, including road right of way. Error of Closure - 1 : 1855407

### PARCEL 1:

A tract of land in the Northwest Quarter of Section 6, Township 10 South, Range 23 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 11, 2025, more fully described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 88 degrees 10'12" West for a distance of 1361.34 feet along the North line of said Northwest Quarter; thence South 01 degrees 43'25" East 329.06 feet along the East line of Curtiss Estate to the Southeast corner of said Curtiss Estates; thence South 88 degrees 13'06" West for a distance of 472.76 feet along said South line to the TRUE POINT OF BEGINNING; thence South 01 degrees 35'29" East for a distance of 577.50 feet; thence South 64 degrees 38'04" West for a distance of 247.04 feet; thence South 52 degrees 33'09" West for a distance of 221.87 feet; thence North 66 degrees 15'30" West for a distance of 91.51 feet; thence South 89 degrees 53'54" West for a distance of 108.95 feet to the East right of way of U.S. Highway 7-73; thence North 01 degrees 39'32" West for a distance of 172.19 feet along said right of way; thence North 02 degrees 09'19" East for a distance of 300.67 feet along said right of way; thence North 01 degrees 39'32" West for a distance of 291.01 feet along said right of way to the South line of Curtiss Estates; thence North 88 degrees 13'06" East for a distance of 578.61 feet along said South line to the point of beginning, together with and subject to covenants, easement and restriction of record. Said property contain 9.53 acres, more or less. Error of Closure - 1 : 475126

### PARCEL 2A - (Zone R-3):

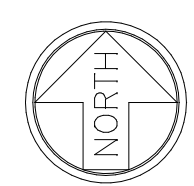
A tract of land in the Northwest Quarter of Section 6, Township 10 South, Range 23 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 11, 2025, more fully described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 88 degrees 10'12" West for a distance of 822.07 feet along the North line of said Northwest Quarter; thence South 01 degrees 04'00" East for a distance of 50.00 feet to the TRUE POINT OF BEGINNING, said point being the South right of way of McIntyre Road as it exists today; thence continuing South 01 degrees 04'00" East for a distance of 1271.03 feet; thence South 88 degrees 10'12" West for a distance of 337.51 feet; thence North 59 degrees 40'51" West for a distance of 779.45 feet; thence North 01 degrees 35'29" West for a distance of 577.50 feet to the South line of Curtiss Estates, as it exists today; thence North 88 degrees 13'06" East for a distance of 472.76 feet along said South line to the Southeast corner of said Curtiss Estates; thence North 01 degrees 43'25" West for a distance of 329.06 feet along the East line of Curtiss Estates to South right of way of said McIntyre Road; thence North 88 degrees 10'12" East for a distance of 538.69 feet along said right of way to the point of beginning, together with and subject to covenants, easement and restriction of record. Said property contain 23.25 acres, more or less. Error of Closure - 1 : 849027

### PARCEL 2B - (Zone B-3):

A tract of land in the Northwest Quarter of Section 6, Township 10 South, Range 23 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 11, 2025, more fully described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 88 degrees 10'12" West for a distance of 822.07 feet along the North line of said Northwest Quarter; thence South 01 degrees 04'00" East for a distance of 1321.03 feet; thence South 88 degrees 10'12" West for a distance of 337.51 feet to the TRUE POINT OF BEGINNING; thence South 16 degrees 04'33" West for a distance of 356.30 feet; thence South 21 degrees 24'10" East for a distance of 326.80 feet; thence South 07 degrees 14'09" East for a distance of 338.12 feet; thence South 06 degrees 10'04" West for a distance of 347.18 feet to the South line of said Southwest Quarter; thence South 87 degrees 50'51" West for a distance of 1214.73 feet along the South line of said Northwest Quarter to East right of way of U.S. Highway 7-73; thence North 03 degrees 20'30" East for a distance of 36.05 feet along said right of way; thence North 01 degrees 39'32" West for a distance of 400.00 feet; thence North 08 degrees 18'48" West for a distance of 302.03 feet along said right of way; thence North 01 degrees 40'42" West for a distance of 1000.00 feet along said right of way; thence North 02 degrees 09'19" East for a distance of 300.67 feet along said right of way; thence North 01 degrees 39'32" West for a distance of 291.01 feet along said right of way to the South line of Curtiss Estates; thence North 88 degrees 13'06" East for a distance of 578.61 feet along said South line to the point of beginning, together with and subject to covenants, easement and restriction of record. Said property contain 44.47 acres, more or less. Error of Closure - 1 : 529335

### PARCEL 3:

A tract of land in the Northwest Quarter of Section 6, Township 10 South, Range 23 East of the 6th P.M., City of Lansing, Leavenworth County, Kansas, as written by Joseph A. Herring PS-1296 on January 11, 2025, more fully described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 01 degrees 04'00" East for a distance of 1321.03 along the East line of said Northwest Quarter to the TRUE POINT OF BEGINNING; thence continuing South 01 degrees 04'00" East for a distance of 1320.97 feet along said East line to the Southeast corner of said Northwest Quarter; thence South 87 degrees 50'51" West for a distance of 1158.52 feet along the South line of said Northwest Quarter; thence North 06 degrees 10'04" East for a distance of 347.18 feet; thence North 07 degrees 14'09" West for a distance of 338.12 feet; thence North 21 degrees 24'10" West for a distance of 326.80 feet; thence North 16 degrees 04'33" East for a distance of 356.30 feet; thence North 88 degrees 10'12" East for a distance of 1159.58 feet to the point of beginning, together with and subject to covenants, easement and restriction of record. Said property contain 35.61 acres, more or less. Error of Closure - 1 : 1004540



J. Herring, Inc. (dba)  
**J. HERRING**  
SURVEYING  
COMPANY

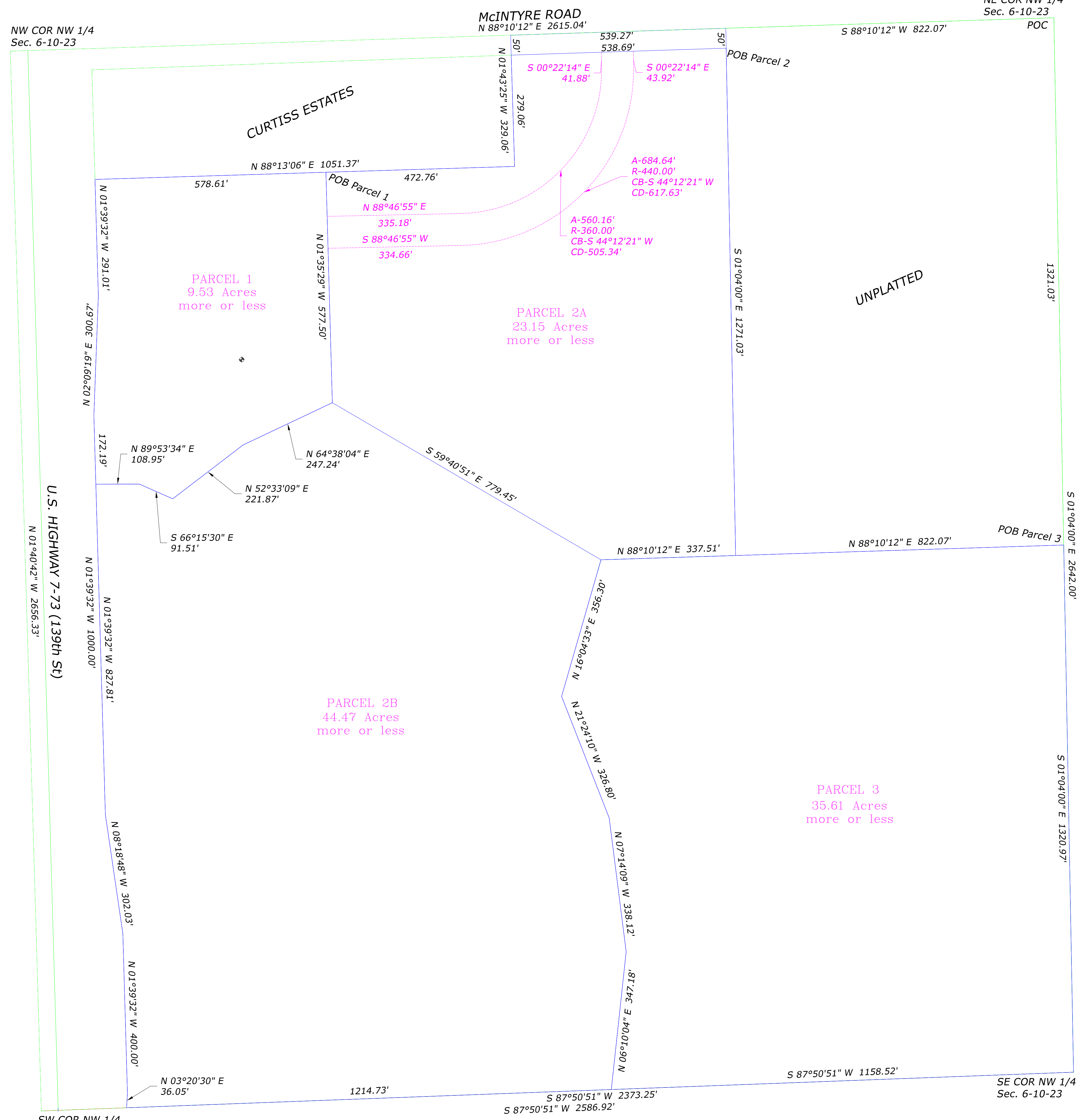
315 North 5th Street, Leav., KS 66048  
Ph. 913.651.3858 Fax 913.674.5361  
Email: survey@jeherr.com

NW COR NW 1/4  
Sec. 6-10-23

SW COR NW 1/4  
Sec. 6-10-23

NE COR NW 1/4  
Sec. 6-10-23

SE COR NW 1/4  
Sec. 6-10-23



DESIGN MEMORANDUM

To: Mr. Chad Schimke  
 From: Chris Novosel, P.E., ENV SP; Trey Bebee, I.E.  
 Date: January 15, 2025  
 Subject: Lansing Storage Facility (Lansing, KS)

Project Background

As requested by the City of Lansing, this narrative provides traffic details related to the proposed Lansing Storage Facility. The site is located at 24132 139<sup>th</sup> Street, in the southeast quadrant of the McIntyre Road and K-7 (US-73) intersection. Currently, the 113-acre property is undeveloped and has a single entrance approximately 1,465 feet east of the K-7 centerline. Based on current City of Lansing zoning, the property is zoned “A-1: Agricultural District”. The proposed self-storage facility utilizes approximately 9.5 acres of the property and will require rezoning of the site to “B-3: Regional Business District”.

Proposed Conditions

The proposed development includes a self-storage facility to be built in multiple phases. The initial build is proposed to include 49,814 Sq. Ft. of storage space spread across six buildings. Similarly, a future build is proposed to include an additional 36,250 Sq. Ft. of storage space across five buildings. Ultimately, the site is proposed to include 86,064 Sq. Ft. of storage space across eleven buildings. The site plan for the proposed development is provided in **Exhibit A**. The proposed development does not require any new access points and will instead utilize the existing access point on McIntyre Road. Importantly, a new two-lane roadway is proposed to connect the existing access point to the site.

Proposed Trip Generation

Estimates of expected trip generation for the proposed development were based on data provided in the 11<sup>th</sup> Edition of The Institute of Transportation Engineers’ (ITE) “**Trip Generation Manual.**” ITE Land Use Code 151 “Mini-Warehouse” was used to model trip generation for the proposed self-storage facility. **Table 1** displays the proposed trip generation for the site.

**Table 1. Proposed Trip Generation**

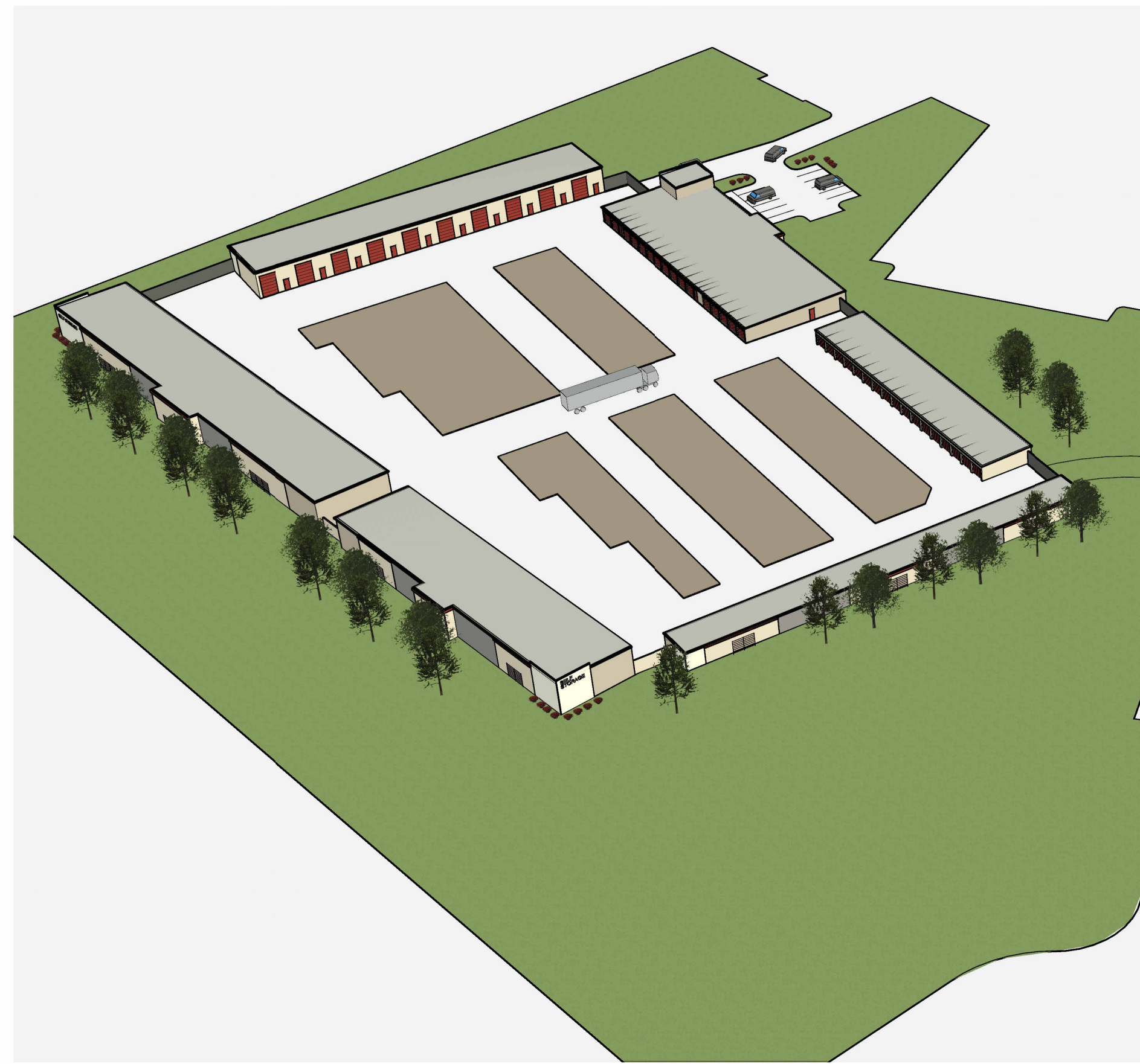
ITE Land Use Code	ITE Land Use Code	Quantity	Units	A.M. Peak Hour			P.M. Peak Hour			Weekday ADT (VPD)
				In	Out	Total	In	Out	Total	
151	Mini-Warehouse	49,814	Sq. Ft. (GFA)	3	1	4	4	3	7	72
<b>Initial Build Subtotal</b>				<b>3</b>	<b>1</b>	<b>4</b>	<b>4</b>	<b>3</b>	<b>7</b>	<b>72</b>
151	Mini-Warehouse	36,250	Sq. Ft. (GFA)	2	1	3	3	2	5	53
<b>Future Build Subtotal</b>				<b>2</b>	<b>1</b>	<b>3</b>	<b>3</b>	<b>2</b>	<b>5</b>	<b>53</b>
<b>Full Build Total</b>				<b>5</b>	<b>2</b>	<b>7</b>	<b>7</b>	<b>5</b>	<b>12</b>	<b>125</b>

As shown in **Table 1**, the full build-out of the proposed self-storage facility is expected to generate 7 A.M. Peak Hour, 12 P.M. Peak Hour, and 125 Daily vehicle-trips.

### Conclusion

As requested by the Lansing, this narrative was completed to provide details related to the proposed Lansing Self Storage Facility. Based on the conducted trip generation analysis, the proposed facility is expected to generate a relatively low number of trips across the A.M. Peak Hour, P.M. Peak Hour, and Daily periods. Due to such trip generation estimates, it is expected that the proposed self-storage facility will have minimal impacts on the surrounding roadway networks. Therefore, no traffic improvements to the surrounding roadway network are proposed as a result of the proposed self-storage facility.

# Exhibit A



2 Aerial Perspective from SW



3 Perspective from West (K-7)



1 ARCHITECTURAL SITE PLAN - 49,814 S.F. PHASE 1  
1" = 30'-0"

SELF STORAGE - DELAWARE RIDGE  
LANSING, KS

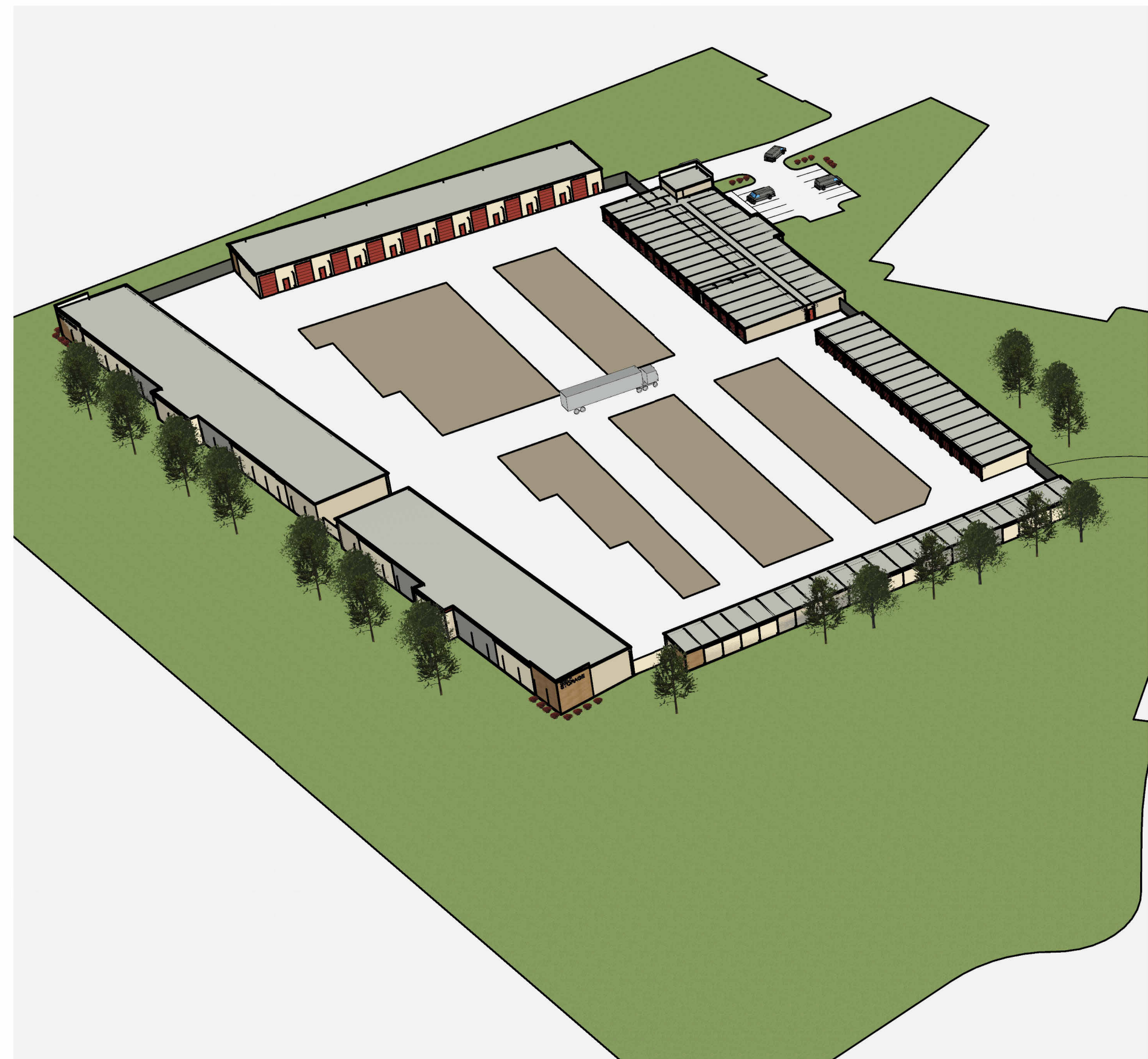


1100 Rhode Island St.  
Lawrence, Kansas 66044  
785 - 749 - 5806

ARCHITECTURAL SITE PLAN

Date: 2025/01/08  
Drawn by: SJB  
Checked by: SCH  
Revisions:

AS1.0



2 Aerial Perspective from SW



3 Perspective from West (K-7)



1 ARCHITECTURAL SITE PLAN - 49,814 S.F. PHASE 1  
1" = 30'-0"

SELF STORAGE - DELAWARE RIDGE  
LANSING, KS



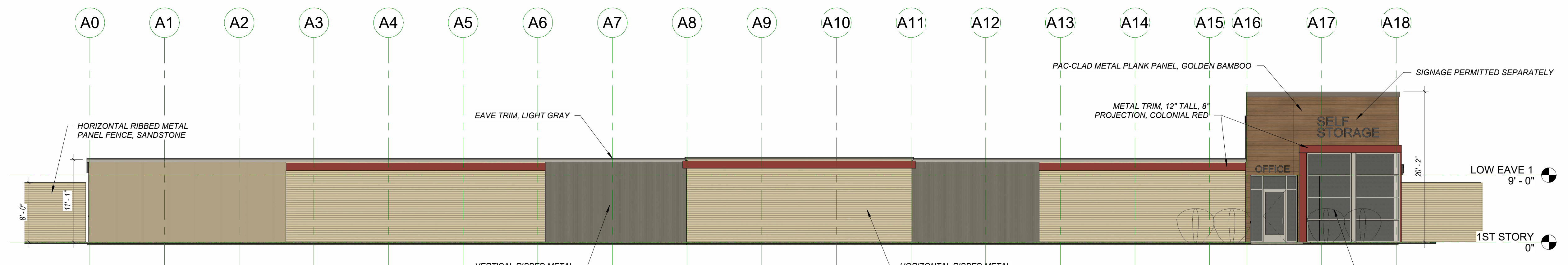
1100 Rhode Island St.  
Lawrence, Kansas 66044  
785 - 749 - 5806

ARCHITECTURAL SITE PLAN

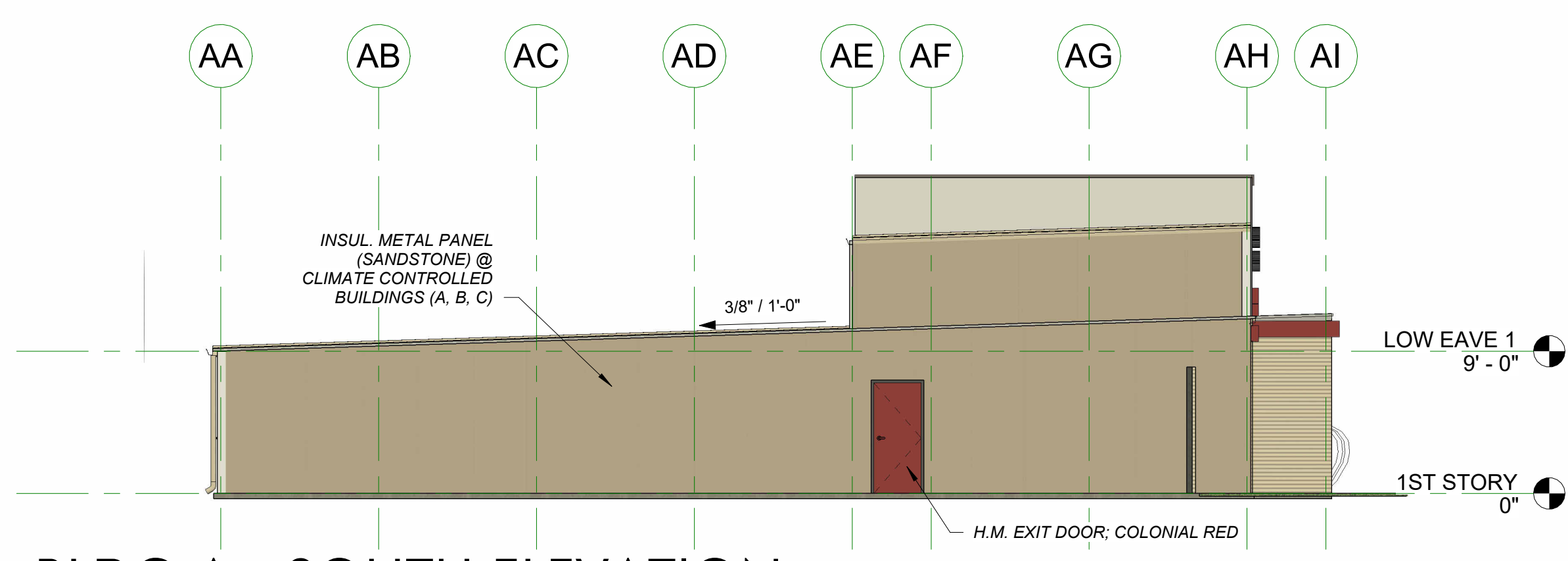
Date: 2025/01/15  
Drawn by: SJB  
Checked by: SCH  
Revisions:

AS1.0

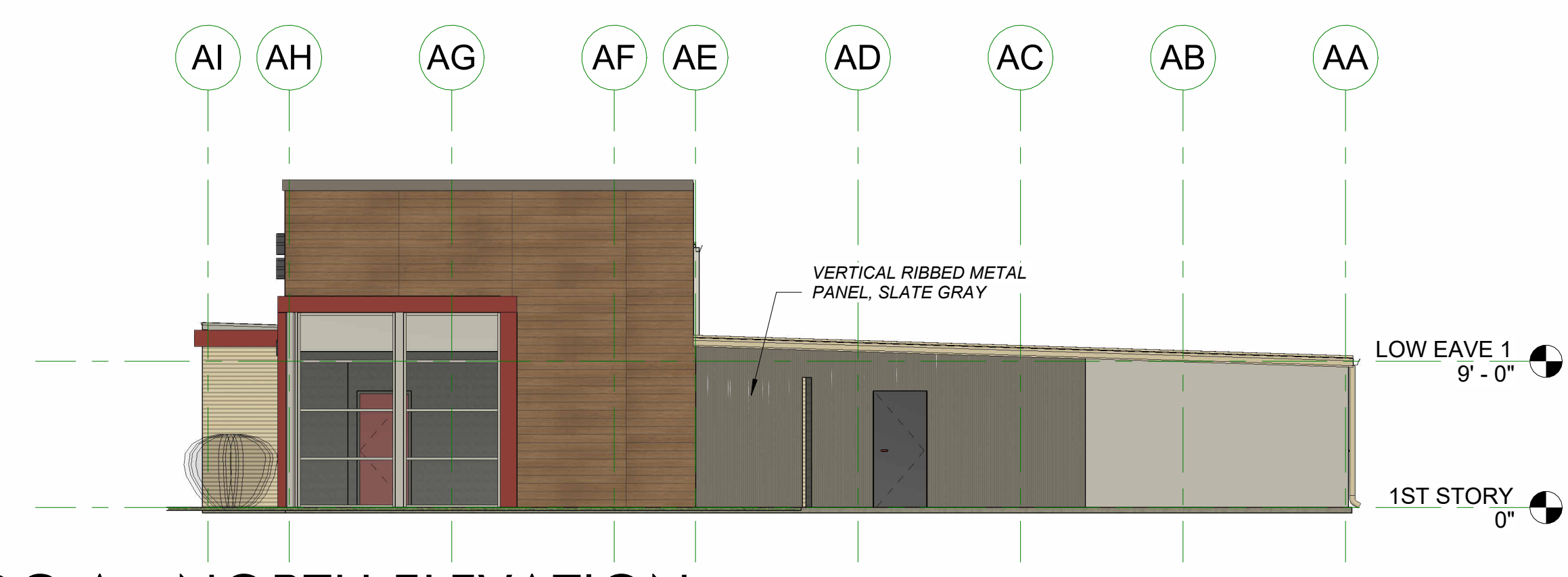




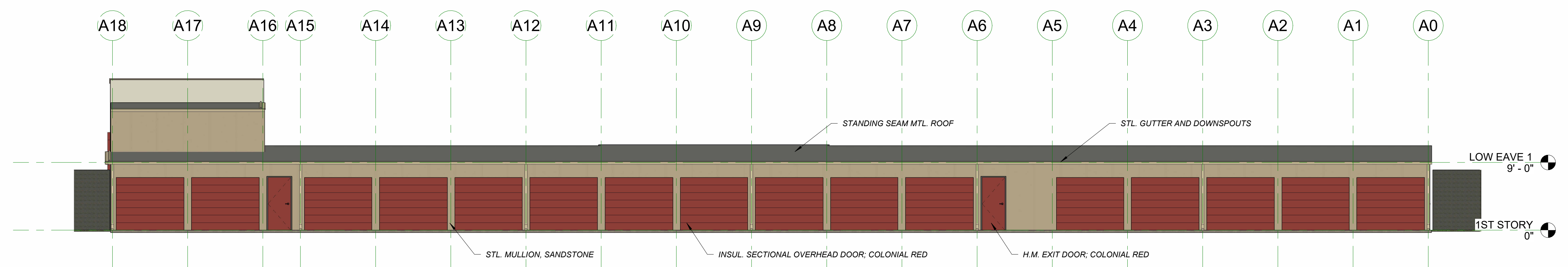
**1 BLDG A - EAST ELEVATION**  
1/8" = 1'-0"



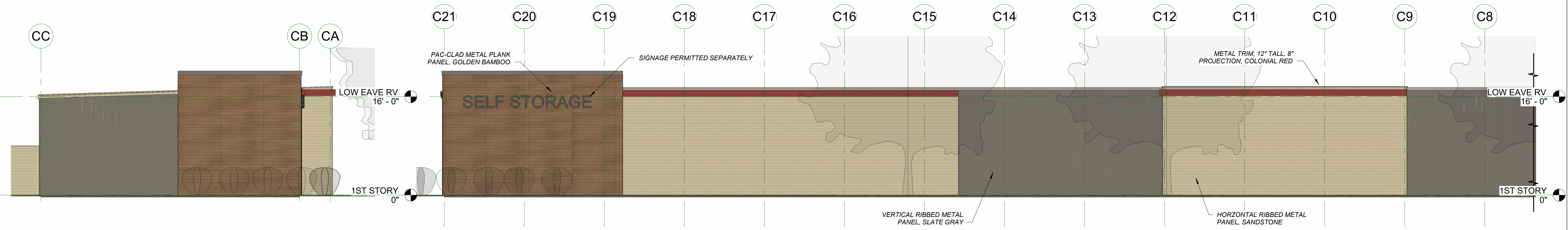
**2 BLDG A - SOUTH ELEVATION**  
1/8" = 1'-0"



**3 BLDG A - NORTH ELEVATION**  
1/8" = 1'-0"



**4 BLDG A - WEST ELEVATION**  
1/8" = 1'-0"



**5 BLDG C - NORTH ELEVATION**  
1/8" = 1'-0"

**6 BLDG C - WEST ELEVATION - NORTH PORTION**  
1/8" = 1'-0"

**SELF STORAGE - DELAWARE RIDGE**  
LANSING, KS

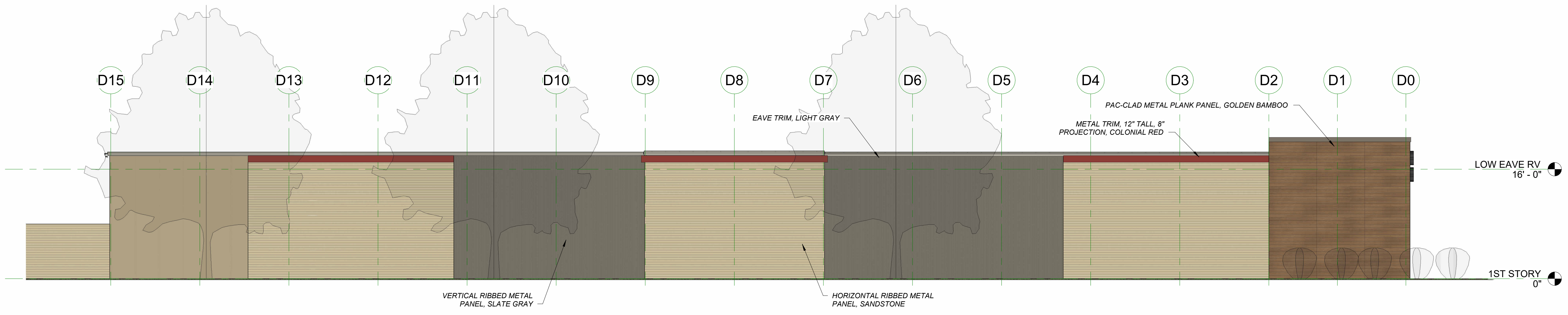


1100 Rhode Island St.  
Lawrence, Kansas 66044  
785 - 749 - 5806

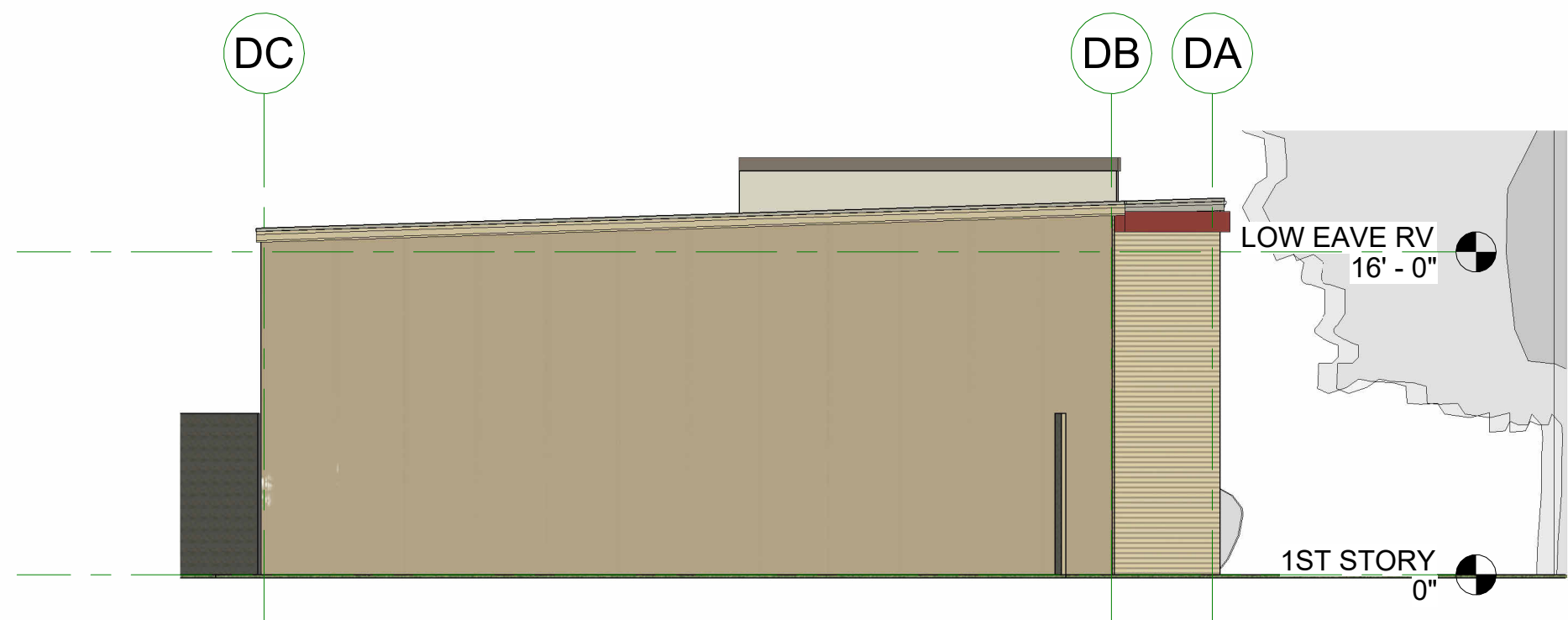
**ELEVATIONS**

Date: 2025/01/15  
Drawn by: SJB  
Checked by: SCH  
Revisions:

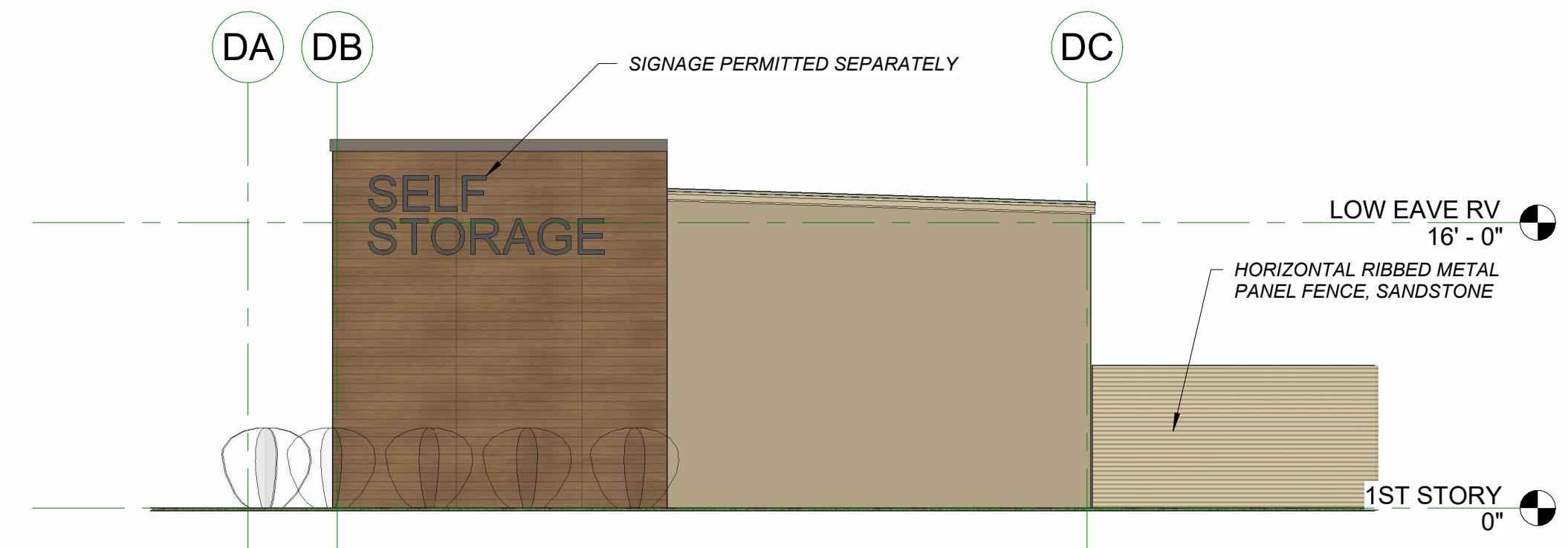
**A2.0**



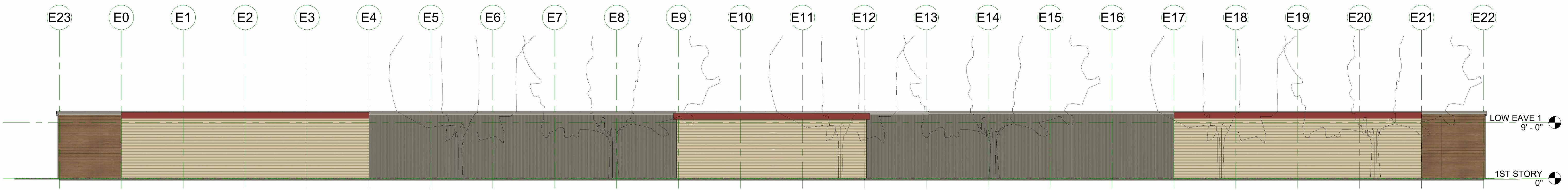
**1 BLDG D - WEST ELEVATION**  
1/8" = 1'-0"



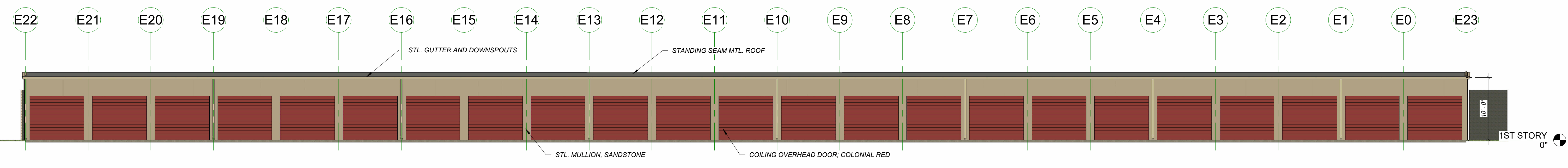
**2 BLDG D - NORTH ELEVATION**  
1/8" = 1'-0"



**3 BLDG D - SOUTH ELEVATION**  
1/8" = 1'-0"

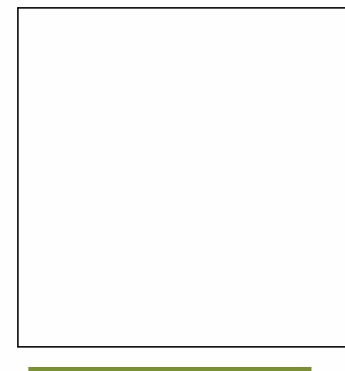


**4 BLDG E - SOUTH ELEVATION**  
1/8" = 1'-0"



**5 BLDG E - NORTH ELEVATION**  
1/8" = 1'-0"

**SELF STORAGE - DELAWARE RIDGE**  
LANSING, KS



1100 Rhode Island St.  
Lawrence, Kansas 66044  
785 - 749 - 5806

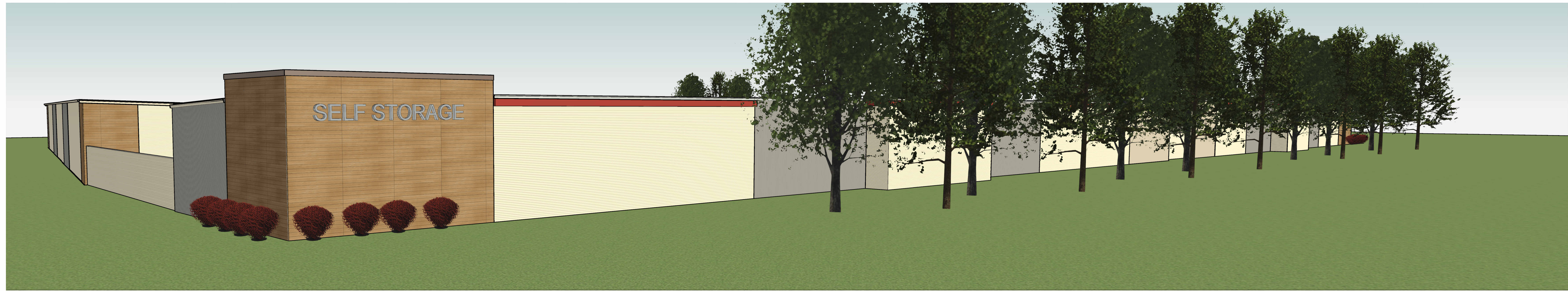
**ELEVATIONS**

Date: 2025/01/15  
Drawn by: SJB  
Checked by: SCH  
Revisions:

**A2.1**



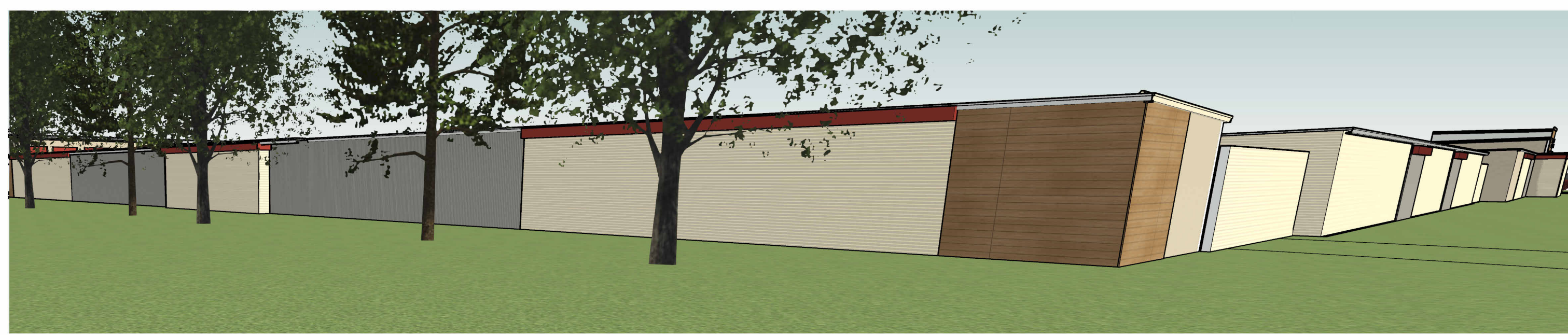
1 3D View 1



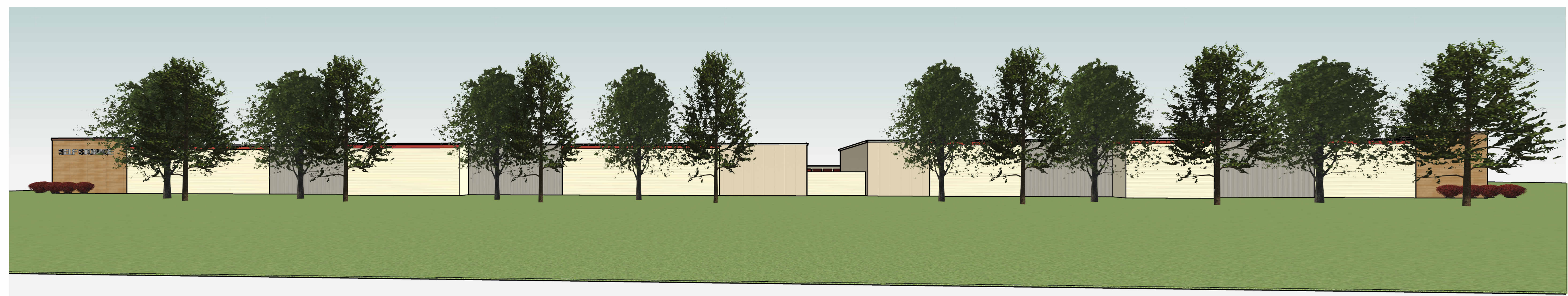
2 3D View 2



3 3D View 3



4 3D View 4



5 3D View 5

SELF STORAGE - DELAWARE RIDGE  
LANSING, KS

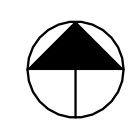
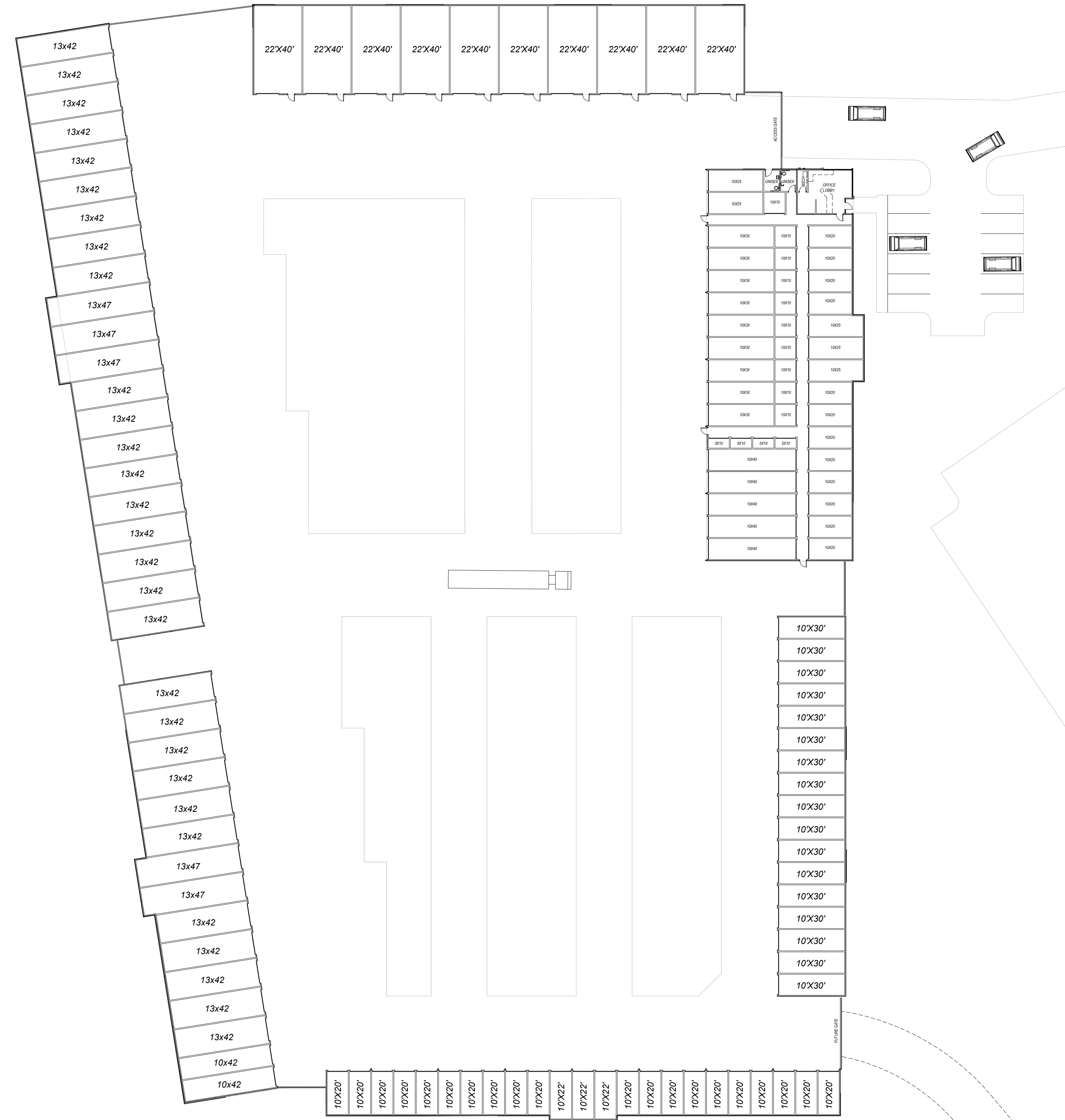


1100 Rhode Island St.  
Lawrence, Kansas 66044  
785 - 749 - 5806

PERSPECTIVES

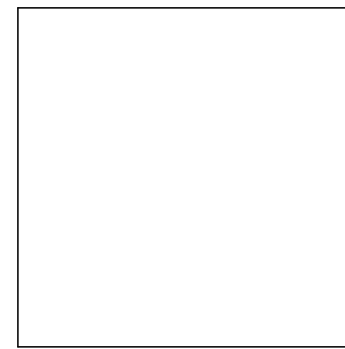
Date: 2025/01/15  
Drawn by: SJB  
Checked by: SCH  
Revisions:

A7.0



**1 UNIT PLANS**  
1" = 30'-0"

**SELF STORAGE - DELAWARE RIDGE**  
**LANSING, KS**



**Hernly**  
ASSOCIATES, INC.  
ARCHITECTS  
PRESENTATION CONSULTANTS  
GRANT ADMINISTRATORS

1100 Rhode Island St.  
Lawrence, Kansas 66044  
785 - 749 - 5806

UNIT PLAN

Date: 2025/01/15  
Drawn by: SJB  
Checked by: SCH  
Revisions:

**A1.0**

# Delaware Ridge

## LANDUSE CONCEPT

11/072024



### LEGEND

- SINGLE-FAMILY (119 Units)
- TOWNHOME (277 Units)
- APARTMENT (765 Units)
- SENIOR LIVING (560 Units)
- RETREAT FACILITY
- COMMERCIAL
- INDUSTRIAL
- EXISTING BILLBOARDS

January 23, 2025

Joshua Gentzler, AICP  
City of Lansing  
730 First Terrace, Ste. 2  
Lansing, KS 66043

Re: Delaware Ridge

Joshua,

Below are comments for the proposed Delaware Ridge in Lansing. There may be additional comments as more information becomes available, or conditions change etc... Feel free to contact me with any questions or provide additional information.

Plan Review Comments:

1. The water district has reviewed the plans provided on January 17<sup>th</sup>, and is providing comments based on the plans provided. We reserve the right to change and/or add additional comments based on additional information.
2. Future development plans, even if conceptual, would be needed to size water mains accordingly.
3. Depending on future development plans and engineers' review, off-site improvements may be necessary.
4. Fire protection requirements/comments will be needed for water main sizing, for current, and future development.
5. Water mains and appurtenances will be constructed outside the right-of-way, in private or utility easements.
6. Any phasing or timing for the development will be needed for scheduling purposes.
7. Any domestic water service connections will follow water district policies in place at the time of connection.
8. Any on-site fire protection requirements will follow our private fire line policies/practices.
9. The facility shall comply with all federal, state, local, and water district backflow prevention and cross control requirements throughout the entire building. The water district shall be provided access to the facility upon request to conduct a backflow prevention inspection.

Respectfully,

Mike Fulkerson  
General Manager

*We are committed to providing a reliable quality domestic water supply to our customers.*

---

# AGENDA ITEM

---

TO: Tim Vandall, City Administrator  
FROM: Anthony J. Zell, Jr., Wastewater Utility Director  
DATE: March 13, 2025  
SUBJECT: Engineering Services Agreement - 2025 Inflow and Infiltration Study

---

Staff briefed the city council on this project during the January work session. This project will take place in sub-basin 6, generally defined by Fairlane on the south, Woodland to the north, and K7 to the east. Future studies will allow for the same scope of work in other sub-basins over the next few years.

The scope of the work includes multiple investigative techniques, to include:

- Cleaning and CCTV of sewer lines and professional evaluation and recommendations for repair/rehabilitation/replacement.
- Smoke testing of all city sewers and documentation of findings,
- Surface level manhole inspections with 360-degree video and still images,
- Dyed water testing of a portion of the manholes based on the findings of the internal manhole inspections,
- Compile reports, recommendations, and cost estimates for the proposed remedies.

Staff have met with GBA and negotiated a scope and fee for the requested work, based on the work successfully completed in 2024. A copy of the scope documents and a map of the project area are included.

Policy Consideration: The City's purchasing policy Section 4.4.1 allows the City Administrator to waive the selection process for consulting engineers who have worked on projects of a similar nature within the previous 18 months.

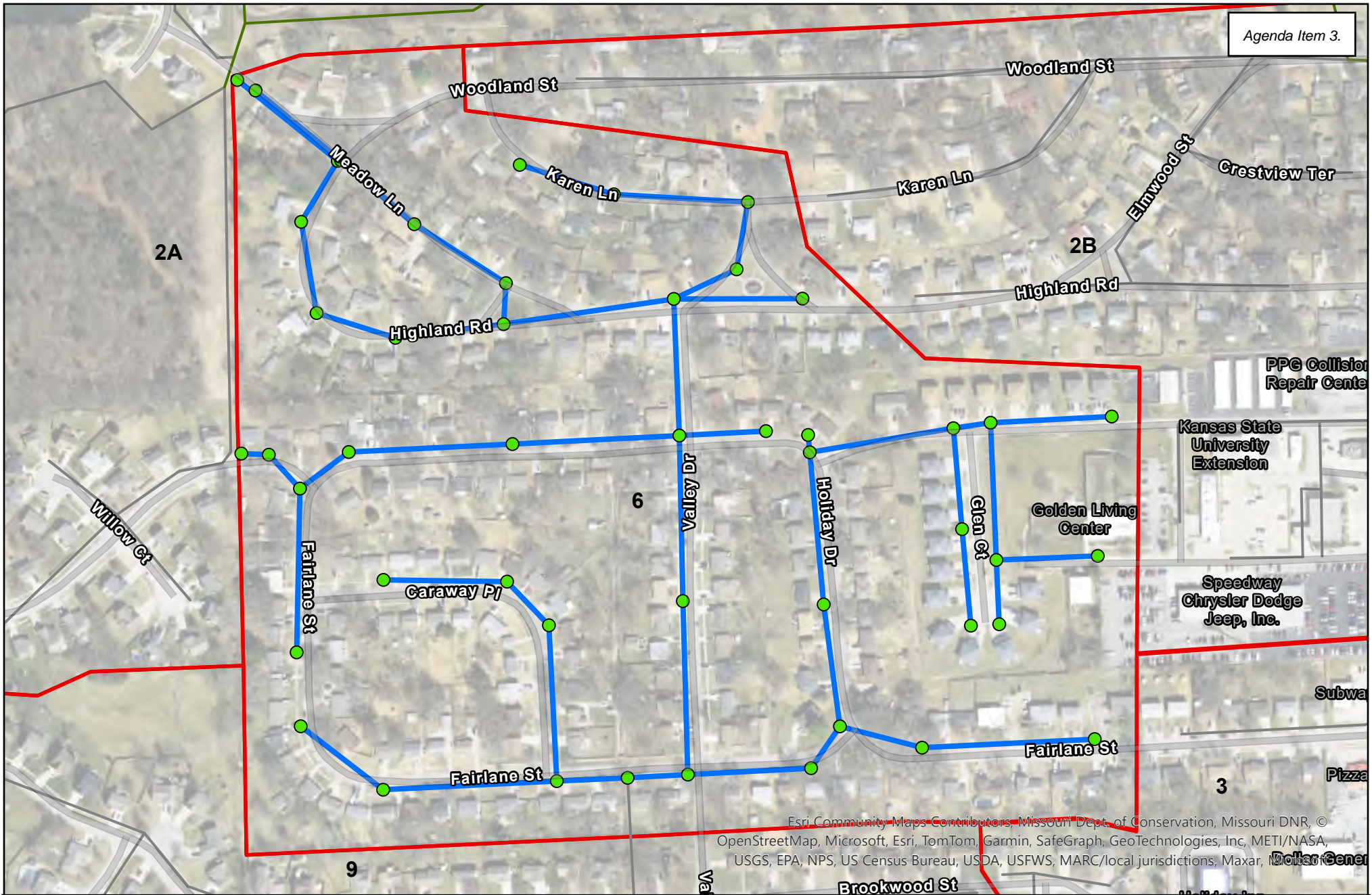
Financial Consideration: Funds are available in the 2025 base budget, line account for collection system maintenance, 50-050-41154.

Recommended Action: A motion to approve the scope and fee from GBA for the 2025 Inflow and Investigation Study in the amount of \$134,471.00 (base fee of \$128,067.00 plus a contingency of 5%).

---

## AGENDA ITEM # 3

---



### Legend

- Basin 6 Manholes
- Basin 6 Sewers
- Sewer Basins
- Sanitary Sewer
- 6" to 10"
- 12" to 24"
- 30" to 54"

Esri, Community Maps Contributors, Missouri Dept. of Conservation, Missouri DNR, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, MARC/local jurisdictions, Maxar, Intel



# EXHIBIT A

## SCOPE OF SERVICES

It is expressly understood and agreed by the parties hereto that it is the intention of this Agreement to provide for furnishing engineering services for the subject project:

### LANSING, KANSAS 2025 INFLOW AND INFILTRATION REDUCTION PROGRAM

The City of Lansing, Kansas (CITY) has identified the need to remove sources of Inflow and Infiltration (I&I) from the sanitary sewer system.

The project will: inventory, inspect, and evaluate existing sanitary sewer lines and structures for both structural condition and I&I defects in the project area; and provide rehabilitation recommendations for the studied assets. This project is focused on investigations in Basin 6. Basin 6 is generally bounded by Woodland Street on the north, Fairlane Street on the south and west, and Glen Court on the east.

Future projects will provide engineering plans for rehabilitation design and follow-up inspections and monitoring.

The Scope of Services for this Project is organized into FOUR (4) major Task Series:

- Task Series 100 – Project Management and Administration**
- Task Series 200 – Field Investigations**
- Task Series 300 – GIS Database Preparation and Data Entry**
- Task Series 400 – Data Analysis and Recommendations**

### **TASK SERIES 100 – PROJECT MANAGEMENT AND ADMINISTRATION**

**100. Project Management and Administration.** Provide the management functions required to successfully complete the project, including:

- Project correspondence with the CITY
- A 1-hour kick-off meeting consultation with the CITY's staff to be held in-person at CITY office and will be attended by the Project Manager and Supervisor from the ENGINEER
- Supervision and coordination of services and quality control/assurance
- Scheduling and assignment of personnel resources
- Up to TWO (2) 1-hour project progress meetings with the CITY's staff and the ENGINEER. Project Manager and Supervisor to be held virtually via Microsoft Teams
- Monitoring of work progress
- Monthly invoicing for up to FOUR (4) months for the work performed

ENGINEER shall prepare and distribute minutes of the Kick-off and Progress meetings with the CITY and include action items.

This project is anticipated to take 120 days to complete. If the project is delayed due to conditions outside the control of the ENGINEER, Additional Services may be negotiated at the time.

**TASK SERIES 200 – FIELD INVESTIGATIONS**

**200. Field Investigations.** The ENGINEER shall collect, compile, and evaluate pertinent and available data from the CITY.

Field investigations will be completed which include:

- Surface-level simple manhole condition assessments of up to 48 sanitary sewer manholes
  - These inspections will not include manned entry into the structures, but will instead collect structural and I&I defect information visible from the surface
  - Each inspection will assign a defect score to each defect found, on a 0-4 rating with 0 being no defect present and 4 being severe defect present. A rating of 5 will be assigned to manholes that could not be accessed for various reasons (buried manholes, not able to be opened, not able to be reached)
  - Each inspection will include up to THREE (3) photos: General Location Photo, Topside Photo, and Channel Photo as well as close-up photos of significant defects (those rated 3 or 4)
  - Each inspection will include a 360-degree video that will be available for viewing by the CITY via GBA's on-line ArcGIS Portal
- Internal condition assessments of up to FIVE (5) sanitary sewer manholes, or approximately 10% of the manholes in the basin, as deemed necessary by the ENGINEER
  - Internal condition assessments will include manned entry into the structure to collect manhole dimensions, lamping photos, defect photos, and other pertinent information as deemed relevant by the ENGINEER.
- CCTV of up to 11,500 linear feet (LF) of sanitary sewers
  - CCTV will follow NASSCO PACP coding standards
  - Deliverables will include related media files (photos, videos, and GaniteNet fusion files), a GaniteNet database with the inspections, and an inspection summary pdf report
  - EIGHT (8) hours is allotted for heavy cleaning.
  - EIGHT (8) hours is allotted for root cutting.
- Smoke testing of up to 11,500 LF of sanitary sewers
  - Door hangers will be delivered 48-72 hours ahead of smoke testing to help the public understand the process and what to expect during the testing field activities. In the event that a significant rain event happens after door hangers have been delivered but before smoke testing could be completed, new door hangers will be distributed 48-72 hours ahead of smoke testing starting/restarting. If door hangers are needed to be re-distributed more than once, it will be considered Additional Services and time and expense will be negotiated at that time.
  - It is anticipated that field crews will be able to smoke test 5,000 LF of sewers per working day.
- Dyed water testing of up to TEN (10) suspect sources, as deemed necessary by the ENGINEER.
  - Door hangers will be delivered 48-72 hours ahead of dyed water testing, to the residents affected by dyed water testing, to help the public understand the process and what to expect

Manhole condition assessments, smoke testing, and dyed water testing (if needed) will be performed using ESRI Field Maps forms developed by the ENGINEER. Data will be stored electronically and provided to the CITY in the form of a GIS geodatabase.

Internal condition assessments, if needed, will be performed using Survey 123 forms developed by the ENGINEER. Data will be stored electronically and provided to the CITY in the form of a GIS geodatabase.

### **TASK SERIES 300 – GIS DATABASE PREPARATION AND DATA ENTRY**

**300. GIS Database Preparation and Data Entry.** Based on the results of Task 200 ENGINEER shall develop, or modify the existing, GIS database structures and shapefiles for the purpose of mapping the data. Data to be mapped shall include:

- CCTV locations and data
- manhole inspection data
- smoke testing results and source locations
- dyed water testing results and source locations

ENGINEER shall meet virtually via Microsoft Teams with representatives of the CITY to review the completed mapping and databases.

ENGINEER shall provide electronic files in shapefile or file geodatabase formats for the CITY’s use in updating their GIS.

### **TASK SERIES 400 – DATA ANALYSIS AND RECOMMENDATIONS**

**400. Data Analysis and Recommendations.** Based on work completed in Tasks 200 and 300 ENGINEER shall perform analysis of the existing data to identify locations of inflow and infiltration; to quantify inflow and infiltration volumes and flows; and identify assets based on condition assessment information that are candidates for rehabilitation or replacement. A preliminary conceptual cost estimate for design and rehabilitation of the discovered defects will be included in the draft report. The results can be used to develop rehabilitation design plans that reduce I&I and align with the CITY’s capital improvements budget in future phases.

ENGINEER shall deliver a draft report to the CITY in ONE (1) hardcopy and ONE (1) pdf formats summarizing the available data as provided to the CITY, the results of the data analysis, the recommendations for rehabilitation or replacement, identification of data gaps, and recommendations for additional data acquisition.

ENGINEER shall meet with representatives from the CITY in-person at CITY office to discuss the draft report and CITY comments. Meeting will be attended by Project Manager and Supervisor from the ENGINEER.

ENGINEER shall deliver a final report to the CITY in THREE (3) hardcopy and ONE (1) pdf formats. ENGINEER shall be available to present the project and recommendations at a Council meeting.

### **ASSUMPTIONS**

1. The assets selected for inspection will be made accessible to the ENGINEER.
2. A Notice to Proceed will be received by the ENGINEER no later than February 1, 2025.

## **ADDITIONAL SERVICES**

The following services can be provided by the ENGINEER at an additional cost to be negotiated if desired by the CITY.

1. Field investigations to resolve data discrepancies or acquire additional data beyond the hours provided for in Task 200.
2. Survey services for acquisition of location and elevation information.
3. Design services related to recommended improvements identified in Task 200 and/or Task 400.
4. Services related to the modification of existing databases and/or creation of new databases for the purpose of future data collection.

---

# AGENDA ITEM

---

TO: Tim Vandall, City Administrator  
FROM: Tish Sims, City Clerk  
DATE: March 14, 2025  
SUBJECT: Ordinance No. 1129 – Codification of Ordinances

---

This ordinance codifies any changes and ordinances passed since the last codification ordinance. By adopting this ordinance, the City Code will be codified with these changes. This is supplement #10 to the City Code. A summary of changes has been included with this agenda item.

The previous codification, supplemental # 9, was adopted by Ordinance No. 1078 on January 6, 2022.

Action: Staff recommends a motion to adopt Ordinance No. 1129 – Adopting the Codification of Ordinances.

### Supplement No. 10

Page #	Change Requested
iii-iv	Ward 1 - Kevin Gardner/Gene Kirby; Ward 4 - Dan Clemons/Pete Robinson Ward 2 - Don Studnicka/Jake Kowalewski
ix - xi	<b>Ordinances 1091-1122</b>
xiii - xvi	various new code
CD3:25 per Ordinance 1106	Sec. 3-302 (e) Retailers: Alcoholic liquors (including beer containing more than 3.2 percent of alcohol by weight), for consumption off the premises (sales in the original package only) - \$500
CD3:26 per Ordinance 1105	Sec. 3-304 Hours of Sale. No person shall sell at retail any alcoholic liquor: a. On Sunday before 9:00 a.m. or after 8:00 p.m. b. On Easter Sunday, Thanksgiving Day or Christmas Day; or c. Before 9:00 a.m. or after 11:00 p.m. o ay day when the sale is permitted. (K.S.A. 41-712)
CD3:27 CH 3, Art IV, Sec 3-402(a) per Ordinance 1107	An annual license fee is hereby levied upon all corporations, partnerships or individuals operating a club within the City in the amount of \$500. The licensee shall operate under the license for a period of 24 months from the date of its issuance and shall be renewable every two years. No rebate or return of any portions oof the license fee shall be made in case the license is revoked for any cause provided under this article or in the event that the club ceases to function prior to the completion of its 24-month period.
CD5:9 - CH 5, Art II, Sec 5-201 Definitions	Remove <i>ice cream vendor</i> and <i>other vendors operating from a motorized vehicle</i> definitions.
CD5:13 - CH 5, Art II, Sec 5-204	Add (I) The applicant must submit a KBI report processed in the last three (3) months at the time of application. (J) The applicant may only apply for two (2) Transient Vendor licenses per calendar year. No annual license will be issued. Ord #1108

CD5:14 - CH 5, Art II, Sec 5-207	Update of Fees. (A) Transient Vendor. A fee of \$30 shall be charged for each licensee and shall be valid for a period of not more than one day: or \$200 for a period of one week. Ord #1108
CD5:14 - CH 5, Art II, Sec 5-207	Remove (B) <i>Ice Cream Vendor</i> : (C) <i>Food carts, food trucks, or other vendors operating from a motorized vehicle</i> . A fee of \$75 shall be charged for each licensee and shall be valid to December 31st of that year. If vendor is selling food or beverages, the licensee must also obtain a Food Establishment license. Ord #1108
CD5:18 - CH 5, Art III, Sec 5-301	Remove from (A) <i>This requirement shall not apply to those businesses required to have an occupational license through the Public Works Department.</i>
CD5:18 - CH 5, Art III, Sec 5-302	Remove <i>These fees shall be pro-rated on a quarterly basis for new businesses.</i>
CD5:25 - CH 5, Art V	Remove <i>Valuable Property Dealers.</i>
CD5:25 - CH 5, Art V, Sec 5-501-	Add Mobile Food Vending Policy (Attached policy manual for reference.) Ord #1113
CD8:11 - CH 8, Art III, Sec 8-306 (4)	Revise to state "K.S.A. 60-303"
Sec 15-101 &102	STO per Ordinance 1101

Ordinances 1091-1122

- 1091 AN ORDINANCE OF THE CITY OF LANSING, KANSAS, AMENDING THE UNIFIED DEVELOPMENT ORDINANCE, AS ADOPTED BY REFERENCE. (UDO)
- 1092 AN ORDINANCE DECLARING AND ESTABLISHING WARD BOUNDARIES WITHIN THE CITY OF LANSING, KANSAS; AMENDING AND REPEALING EXISTING ORDINANCES OF THE CITY OF LANSING, KANSAS IN CONFLICT HEREWITH.
- 1093 AN ORDINANCE AUTHORIZING THE LEVY OF A 0.45 PERCENT (0.45%) RETAILERS' GENERAL-PURPOSE SALES TAX AND RELATED MATTERS. (AQUATIC FACILITY)
- 1094 AN ORDINANCE GRANTING A CHANGE OF ZONING TO CERTAIN PROPERTY WITHIN THE CITY OF LANSING, KANSAS (00000 CENTRE DR)
- 1095 AN ORDINANCE AMENDING SERVICE CHARGES AND FEES FOR FINANCE, AND FOR ADMINISTRATION THEREOF
- 1096 AN ORDINANCE GRANTING A CHANGE OF ZONING TO CERTAIN PROPERTY WITHIN THE CITY OF LANSING, KANSAS (DESOTO RD)

- 1097 AN ORDINANCE GRANTING A CHANGE OF ZONING TO CERTAIN PROPERTY WITHIN THE CITY OF LANSING, KANSAS (N MAIN ST)
- 1098 AN ORDINANCE LEVYING ASSESSMENTS FOR UNPAID CHARGES AGAINST EACH LOT & PARCEL OF GROUND AS A SPECIAL ASSESSMENT TO CONSTITUTE A LIEN UPON THE PROPERTY FOR THE AMOUNT OF DELINQUENT FEES FOR SOLID WASTE DISPOSAL & SEWER ASSESSMENT (ADOPTED 08/03/23)
- 1099 AN ORDINANCE LEVYING ASSESSMENTS FOR UNPAID CHARGES AGAINST EACH LOT & PARCEL OF GROUND AS A SPECIAL ASSESSMENT TO CONSTITUTE A LIEN UPON THE PROPERTY FOR THE AMOUNT OF DELINQUENT FEES FOR WEED REMOVAL ASSESSMENTS OF THE CITY OF LANSING, KANSAS. (ADOPTED 8/03/2023)
- 1100 AN ORDINANCE OF THE CITY OF LANSING, KANSAS CONCERNING THE FINE AND BOND SCHEDULE ESTABLISHED BY THE MUNICIPAL COURT JUDGE.
- 1101 AN ORDINANCE INCORPORATING THE STANDARD TRAFFIC ORDINANCE BY REFERENCE 50<sup>th</sup> Edition of 2023 (STO)
- 1102 AN ORDINANCE INCORPORATING THE UNIFORM PUBLIC OFFENSE CODE BY REFERENCE 39<sup>th</sup> Edition of 2023 (UPOC)
- 1103 AN ORDINANCE AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF GENERAL OBLIGATION BONDS, SERIES 2024-A
- 1104 AN ORDINANCE AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF GENERAL OBLIGATION SALES TAX BONDS, SERIES 2024-B
- 1105 AN ORDINANCE AMENDING ORDINANCE 1068 AUTHORIZING SUNDAY SALES OF ALCOHOLIC LIQUOR AND CEREAL MALT BEVERAGE IN THE ORIGINAL PACKAGE WITHIN THE CITY OF LANSING
- 1106 AN ORDINANCE AMENDING LICENSE FEES RELATED TO RETAIL SALES OF ALCOHOLIC LIQUOR IN THE ORIGINAL PACKAGE WITHIN THE CITY OF LANSING.
- 1107 AN ORDINANCE AMENDING THE SCHEDULE OF FEES RELATED TO LICENSING OF DRINKING ESTABLISHMENTS AND PRIVATE CLUBS WITHIN THE CITY OF LANSING
- 1108 AN ORDINANCE AMENDING THE SCHEDULE OF FEES RELATED TO LICENSING OF TRANSIENT VENDORS WITHIN THE CITY OF LANSING
- 1109 AN ORDINANCE OF THE CITY OF LANSING, KANSAS, AMENDING THE UNIFIED DEVELOPMENT ORDINANCE, SECTION 4.02, GENERAL DEVELOPMENT STANDARDS-MINIMUM LOT SIZE
- 1110 AN ORDINANCE OF THE CITY OF LANSING, KANSAS, AMENDING THE UNIFIED DEVELOPMENT ORDINANCE, SECTION 4.02, GENERAL DEVELOPMENT STANDARDS-ACCESSORY BUILDINGS
- 1111 AN ORDINANCE OF THE CITY OF LANSING, KANSAS, AMENDING THE UNIFIED DEVELOPMENT ORDINANCE, SECTION 4.02, GENERAL DEVELOPMENT STANDARDS-PARKING LOT SIZE AMENDMENT
- 1112 AN ORDINANCE AMENDING CITY CODE SECTION 8-306 AUTHORIZING PERSONAL SERVICE OF NOTICE OF VIOLATIONS.



- 1113 AN ORDINANCE ADOPTING BY REFERENCE THE MOBILE FOOD VENDING POLICY MANUAL WITHIN THE CITY OF LANSING, KANSAS
- 1114 AN ORDINANCE AMENDING SERVICE CHARGES AND FEES FOR FINANCE, BUSINESS LICENSE, COMMUNITY AND ECONOMIC DEVELOPMENT AND FOR PARKS AND RECREATION THEREOF
- 1115 AN ORDINANCE AUTHORIZING & PROVIDING FOR THE ISSUANCE OF TAXABLE GENERAL OBLIGATION BONDS, SERIES 2024-C
- 1116 AN ORDINANCE LEVYING ASSESSMENTS FOR UNPAID CHARGES AGAINST EACH LOT & PARCEL OF GROUND AS A SPECIAL ASSESSMENT TO CONSTITUTE A LIEN UPON THE PROPERTY FOR THE AMOUNT OF DELINQUENT FEES FOR SOLID WASTE DISPOSAL & SEWER ASSESSMENT (ADOPTED 08/01/24)
- 1117 AN ORDINANCE LEVYING ASSESSMENTS FOR UNPAID CHARGES AGAINST EACH LOT & PARCEL OF GROUND AS A SPECIAL ASSESSMENT TO CONSTITUTE A LIEN UPON THE PROPERTY FOR THE AMOUNT OF DELINQUENT FEES FOR WEED REMOVAL ASSESSMENTS OF THE CITY OF LANSING, KANSAS. (ADOPTED 8/01/2024)
- 1118 AN ORDINANCE OF THE CITY OF LANSING, KANSAS CONCERNING THE FINE AND BOND SCHEDULE ESTABLISHED BY THE MUNICIPAL COURT JUDGE.
- 1119 AN ORDINANCE INCORPORATING THE STANDARD TRAFFIC ORDINANCE BY REFERENCE 51 Edition of 2024 (STO)
- 1120 AN ORDINANCE INCORPORATING THE UNIFORM PUBLIC OFFENSE CODE BY REFERENCE 40 Edition of 2024 (UPOC)
- 1121 AN ORDINANCE AMENDING SERVICE CHARGES AND FEES FOR ADMINISTRATION, PARKS AND RECREATION, AND POLICE DEPARTMENT THEREOF
- 1122 AN ORDINANCE AMENDING THE REGULATIONS OF STORAGE AND SALE OF FIREWORKS WITHIN THE CITY OF LANSING

## ORDINANCE NO. 1129

### AN ORDINANCE ADOPTING THE CODIFICATION OF ORDINANCES OF THE CITY OF LANSING, KANSAS, AUTHORIZED BY ORDINANCE NO. 272 PROVIDING FOR THE REPEAL OF CERTAIN OTHER ORDINANCES NOT INCLUDED THEREIN, EXCEPTING CERTAIN ORDINANCES FROM REPEAL AND SAVING CERTAIN ACCRUED RIGHTS AND LIABILITIES.

**Be it Ordained by the Governing Body of the City of Lansing, Kansas:**

**SECTION 1.** The codification of ordinances of the City of Lansing, Kansas, authorized by Ordinance No. 272 and K.S.A. 12-3014 and 12-3015, as set out in the following chapters, Chapters 1 to 17 and Appendices A and B all inclusive, and entitled the "Code of the City of Lansing, Kansas, 2024," is hereby adopted and ordained as the "Code of the City of Lansing, Kansas, 2024," and said codification shall become effective upon publication of no fewer than 3 copies of said code in book form.

**SECTION 2.** All ordinances and parts of ordinances of a general nature passed prior to the publication date of this ordinance are hereby repealed as of the date of publication of said code except as hereinafter provided.

**SECTION 3.** In construing this ordinance, the following ordinances shall not be considered or held to be ordinances of a general nature:

- (a) Ordinances pertaining to the acquisition of property or interests in property by gift, purchase, devise, bequest, appropriation or condemnation;
- (b) Ordinances opening, dedicating, widening, vacating or narrowing streets, avenues, alleys and boulevards;
- (c) Ordinances establishing and changing grades of streets, avenues, alleys and boulevards;
- (d) Ordinances naming or changing the names of streets, avenues and boulevards;
- (e) Ordinances authorizing or directing public improvements to be made;
- (f) Ordinances creating districts for public improvements of whatsoever kind or nature;
- (g) Ordinances levying general taxes;
- (h) Ordinances levying special assessments or taxes;
- (i) Ordinances granting any rights, privileges, easements or franchises therein mentioned to any person, firm or corporation;
- (j) Ordinances authorizing the issuance of bonds and other instruments of indebtedness by the city;
- (k) Ordinances authorizing contracts;
- (l) Ordinances establishing the limits of the city or pertaining to annexation or exclusion of territory;
- (m) Ordinances relating to compensation of officials, officers and employees of the city;
- (n) Ordinances of a temporary nature;

Provided that the above enumeration of exceptions shall not be held or deemed to be exclusive, it being the purpose and intention to exempt from repeal any and all ordinances not of a general nature and general ordinances specifically excepted by this section.

**SECTION 4.** The arrangement and classification of the several chapters, articles, and sections of the code adopted by Section 1 of this ordinance and the head notes and footnotes at the ends of the sections, are made for the purpose of convenience and orderly arrangement, and do not constitute a part of the ordinances, and therefore, no implication or presumption of legislative intent or construction is to be drawn therefrom.

**SECTION 5.** The repeal of ordinances as provided in Section 2 hereof, shall not affect any rights acquired, fines, penalties, forfeitures or liabilities incurred thereunder, or actions involving any of the provisions of said ordinances or parts thereof. Said ordinances above repealed are hereby continued in force and effect after the passage, approval and publication of this ordinance for the purpose of such rights, fines, penalties, forfeitures, liabilities and actions therefor.

**SECTION 6.** If for any reason any chapter, article, section, subsection, sentence, portion or part of the "Code of the City of Lansing, Kansas, 2024," or the application thereof to any person or circumstances is declared to be unconstitutional or invalid, such decision will not affect the validity of the remaining portions of this code.

**SECTION 7.** This ordinance shall take effect and be in force from and after the publication of the "Code of the City of Lansing, Kansas, 2024," as provided in K.S.A. 12-3015.

**PASSED AND APPROVED** by the Governing Body of the City of Lansing, County of Leavenworth, State of Kansas, this 20th day of March 2025.

{SEAL}

\_\_\_\_\_  
Anthony R. McNeill, Mayor

**Attest:**

\_\_\_\_\_  
Tish Sims, CMC, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Gregory Robinson, City Attorney

Published: *Leavenworth Times*

Date Published:

---

# AGENDA ITEM

---

TO: Tim Vandall, City Administrator  
FROM: Tish Sims, City Clerk  
DATE: March 14, 2025  
SUBJECT: Executive Session – Consultation with Attorney

---

Executive Session will be called for consultation with Attorney for the City which would be deemed privileged in an Attorney-Client relationship, K.S.A. 75-4319(b)(2) for a period of 30 minutes.

---

## AGENDA ITEM # 5

---



**FINANCIAL SUMMARY  
&  
ECONOMIC INDICATORS REPORT**

**DECEMBER 2024**

**CITY ADMINISTRATOR, TIM VANDALL**

*Prepared by:  
Beth Sanford  
Director of Finance*

## INDEX

Finance Director’s Report	1
Major Fund Fiscal Status Summary	2
<b>Major Fund Fiscal Reports:</b>	
General Fund	3
Wastewater Fund	4
Solid Waste Fund	5
<b>Capital Improvement Program Fiscal Summaries:</b>	
Fund 22 Consolidated Street and Highway	6
Fund 70 Capital Improvements	7
Fund 80 – Equipment Reserve	8
Fund 52 – WW Town Centre Sanitary Sewer Fund	9
Fund 54 – WW McIntyre Sanitary Sewer Fund	10
Fund 87 – Town Centre Fund	11
Fund 88 – Parks CIP Fund - Aquatic	12
Key Economic Indicators Summary	13
Unemployment Chart	14
Sales Tax Chart	15
Transient Guest Tax Chart	16
Permits Chart	17
Utility Customer Count Chart	18

**FINANCE DIRECTOR'S REPORT  
DECEMBER 2024**

March 7, 2025

Mayor and City Council Members:

We are pleased to submit the quarterly *Financial Summary* and *Economic Indicators Report* for quarter ended December 31, 2024.

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. Water damage to city hall resulted in unbudgeted expenditures. The council approved use of the remaining ARPA funds to offset some of the expenses and the remaining expenses were paid for out of the equipment reserve and general fund. A fire truck was also purchased with funds from the general fund in anticipation of establishing a city fire department in January 2025.

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

- *Federal Fund Rate*: The Federal Open Market Committee (FOMC) lowered the target range for federal funds rate to **4.25% to 4.50%**.
- *Unemployment Rate*: According to the Bureau of Labor Statistics, the national unemployment rate for December is 4.1 percent. The local unemployment rate for December is 3.3 percent.

Key economic indicators of the local economy continue to reflect the general state of the U.S. economy. One out of five indicators monitored in the *Economic Indicators* portion of the monthly report is positive. These indicators are discussed in detail in the attached *Economic Indicators Summary*.

The Finance Department will make any adjustments to 2024 reports after the March 11 audit. These adjustments will be reflected on the 1<sup>st</sup> Quarter 2025 report. Staff 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 DECEMBER 2024

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 CY2024 was \$3,311,391.
- Ad Valorem revenues collected through December totaled \$3,151,755, approximately 99.4% of the annual budgeted ad valorem, and 17.3% higher than last year's \$2,686,122 receipts through December.
- Combined Local and County Sales and Use taxes collected in December totaled \$241,144, a 7.89% increase over the same period last year (\$223,510). Year-to-date Sales and Use Tax receipts total \$2,765,814, a 2.18% decrease over last year's \$2,827,553 total.
- Year-to-date Franchise fees of \$711,759 are 7.2% lower than last year's December total of \$767,216.
- Year-to-date Court Fines & Fees totaled \$309,511, an 11.3 % decrease from last year's \$349,008.
- Total General Fund revenues year to date through December were \$7,968,145 as compared to \$7,233,351 over the same period last year. Total revenues collected are 103.3% of the annual budget.
- All operating departments remain within expectations for their budget authority, with total expenditures of \$696,782 for December, as compared to \$569,083 last year. Additionally, year-to-date expenditures across departments totaled \$8,517,557, a 7.3% increase over last year's \$7,938,510. This year's total expense included the purchase of a fire truck (\$829,627). The estimated month end unreserved cash fund balance is \$2,761,979.

### WASTEWATER FUND

- The beginning unreserved cash fund balance is \$1,614,922.
- December's receipts from Usage Charges were \$271,341, which are consistent with last December's revenues of \$225,771. There was no sewer rate increase this year.
- Overall, operating expenditure accounts remain within budget expectations, with total expenditures of \$402,053 in December, as compared to \$783,047 last year. Year-to-date expenditures totaled \$3,178,977, a 17.4% decrease over last year's \$3,848,580.

### SOLID WASTE FUND

- The beginning unreserved cash fund balance is \$139,453.
- December's receipts from Usage Charges totaled \$64,191, which is slightly higher than the prior year's revenue of \$50,368. There was an increase to the trash rate beginning on the June 1 billing.
- Operating expenditure accounts remain within budget expectations, with year-to-date expenditures through December totaling \$667,284, a 2.5% increase from last year's \$651,395. This increase is due to the increase rate charged by the solid waste contractor.

### 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 2024  
DECEMBER**

	Prior Year Month	Current Year Month	% Change	Prior Year-to-Date	*Current Year-to-Date	% Change	Current Year Budget	YTD % of Budget
<b>UNRESERVED CASH BALANCE FORWARD</b>				\$ 3,048,383	\$ 3,311,391	8.6%	\$ 3,311,391	
<b>REVENUES</b>								
Ad Valorem Tax	\$ -	\$ -	-0-	\$ 2,686,122	\$ 3,151,755	17.3%	\$ 3,169,581	99.4%
In Lieu of	-	-	-0-	\$ 11,794	\$ 26,991	128.9%	\$ 15,848	170.3%
Motor Vehicle Tax	59,295	53,882	-9.1%	\$ 313,151	\$ 288,896	-7.7%	\$ 265,377	108.9%
Recreational Vehicle Tax	622	734	17.9%	\$ 4,231	\$ 3,776	-10.8%	\$ 3,207	117.7%
Local Alcohol Liquor Tax	3,603	3,660	1.6%	\$ 19,047	\$ 14,854	-22.0%	\$ 24,716	60.1%
16M and 20M Truck Tax	167	152	-8.9%	\$ 9,572	\$ 10,603	10.8%	\$ 7,002	151.4%
Neighborhood Revitalization	-	-	-0-	\$ (31,068)	\$ (36,140)	16.3%	\$ (34,589)	104.5%
Local Sales & Use Tax	120,196	264,272	119.9%	\$ 1,477,706	\$ 1,484,899	0.5%	\$ 1,500,000	99.0%
County Sales & Use Tax	103,314	206,558	99.9%	\$ 1,338,473	\$ 1,280,915	-4.3%	\$ 1,350,000	94.9%
Franchise Taxes	82,942	42,826	-48.4%	\$ 767,216	\$ 711,759	-7.2%	\$ 717,800	99.2%
Licenses	22,210	24,265	9.3%	\$ 58,960	\$ 58,310	-0-	\$ 52,000	112.1%
Permits	2,363	3,047	28.9%	\$ 94,585	\$ 103,483	9.4%	\$ 69,500	148.9%
Court Fees and Fines	20,532	30,334	47.7%	\$ 349,008	\$ 309,511	-11.3%	\$ 469,500	65.9%
Animal Control	965	1,665	72.6%	\$ 12,350	\$ 11,830	-4.2%	\$ 25,000	47.3%
Community Center	325	1,675	415.4%	\$ 10,049	\$ 7,140	-28.9%	\$ 13,000	54.9%
Activity Center	(125)	40	-132.0%	\$ 1,910	\$ 1,065	-44.2%	\$ 800	133.1%
Interest Earnings	9,045	15,481	71.2%	\$ 40,030	\$ 239,734	498.9%	\$ 17,000	1410.2%
Grants	-	-	-0-	\$ -	\$ 8,291	-0-	\$ -	-0-
Transfers	-	-	-0-	\$ -	\$ 183,748	-0-	\$ -	-0-
Other	28	8,926	32277.5%	\$ 70,217	\$ 106,725	52.0%	\$ 50,000	213.4%
<b>TOTAL REVENUES</b>	<b>\$ 425,482</b>	<b>\$ 657,518</b>	<b>54.5%</b>	<b>\$ 7,233,351</b>	<b>\$ 7,968,145</b>	<b>10.2%</b>	<b>\$ 7,715,742</b>	<b>103.3%</b>
<b>EXPENDITURES</b>								
Administration	\$ 12,781	\$ 14,988	17.3%	\$ 133,998	\$ 152,747	14.0%	\$ 142,695	107.0%
Police	192,951	199,104	3.2%	\$ 2,195,206	\$ 2,174,026	-1.0%	\$ 2,339,610	92.9%
Municipal Court	24,648	33,137	34.4%	\$ 281,808	\$ 291,887	3.6%	\$ 289,021	101.0%
Emergency Operations	-	-	-0-	\$ -	\$ -	-0-	\$ 3,000	0.0%
Streets	20,475	15,370	-24.9%	\$ 187,983	\$ 218,933	16.5%	\$ 201,930	108.4%
Street Lighting	24,635	49,932	102.7%	\$ 177,054	\$ 186,454	5.3%	\$ 250,000	74.6%
Building Maintenance	8,214	25,942	215.8%	\$ 95,926	\$ 120,823	26.0%	\$ 83,366	144.9%
Community Development	46,690	46,043	-1.4%	\$ 539,138	\$ 537,417	-0.3%	\$ 631,449	85.1%
Finance	30,884	42,840	38.7%	\$ 305,605	\$ 327,625	7.2%	\$ 305,521	107.2%
Public Works	62,212	25,696	-58.7%	\$ 320,113	\$ 283,224	-11.5%	\$ 338,745	83.6%
City Administrator	17,957	15,336	-14.6%	\$ 178,257	\$ 177,072	-0.7%	\$ 177,439	99.8%
Community Center	333	122	-63.4%	\$ 4,842	\$ 5,832	20.5%	\$ 7,563	77.1%
Parks & Recreation	65,720	75,700	15.2%	\$ 772,199	\$ 782,637	1.4%	\$ 755,648	103.6%
Activity Center	12,093	23,739	96.3%	\$ 144,938	\$ 145,166	0.2%	\$ 151,699	95.7%
Information Technology	22,481	22,134	-1.5%	\$ 172,845	\$ 211,657	22.5%	\$ 155,000	136.6%
Council Expenses	3,055	2,840	-7.0%	\$ 45,397	\$ 53,337	17.5%	\$ 50,760	105.1%
Nondepartmental	23,955	(296,141)	-1336.2%	\$ 2,383,201	\$ 2,848,720	19.5%	\$ 2,539,585	112.2%
<b>TOTAL EXPENDITURES</b>	<b>\$ 569,083</b>	<b>\$ 296,782</b>	<b>-47.8%</b>	<b>\$ 7,938,510</b>	<b>\$ 8,517,557</b>	<b>7.3%</b>	<b>\$ 8,423,031</b>	<b>101.1%</b>
<b>AUDIT ADJUSTMENTS</b>				\$ -				
<b>NET REVENUES OVER EXPENDITURES</b>	<b>\$ (143,601)</b>	<b>\$ 360,736</b>		<b>\$ (705,159)</b>	<b>\$ (549,412)</b>		<b>\$ (707,289)</b>	
<b>ENDING FUND BALANCE</b>				<b>\$ 2,343,224</b>	<b>\$ 2,761,979</b>	<b>17.9%</b>	<b>\$ 2,604,102</b>	<b>106.06%</b>

**WASTEWATER FUND  
FISCAL YEAR 2024  
DECEMBER**

	Prior Year Month	Current Year Month	% Change	Prior Year-to-Date	*Current Year-to-Date	% Change	Current Year Budget	YTD % of Budget
<b>UNRESERVED FUND BALANCE FORWARD</b>				\$ 2,059,405	\$ 1,614,922	-21.6%	\$ 1,614,922	
<b>REVENUES</b>								
Interest Earnings	\$ 4,375	\$ 2,532	-42.1%	\$ 36,625	\$ 53,632	46.4%	\$ 9,000	595.9%
Usage Charges	225,771	271,341	20.2%	\$ 2,981,592	\$ 2,937,663	-1.5%	\$ 3,030,000	97.0%
Sewer Connection Fees	-	-	-0-	\$ 6,000	\$ -	-100.0%	\$ 15,000	0.0%
Late Charges & Penalties	11,052	34,226	209.7%	\$ 130,092	\$ 121,218	-6.8%	\$ 80,000	151.5%
Collections Revenue	83,520	5,579	-93.3%	\$ 83,598	\$ 70,539	-15.6%	\$ -	-0-
Other Revenues	6,852	292	-95.7%	\$ 14,136	\$ 1,867	-86.8%	\$ 3,000	62.2%
Transfer from General Fund	-	-	-0-	\$ -	\$ -	-0-	\$ -	-0-
Transfer from Bond & Interest	-	-	-0-	\$ -	\$ -	-0-	\$ -	-0-
<b>TOTAL REVENUES</b>	<b>\$ 331,570</b>	<b>\$ 313,971</b>	<b>-5.3%</b>	<b>\$ 3,252,042</b>	<b>\$ 3,184,919</b>	<b>-2.1%</b>	<b>\$ 3,137,000</b>	<b>101.5%</b>
<b>EXPENDITURES</b>								
Operations	\$ 189,860	\$ 383,478	102.0%	\$ 1,341,681	\$ 1,668,880	24.4%	\$ 1,623,183	102.8%
Bond Principal & Interest	-	-	-0-	\$ 1,527,254	\$ 1,294,444	-15.2%	\$ 1,023,163	126.5%
Acquisition	593,187	18,575	-96.9%	\$ 979,645	\$ 215,653	-78.0%	\$ 182,500	118.2%
Depreciation	-	-	-0-	\$ -	\$ -	-0-	\$ -	-0-
<b>TOTAL EXPENDITURES</b>	<b>\$ 783,047</b>	<b>\$ 402,053</b>	<b>-48.7%</b>	<b>\$ 3,848,580</b>	<b>\$ 3,178,977</b>	<b>-17.4%</b>	<b>\$ 2,828,846</b>	<b>112.4%</b>
<b>NET REVENUES OVER EXPENDITURES</b>	<b>\$ (451,477)</b>	<b>\$ (88,082)</b>		<b>\$ (596,538)</b>	<b>\$ 5,942</b>		<b>\$ 308,154</b>	
<b>ENDING FUND BALANCE</b>				<b>\$ 1,462,868</b>	<b>\$ 1,620,864</b>	<b>10.8%</b>	<b>\$ 1,923,076</b>	<b>84.3%</b>

**SOLID WASTE FUND  
FISCAL YEAR 2024  
DECEMBER**

	Prior Year Month	Current Year Month	% Change	Prior Year-to-Date	*Current Year-to-Date	% Change	Current Year Budget	YTD % of Budget
<b>UNRESERVED FUND BALANCE FORWARD</b>				\$ 144,756	\$ 139,453	-3.7%	\$ 139,453	
<b>REVENUES</b>								
Usage Charges	\$ 50,368	\$ 64,191	27.4%	\$ 591,094	\$ 631,091	6.8%	\$ 575,000	109.8%
City Service Charge	(675)	-	-100.0%	\$ (675)	\$ 660	-197.8%	\$ 1,500	44.0%
Late Charges & Penalties	4,605	14,387	212.5%	\$ 44,192	\$ 34,547	-21.8%	\$ 55,000	62.8%
Collections Revenue	31,694	3,261	-89.7%	\$ 31,727	\$ 33,758	6.4%	\$ 50	67516.6%
Interest & Misc Revenues	301	304	0.8%	\$ 3,747	\$ 3,432	-8.4%	\$ 800	429.0%
Transfer from General Fund	-	-	-0-	\$ 790	\$ 748	-5.3%	\$ 1,000	74.8%
<b>TOTAL REVENUES</b>	<b>\$ 86,293</b>	<b>\$ 82,143</b>	<b>-4.8%</b>	<b>\$ 670,875</b>	<b>\$ 704,237</b>	<b>5.0%</b>	<b>\$ 633,350</b>	<b>111.2%</b>
<b>EXPENDITURES</b>								
Operations	-	-	-0-	\$ -	\$ -	-0-	\$ -	-0-
Recycling Expense	-	-	-0-	\$ -	\$ -	-0-	\$ 1,500	0.0%
Solid Waste Contract	102,652	108,570	5.8%	\$ 613,011	\$ 647,499	5.6%	\$ 600,000	107.9%
Collection Expense/Bad Debt	22,978	19,907	-13.4%	\$ 38,384	\$ 19,907	-48.1%	\$ 30,000	66.4%
Transfer to General Fund	-	-	-0-	\$ -	\$ -	-0-	\$ -	-0-
<b>TOTAL EXPENDITURES</b>	<b>\$ 125,630</b>	<b>\$ 128,476</b>	<b>2.3%</b>	<b>\$ 651,395</b>	<b>\$ 667,406</b>	<b>2.5%</b>	<b>\$ 631,500</b>	<b>105.7%</b>
<b>NET REVENUES OVER EXPENDITURES</b>	<b>\$ (39,337)</b>	<b>\$ (46,333)</b>		<b>\$ 19,480</b>	<b>\$ 36,831</b>		<b>\$ 1,850</b>	
<b>ENDING FUND BALANCE</b>				<b>\$ 164,236</b>	<b>\$ 176,284</b>	<b>7.3%</b>	<b>\$ 141,303</b>	<b>124.8%</b>

**CONSOLIDATED STREET & HIGHWAY  
FISCAL YEAR 2024  
DECEMBER**

	Prior Year Month	Current Year Month	% Change	Prior Year-to-Date	*Current Year-to-Date	% Change	Current Year Budget	YTD % of Budget
<b>UNRESERVED CASH BALANCE FORWARD</b>				\$ 277,211	\$ 244,729	-11.7%	\$ 244,729	
<b>REVENUES</b>								
Interest Earnings	\$ 566	\$ 473	-16.5%	\$ 4,436	\$ 6,552	47.7%	\$ 2,000	327.6%
Spec City/Cty Highway (CNTY)	-	8,218	-0-	\$ 33,543	\$ 32,704	-2.5%	\$ 33,680	97.1%
Permits	25	25	0.0%	\$ 1,475	\$ 650	-55.9%	\$ 800	81.3%
Inspection Fees	-	-		\$ -	\$ -		\$ -	
Spec City/Cty (STATE)	1,407	2	-99.9%	\$ 315,218	\$ 313,418	-0.6%	\$ 323,320	96.9%
FEMA	-	-	-0-	\$ -	\$ -	-0-	\$ -	-0-
State/Federal Grants*	-	-	-0-	\$ -	\$ -	-0-	\$ -	-0-
Transfers	-	-	-0-	\$ 120,000	\$ 275,000		\$ 275,000	100.0%
Other	-	-	-0-	\$ 293	\$ -	-100.0%	\$ -	-0-
<b>TOTAL REVENUES</b>	<b>\$ 1,999</b>	<b>\$ 8,718</b>	<b>436.2%</b>	<b>\$ 474,964</b>	<b>\$ 628,324</b>	<b>132.3%</b>	<b>\$ 634,800</b>	<b>99.0%</b>
<b>EXPENDITURES</b>								
Payroll & Benefits	\$ 34,890	\$ 36,726	5.3%	\$ 335,131	\$ 434,614	29.7%	\$ 371,053	117.1%
Engineering Services	-	(4,000)	-0-	\$ 7,261	\$ 2,100	-71.1%	\$ 40,000	5.3%
Maintenance/Equip & Facilities	6,273	3,301	-47.4%	\$ 38,200	\$ 52,030	36.2%	\$ 50,000	104.1%
Training	-	-	-0-	\$ 3,602	\$ 4,908	36.3%	\$ 5,000	98.2%
Ice Control	-	768	-0-	\$ 36,709	\$ 37,347	1.7%	\$ 65,000	57.5%
Gas & Oil	1,487	1,071	-28.0%	\$ 13,455	\$ 12,748	-5.3%	\$ 25,000	51.0%
Mowing - State & Local	-	-	-0-	\$ 14,985	\$ 19,469	29.9%	\$ 26,000	74.9%
Gen Street Maintenance	2,406	1,767	-26.6%	\$ 58,105	\$ 62,132	6.9%	\$ 70,000	88.8%
Curb Replacements	-	-	-0-	\$ -	\$ -	-0-	\$ -	-0-
Acquisition	-	-	-0-	\$ -	\$ -	-0-	\$ -	-0-
Other	-	-	-0-	\$ -	\$ -	-0-	\$ -	-0-
<b>TOTAL EXPENDITURES</b>	<b>\$ 45,056</b>	<b>\$ 39,633</b>	<b>-12.0%</b>	<b>\$ 507,447</b>	<b>\$ 625,348</b>	<b>23.2%</b>	<b>\$ 652,053</b>	<b>95.9%</b>
<b>NET REVENUES OVER EXPENDITURES</b>	<b>\$ (43,058)</b>	<b>\$ (30,915)</b>		<b>\$ (32,483)</b>	<b>\$ 2,976</b>		<b>\$ (17,253)</b>	
<b>ENDING FUND BALANCE</b>				<b>\$ 244,728</b>	<b>\$ 247,705</b>	<b>1.2%</b>	<b>\$ 227,476</b>	<b>108.9%</b>

**CAPITAL IMPROVEMENT PROJECT FUND  
FISCAL YEAR 2024  
DECEMBER**

**FUND 70 - CAPITAL IMPROVEMENTS**

	Prior Year Month	Current Year Month	%	Prior Year-to-Date	Current Year-to-Date	%	Current Year Budget	YTD % of Budget
			Change			Change		
<b>UNRESERVED CASH BALANCE FORWARD</b>				\$ 175,879	\$ 240,326	36.6%	\$ 240,326	
<b>REVENUES</b>								
Interest Earnings	\$ 1,850	\$ 1,545	-16.5%	\$ 3,809	\$ 21,396	461.6%	\$ 500	4279.2%
Sale of Assets	-	-	-0-	\$ -	\$ -	-0-	\$ -	-0-
K7 & Main Reimbursement	-	-	-0-	\$ 802,168	\$ -	-100.0%	\$ -	-0-
Voided Payables & Encumb	-	40,693	-0-	\$ -	\$ 40,693	-0-	\$ -	-0-
Federal Funds Exchange	-	-	-0-	\$ 136,970	\$ 139,947	2.2%	\$ -	-0-
Other Revenues	7,338	17,453	1	\$ 7,338	\$ 17,453	137.8%	\$ 130,000	13.4%
Transfer from General Fund	-	(400,000)	-0-	\$ 1,725,000	\$ 1,000,000	-42.0%	\$ 1,325,000	75.5%
Reimb from Capital Projects	-	-	-0-	\$ -	\$ -	-0-	\$ -	-0-
<b>TOTAL REVENUES</b>	<b>\$ 9,188</b>	<b>\$ (340,309)</b>	<b>-3703.9%</b>	<b>\$ 2,675,285</b>	<b>\$ 1,219,489</b>	<b>45.6%</b>	<b>\$ 1,455,500</b>	<b>83.8%</b>
<b>EXPENDITURES</b>								
Drainage Maintenance	\$ -	\$ -	-0-	\$ 19,284	\$ 2,053	-89.4%	\$ 20,000	10.3%
Street Contract	48,016	-	(1)	\$ 887,957	\$ 325,240	-63.4%	\$ 771,000	42.2%
Curb Replacement	-	-	-0-	\$ -	\$ 148,400	-0-	\$ 250,000	59.4%
Drainage Contract	522,165	-	(1)	\$ 526,965	\$ 19,807	-96.2%	\$ 400,000	5.0%
147th Street	-	-	-0-	\$ -	\$ -	-0-	\$ -	-0-
DeSoto Road	-	-	-0-	\$ -	\$ -	-0-	\$ -	-0-
K7 & Eisenhower Project	-	-	-0-	\$ 373,829	\$ -	-100.0%	\$ 1,073,000	0.0%
Sidewalk Construction	-	5,450	-0-	\$ 700	\$ 9,220	1217.1%	\$ 183,010	5.0%
Bridge Maintenance	4,000	-	(1)	\$ 4,000	\$ -	-100.0%	\$ 5,000	0.0%
Storm Sewer Projects	7,338	-	(1)	\$ 7,338	\$ -	-100.0%	\$ -	-0-
Towne Centre Projects	467,167	-	(1)	\$ 756,373	\$ -	-100.0%	\$ -	-0-
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,048,685</b>	<b>\$ 5,450</b>	<b>-99.5%</b>	<b>\$ 2,576,447</b>	<b>\$ 504,720</b>	<b>-80.4%</b>	<b>\$ 2,702,010</b>	<b>18.7%</b>
<b>NET REVENUES OVER EXPENDITURES</b>	<b>\$ (1,039,497)</b>	<b>\$ (345,759)</b>		<b>\$ 98,838</b>	<b>\$ 714,769</b>		<b>\$ (1,246,510)</b>	
<b>ENDING FUND BALANCE</b>				<b>\$ 274,717</b>	<b>\$ 955,095</b>	<b>247.7%</b>	<b>\$ (1,006,184)</b>	<b>-94.9%</b>

**EQUIPMENT RESERVE  
FISCAL YEAR 2024  
DECEMBER**

	Prior Year Month	Current Year Month	% Change	Prior Year-to-Date	Current Year-to-Date	% Change	Current Year Budget	YTD % of Budget
<b>UNRESERVED CASH BALANCE FORWARD</b>				\$ 55,119	\$ 116,768	111.8%	\$ 116,768	
<b>REVENUES</b>								
Interest Earnings	\$ 197	\$ 164	-16.5%	\$ 2,093	\$ 2,277	8.8%	\$ 800	284.7%
Voided Payable & Encumb	6,306	-	-100.0%	\$ 6,306	\$ -	-100.0%	\$ 10,000	0.0%
Transfer from General Fund	-	-	-0-	\$ 100,000	\$ 150,000	50.0%	\$ 100,000	150.0%
Sale of Assets	33,250	-	-100.0%	\$ 33,250	\$ -	-100.0%	\$ -	-0-
<b>TOTAL REVENUES</b>	<b>\$ 39,752</b>	<b>\$ 164</b>	<b>0.4%</b>	<b>\$ 141,649</b>	<b>\$ 152,277</b>	<b>107.5%</b>	<b>\$ 110,800</b>	<b>137.4%</b>
<b>EXPENDITURES</b>								
Aquisition	\$ (17,452)	\$ 90,994	-621.4%	\$ 80,000	\$ 184,672	130.8%	\$ 125,000	147.7%
Depreciation	-	-	-0-	\$ -	\$ -	-0-	\$ -	-0-
Other	-	-	-0-	\$ -	\$ -	-0-	\$ -	-0-
<b>TOTAL EXPENDITURES</b>	<b>\$ (17,452)</b>	<b>\$ 90,994</b>	<b>-621.4%</b>	<b>\$ 80,000</b>	<b>\$ 184,672</b>	<b>130.8%</b>	<b>\$ 125,000</b>	<b>147.7%</b>
<b>NET REVENUES OVER EXPENDITURES</b>	<b>\$ 57,205</b>	<b>\$ (90,830)</b>		<b>\$ 61,649</b>	<b>\$ (32,395)</b>	<b>-152.5%</b>	<b>\$ (14,200)</b>	<b>228.1%</b>
<b>ENDING FUND BALANCE</b>				<b>\$ 116,768</b>	<b>\$ 84,373</b>	<b>-27.7%</b>	<b>\$ 102,568</b>	<b>82.3%</b>

**Current Year Expenditures:**

City Hall Repairs/Improvements	<i>Gen Govt</i>	\$ 94,672.37
1 ton dump truck (Parks)	<i>Parks</i>	\$ 90,000.00

**Total Expenditures FY24** \$ 184,672.37

**WASTEWATER CIP PROJECT FUND  
FISCAL YEAR 2024**

**FUND 52 - WW TOWN CENTRE SANITARY SEWER PROJECT**

	FY 2024	FY 2025	FY 2026	Cumulative Total	Available Funds
<b>UNRESERVED CASH</b>					
<b>BALANCE FORWARD</b>	\$ -	\$ 53,639	\$ 53,639		\$ -
<b>REVENUES</b>					
Interest Earnings	\$ 28,218	\$ -	\$ -	\$ 28,218	\$ -
Bond Proceeds	1,092,700	-	-	1,092,700	1,092,700
Original Issue Premium	48,673	-	-	48,673	48,673
	-	-	-	-	-
<b>TOTAL REVENUES</b>	<b>\$ 1,169,591</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,169,591</b>	<b>\$ 1,141,373</b>
<b>EXPENDITURES</b>				<b>Cumulative Project Expenditures</b>	<b>Contractual Obligations</b>
Bond Issuance Costs	\$ 26,532	\$ -	\$ -	26,532	\$ -
Original Issue Discount	\$ 7,537	\$ -	\$ -	7,537	\$ -
Engineering Services	\$ -	\$ -	\$ -	-	\$ -
Town Centre Sanitary Sewer	\$ 1,081,884	\$ -	\$ -	1,081,884	
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,115,953</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,115,953</b>	<b>\$ -</b>
<b>NET REVENUES OVER EXPENDITURES</b>	<b>\$ 53,639</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 53,639</b>	<b>\$ 1,141,373</b>
<b>ENDING FUND BALANCE</b>	<b>\$ 53,639</b>	<b>\$ 53,639</b>	<b>\$ 53,639</b>	<b>\$ 53,639</b>	<b>\$ 1,141,373</b>

**WASTEWATER CIP PROJECT FUND  
FISCAL YEAR 2024**

**FUND 54 - WW MCINTYRE SEWER PROJECT**

	FY 2023	FY 2024	FY 2025	Cumulative Total	Available Funds
<b>UNRESERVED CASH</b>					
<b>BALANCE FORWARD</b>	\$ -	\$ (1,135,000)	\$ 159,414		\$ -
<b>REVENUES</b>					
Interest Earnings	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Proceeds	-	1,137,300	-	1,137,300	1,137,300
Original Issue Premium	-	50,660	-	50,660	50,660
BASE Grant	-	1,300,000	-	1,300,000	-
<b>TOTAL REVENUES</b>	\$ -	\$ 2,487,960	\$ -	\$ 2,487,960	\$ 1,187,960
<b>EXPENDITURES</b>				<b>Cumulative Project Expenditures</b>	<b>Contractual Obligations</b>
Bond Issuance Costs	\$ -	\$ 27,719	\$ -	27,719	\$ -
Original Issue Discount	\$ -	\$ 7,845	\$ -	7,845	\$ -
Engineering Services	\$ -	\$ -	\$ -	-	\$ -
McIntyre Sanitary Sewer	\$ 1,135,000	\$ 1,157,982	\$ -	2,292,982	\$ -
<b>TOTAL EXPENDITURES</b>	\$ 1,135,000	\$ 1,193,546	\$ -	\$ 2,328,546	\$ -
<b>NET REVENUES OVER EXPENDITURES</b>	\$ (1,135,000)	\$ 1,294,414	\$ -	\$ 159,414	\$ 1,187,960
<b>ENDING FUND BALANCE</b>	\$ (1,135,000)	\$ 159,414	\$ 159,414	\$ 159,414	\$ 1,187,960



**CAPITAL IMPROVEMENT PROJECT FUND  
FISCAL YEAR 2024**

**FUND 87 - TOWNE CENTRE DRIVE**

	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	Cumulative Total	Available Funds
<b>UNRESERVED CASH</b>							
<b>BALANCE FORWARD</b>	\$ -	\$ 22,322	\$ 94,429	\$ 453,208	\$ 453,208		\$ -
<b>REVENUES</b>							
Interest Earnings	\$ -	\$ -	\$ -	\$ -	\$ 14,902	\$ 14,902	\$ -
Temp Note Proceeds	2,210,000	-	-	-	-	2,210,000	2,210,000
Sale of Assets (Land)	-	72,106	358,779	-	572,633	1,003,519	1,003,519
	-	-	-	-	-	-	-
<b>TOTAL REVENUES</b>	<b>\$ 2,210,000</b>	<b>\$ 72,106</b>	<b>\$ 358,779</b>	<b>\$ -</b>	<b>\$ 587,536</b>	<b>\$ 3,228,421</b>	<b>\$ 3,213,519</b>
						<b>Cumulative Project Expenditures</b>	<b>Contractual Obligations</b>
<b>EXPENDITURES</b>							
Bond Issuance Costs	\$ 36,912	\$ -	\$ -	\$ -	\$ -	36,912	\$ 36,912
Temp Note Principal					\$ 1,040,744	1,040,744	
Land Acquisition	\$ 2,150,766					2,150,766	\$ 2,150,766
<b>TOTAL EXPENDITURES</b>	<b>\$ 2,187,678</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,040,744</b>	<b>\$ 3,228,422</b>	<b>\$ 2,187,678</b>
<b>NET REVENUES OVER EXPENDITURES</b>	<b>\$ 22,322</b>	<b>\$ 72,106</b>	<b>\$ 358,779</b>	<b>\$ -</b>	<b>\$ (453,208)</b>	<b>\$ (1)</b>	<b>\$ 1,025,841</b>
<b>ENDING FUND BALANCE</b>	<b>\$ 22,322</b>	<b>\$ 94,429</b>	<b>\$ 453,208</b>	<b>\$ 453,208</b>	<b>\$ (1)</b>	<b>\$ (1)</b>	<b>\$ 1,025,841</b>

**PARKS CAPITAL IMPROVEMENT PROJECT FUND  
FISCAL YEAR 2024**

**FUND 88 - PARKS CIP AQUATIC CENTER**

	FY 2023	FY 2024	FY 2025	Cumulative Total	Available Funds
<b>UNRESERVED CASH BALANCE FORWARD</b>	\$ -	\$ (688,876)	\$ 2,237,546		\$ -
<b>REVENUES</b>					
Interest Earnings	\$ -	\$ 112,249	\$ -	\$ 112,249	\$ -
Bond Proceeds	-	9,000,000	-	9,000,000	9,000,000
Original Issue Premium	-	567,516	-	567,516	567,516
	-	-	-	-	-
<b>TOTAL REVENUES</b>	\$ -	\$ 9,679,766	\$ -	\$ 9,679,766	\$ 9,567,516
<b>EXPENDITURES</b>				<b>Cumulative Project Expenditures</b>	<b>Contractual Obligations</b>
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	\$ -	\$ 6,279,875	\$ -	6,279,875	\$ -
Transfer to General Fund	-	\$ 183,748	-	183,748	\$ -
Transfer to Special Parks	-	\$ 9,375	-	9,375	\$ -
<b>TOTAL EXPENDITURES</b>	\$ 688,876	\$ 6,753,344	\$ -	\$ 7,442,220	\$ -
<b>NET REVENUES OVER EXPENDITURES</b>	\$ (688,876)	\$ 2,926,422	\$ -	\$ 2,237,546	\$ 9,567,516
<b>ENDING FUND BALANCE</b>	\$ (688,876)	\$ 2,237,546	\$ 2,237,546	\$ 2,237,546	\$ 9,567,516

**CITY OF LANSING  
KEY ECONOMIC INDICATOR'S REPORT SUMMARY  
DECEMBER 31, 2024**

---

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 unemployment rate, sales tax, transient guest tax, and utility customers reflect a neutral trend, while permits and fees reflect a positive trend.

**UNEMPLOYMENT RATE:**

**(NEUTRAL)**

The preliminary unemployment rate for the Leavenworth County area for the month of December is 3.3%, as compared to the December 2023 rate of 2.7%. The national unemployment rate stands at 4.1%, while the State unemployment rate registers at 3.6% for the same period.

**SALES TAX:**

**(NEUTRAL)**

Combined City and County Sales and Use Tax for the fourth quarter totaled \$725,874, a 1.62% increase over last year's \$714,284 total for October through December. Year-to-date revenues of \$2,765,814 are 2.18% lower than last year's revenue of \$2,827,553 for the same period.

**TRANSIENT GUEST TAX:**

**(NEUTRAL)**

Total revenue received from the State represents the remaining gross four 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 December was \$70,992 as compared to last year's receipts of \$104,902 for the same period. The biggest generator of transient sales tax in Lansing was closed for remodeling for 6 months of 2024, which resulted in lower tax generated.

**PERMITS AND FEES:**

**(POSITIVE)**

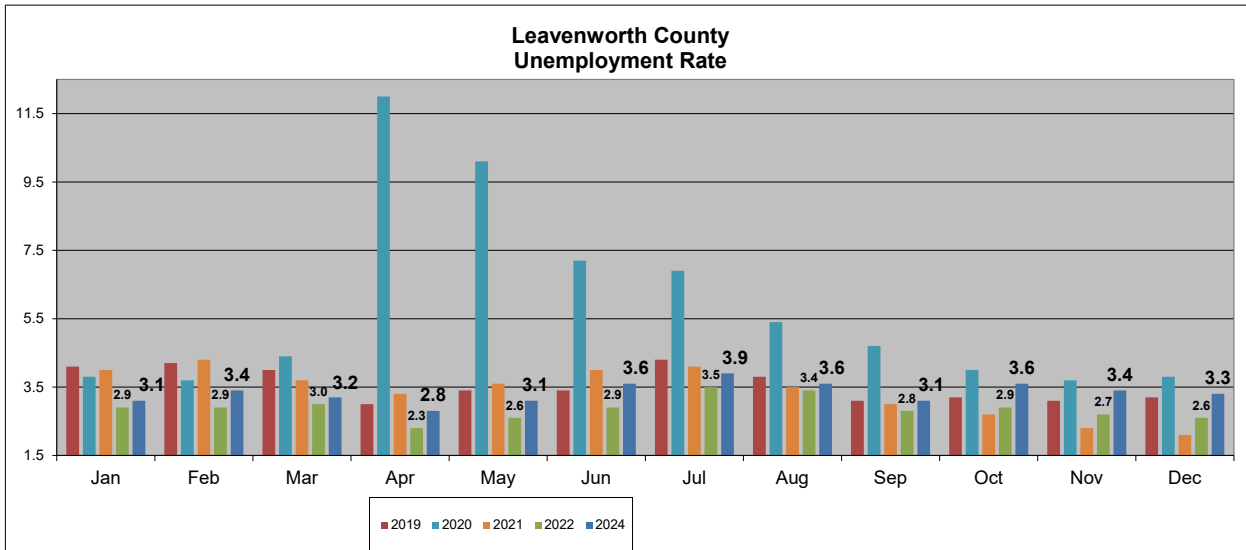
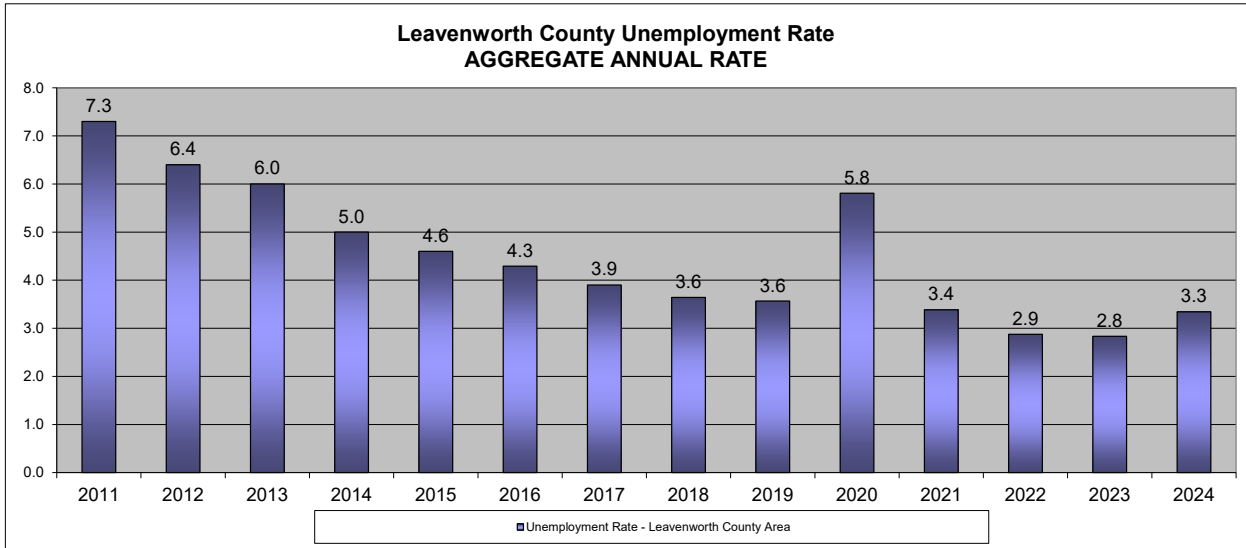
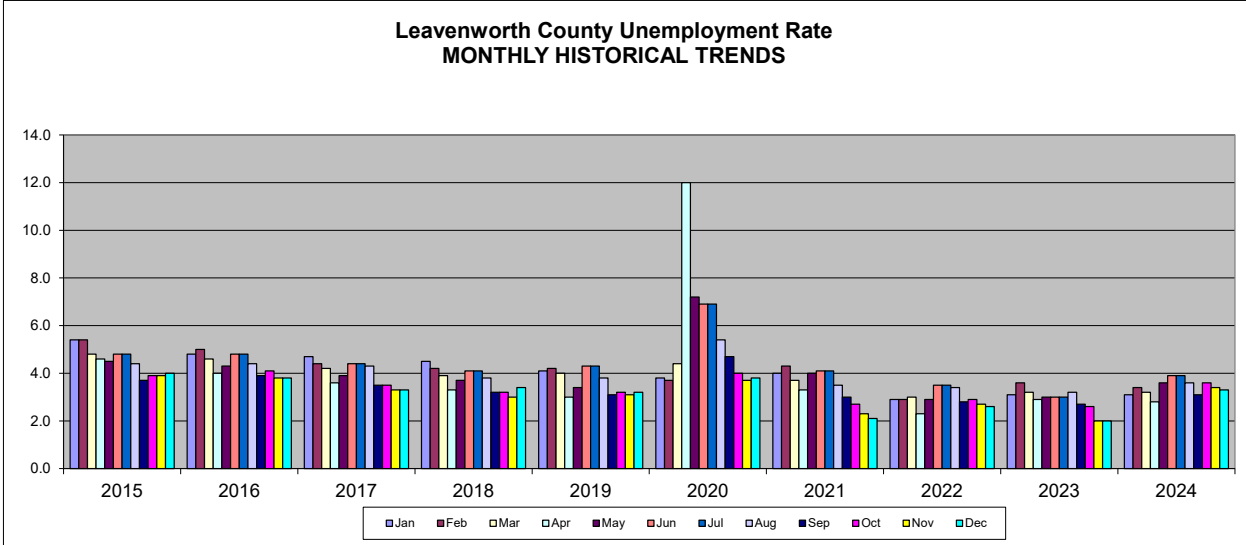
The City issued 161 permits valued at \$27,861,252 between October and December 2024, with a total of 772 permits valued at \$42,618,389 year-to-date. This reflects a significant increase compared to the previous year's 89 permits issued and valuation of \$1,535,806 at the end of the fourth quarter.

**UTILITY CUSTOMERS:**

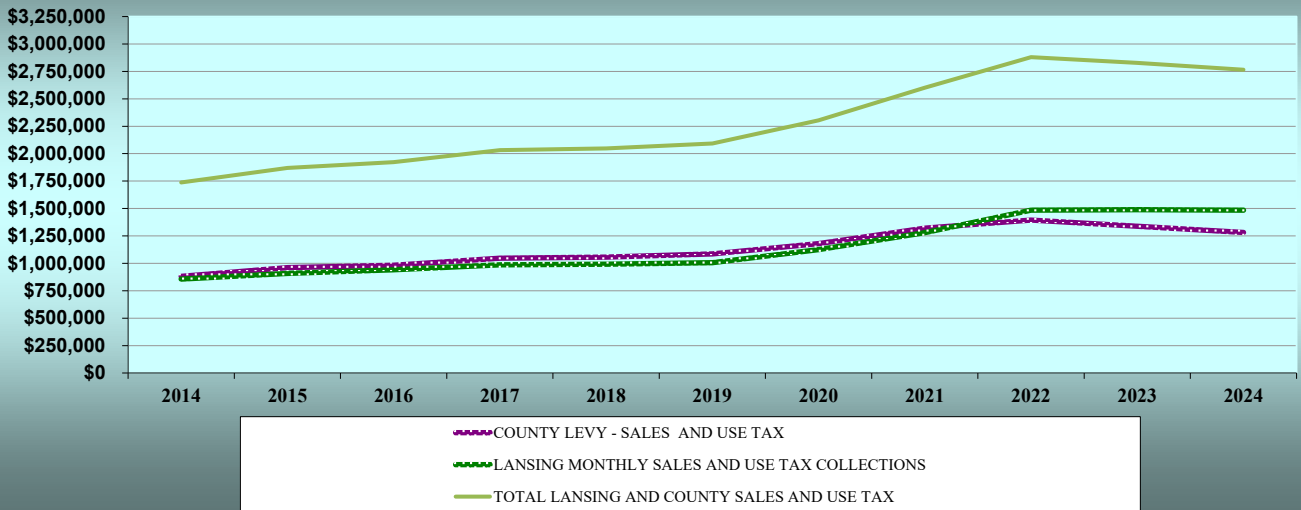
**(NEUTRAL)**

The fourth quarter's final billing cycle reflected 2,636, 2,638, and 2,642 (October, November, and December) residential accounts billed; and 123 (October and November) and 122 (December) commercial accounts billed for the same period. The average number of residential accounts billed during the fourth quarter increased by approximately 20 households compared to the 2023 fourth quarter average billing.

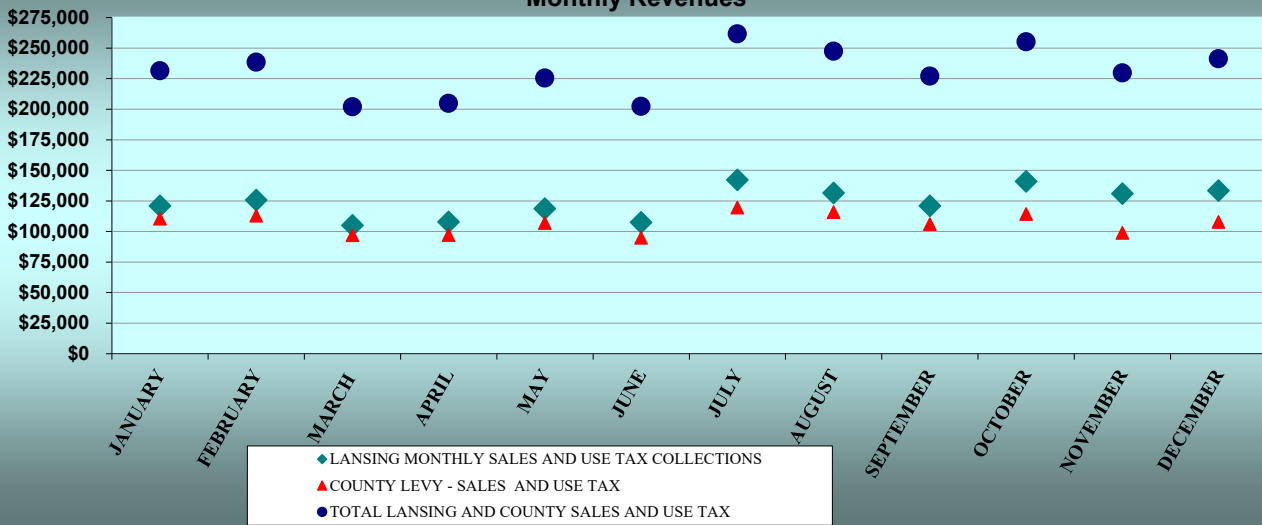
UNEMPLOYMENT RATE



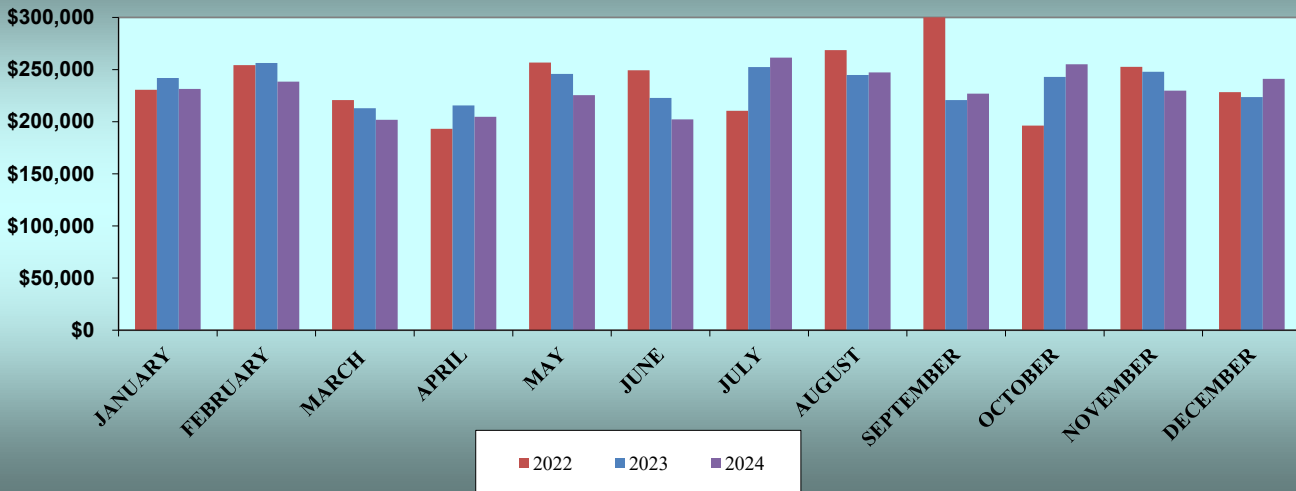
### Sales and Use Tax Fiscal Year History - 3rd Quarter

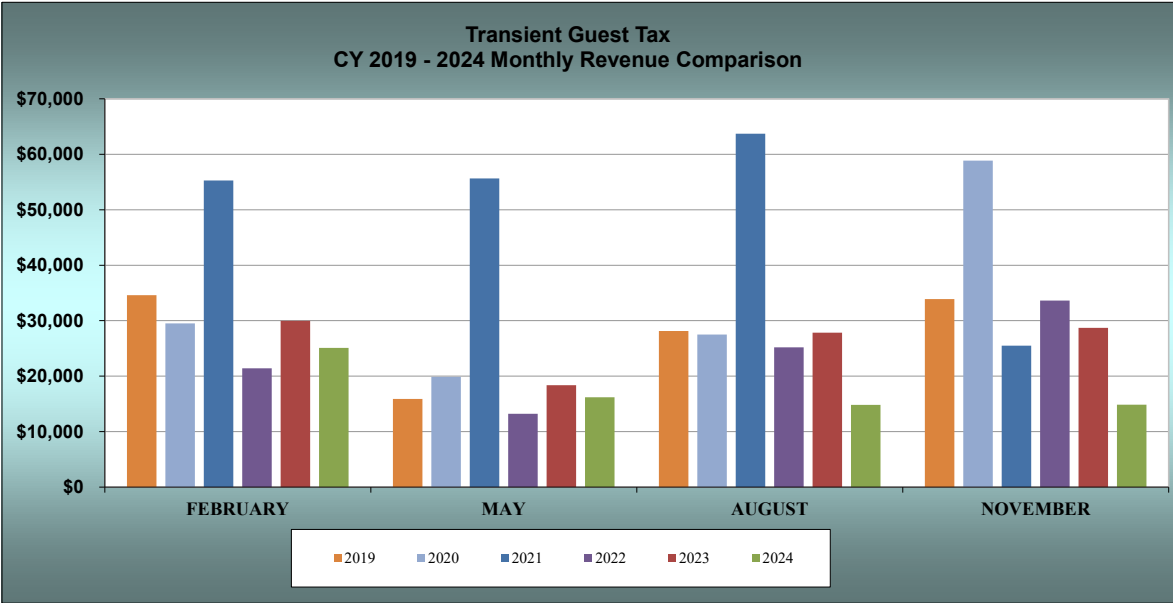
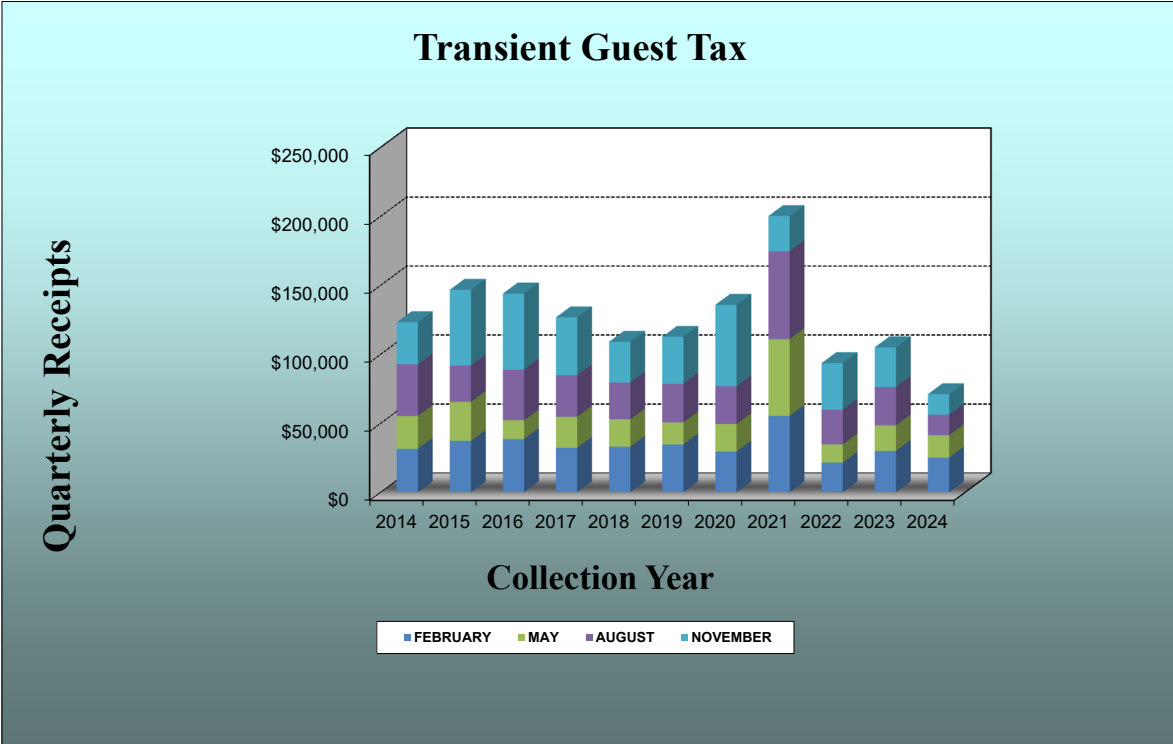


### Sales and Use Tax CY 2024 Monthly Revenues



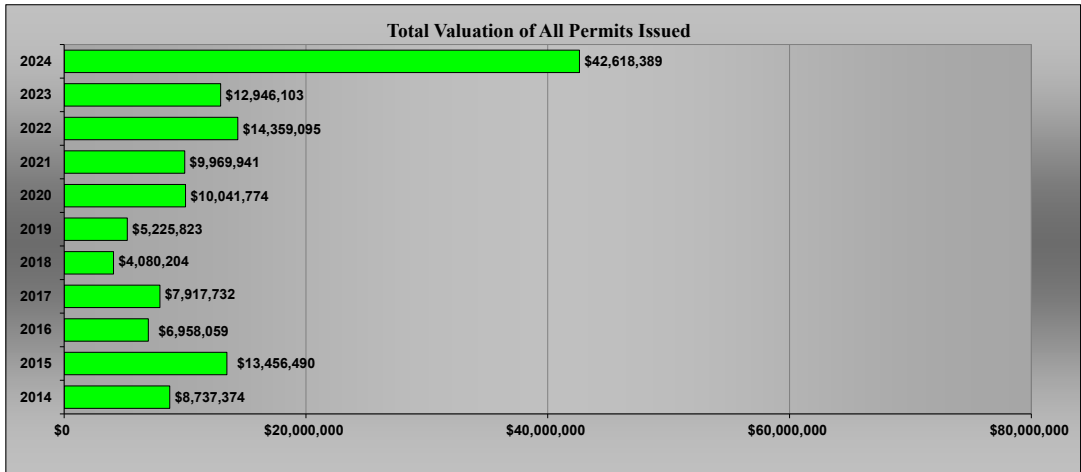
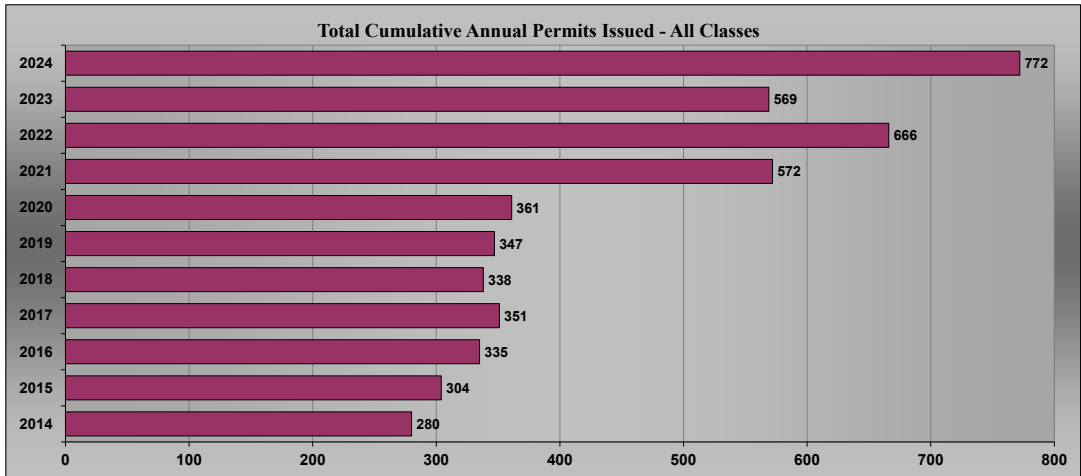
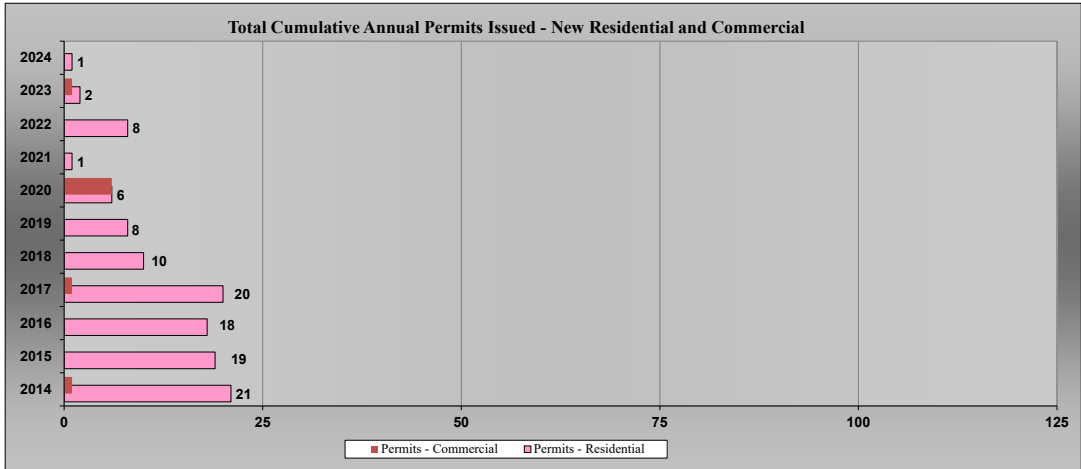
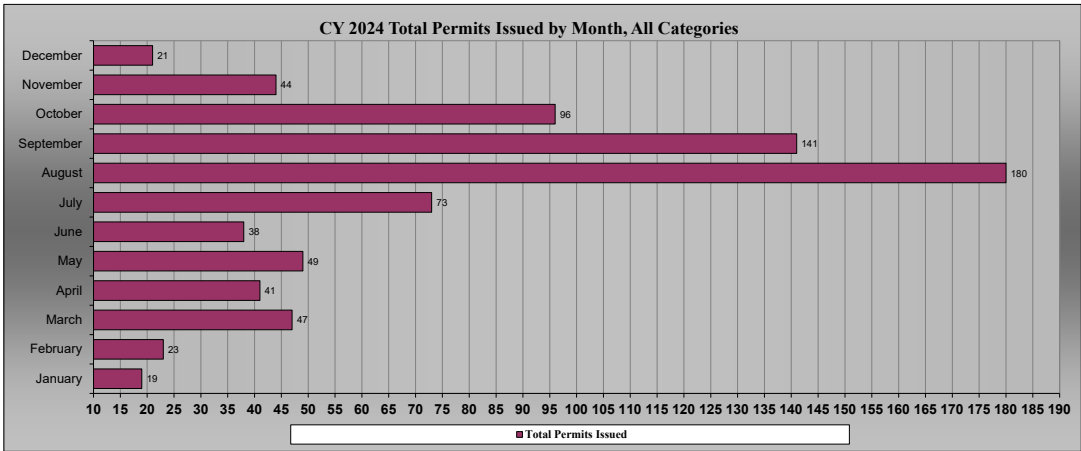
### City and County Sales and Use Tax CY 2022-2024 Year-to-Date Revenue Comparison



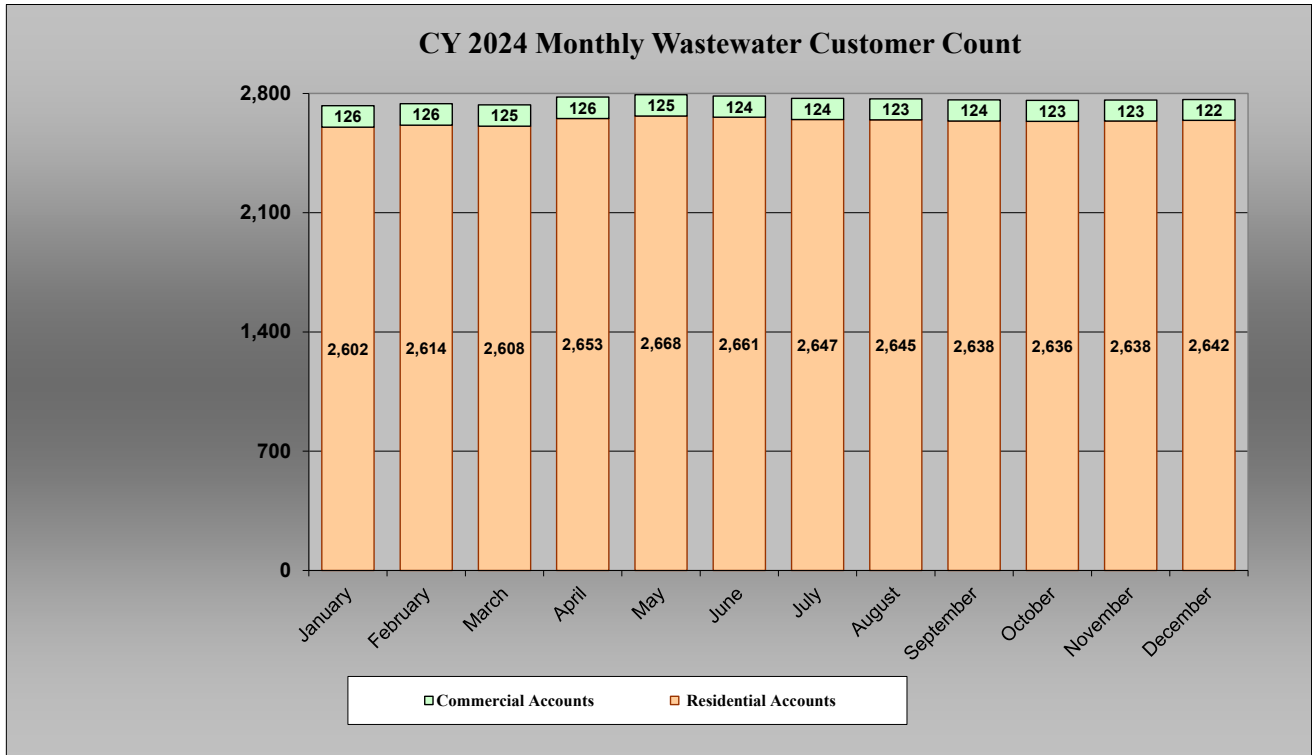
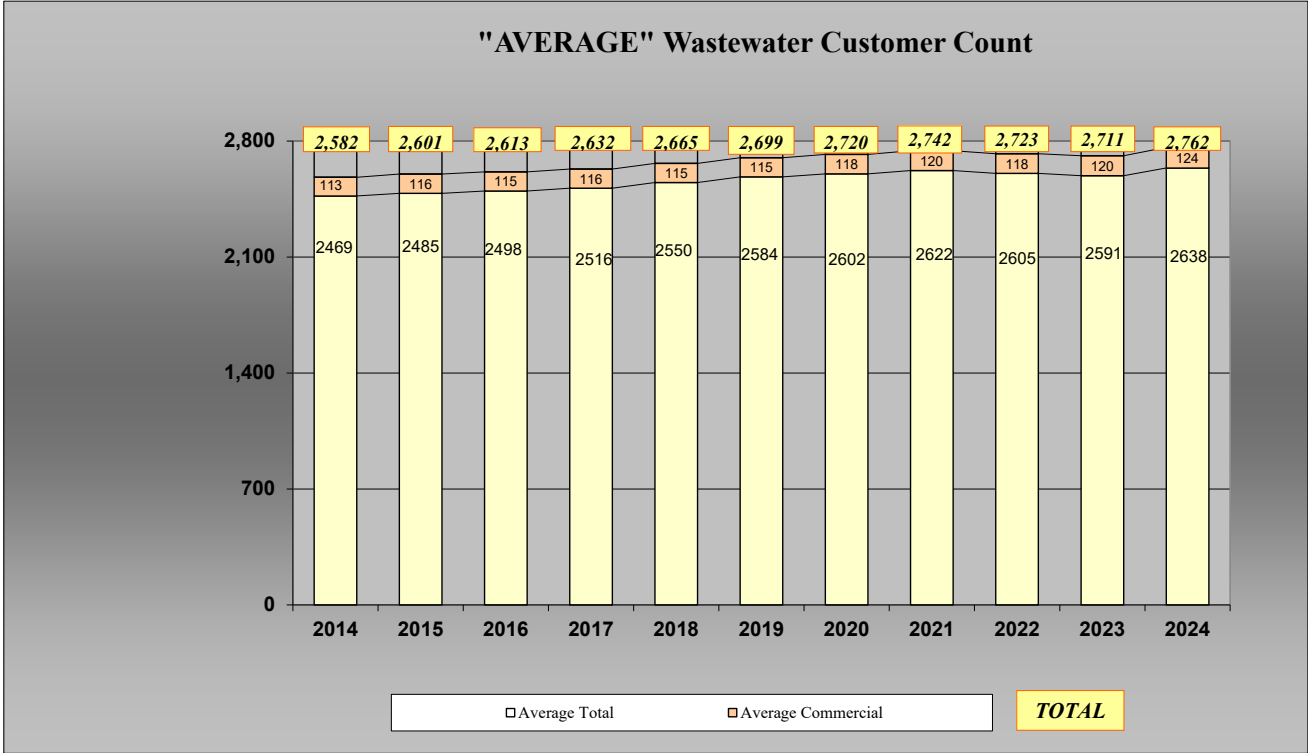


PERMITS ISSUED AND TOTAL VALUATION HISTORY

Agenda Item 6.



### WASTEWATER UTILITY CUSTOMER HISTORY







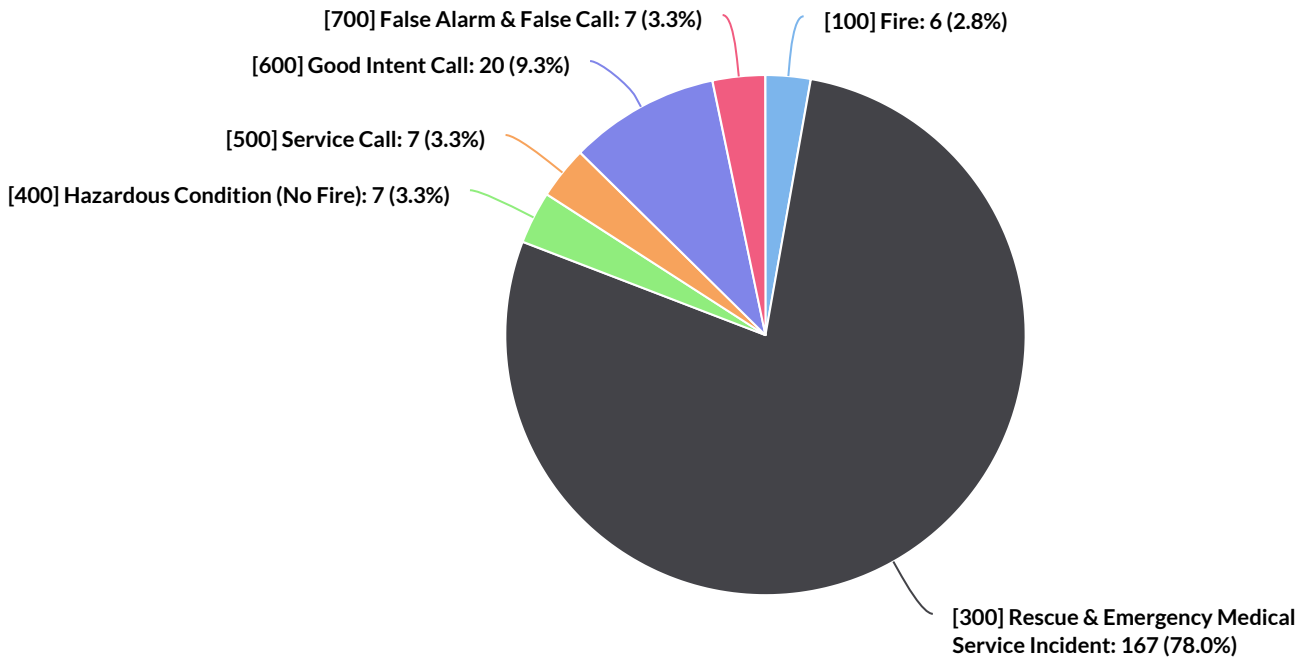
*End of Report*



## Breakdown by Major Incident Types (553)

Start Date: 1/1/2025 0:00:00 | End Date: 2/28/2025 23:59:59

### Runs by Incident Series



### Incident Series

Incident Series	# of Incidents	% of Incidents
[100] Fire	6	2.80%
[300] Rescue & Emergency Medical Service Incident	167	78.04%
[400] Hazardous Condition (No Fire)	7	3.27%
[500] Service Call	7	3.27%
[600] Good Intent Call	20	9.35%
[700] False Alarm & False Call	7	3.27%
<b>Grand Total</b>	<b>214</b>	<b>100.00%</b>

Incident Type	# of Incidents	% of Total
[100] Fire, other	2	0.93%
[111] Building fire	2	0.93%
[142] Brush or brush-and-grass mixture fire	1	0.47%
[143] Grass fire	1	0.47%

Breakdown by Major Incident Types for Date Range.

Incident Type	# of Incidents	% of Total
[311] Medical assist, assist EMS crew	120	56.07%
[320] Emergency medical service incident, other	22	10.28%
[321] EMS call, excluding vehicle accident with injury	10	4.67%
[322] Motor vehicle accident with injuries	3	1.40%
[324] Motor vehicle accident with no injuries.	12	5.61%
[410] Combustible/flammable gas/liquid condition, other	1	0.47%
[412] Gas leak (natural gas or LPG)	4	1.87%
[424] Carbon monoxide incident	2	0.93%
[531] Smoke or odor removal	2	0.93%
[550] Public service assistance, other	1	0.47%
[553] Public service	1	0.47%
[554] Assist invalid (Lift Assists)	2	0.93%
[571] Cover assignment, standby, moveup	1	0.47%
[600] Good intent call, other	1	0.47%
[611] Dispatched & canceled en route	14	6.54%
[621] Wrong location	1	0.47%
[622] No incident found on arrival at dispatch address	2	0.93%
[631] Authorized controlled burning	1	0.47%
[632] Prescribed fire	1	0.47%
[700] False alarm or false call, other	1	0.47%
[715] Local alarm system, malicious false alarm	1	0.47%
[733] Smoke detector activation due to malfunction	1	0.47%
[740] Unintentional transmission of alarm, other	2	0.93%
[743] Smoke detector activation, no fire - unintentional	1	0.47%
[746] Carbon monoxide detector activation, no CO	1	0.47%
<b>Grand Total</b>	<b>214</b>	<b>100.00%</b>

Agenda Item 7.

Breakdown by Major Incident Types for Date Range.

# City of Lansing KS Fire Department

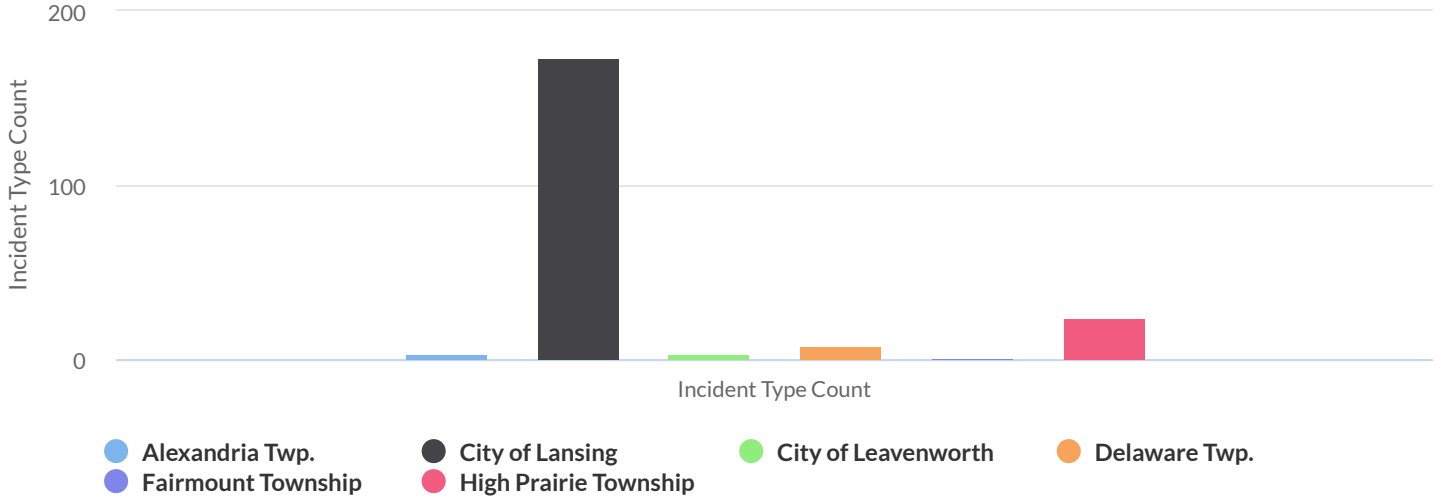
Lansing, KS



## Incident Type Count per District/Station (1404)

Start Date: 1/1/2025 0:00:00 | End Date: 2/28/2025 23:59:59

### Count by District



### Incident Type Count per District

District Name	Incident Type Count
□ Alexandria Twp.	
[311] Medical assist, assist EMS crew	2
[611] Dispatched & canceled en route	2
<b>Total (Alexandria Twp.)</b>	<b>4</b>
□ City of Lansing	
[100] Fire, other	2
[142] Brush or brush-and-grass mixture fire	1
[311] Medical assist, assist EMS crew	101
[320] Emergency medical service incident, other	19
[321] EMS call, excluding vehicle accident with injury	9
[322] Motor vehicle accident with injuries	1
[324] Motor vehicle accident with no injuries.	7
[410] Combustible/flammable gas/liquid condition, other	1
[412] Gas leak (natural gas or LPG)	4
[424] Carbon monoxide incident	2
[531] Smoke or odor removal	2
[550] Public service assistance, other	1

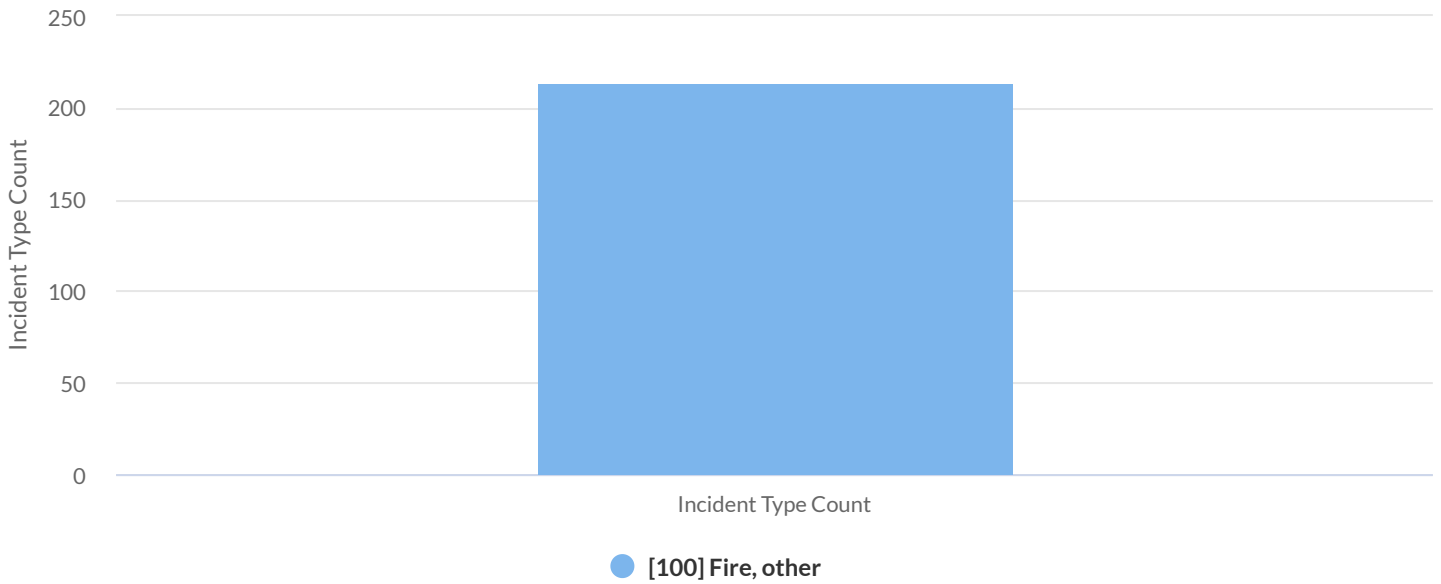
Incident Type Count per District/Station



District Name		
[553] Public service		1
[554] Assist invalid (Lift Assists)		2
[571] Cover assignment, standby, moveup		1
[600] Good intent call, other		1
[611] Dispatched & canceled en route		10
[622] No incident found on arrival at dispatch address		2
[632] Prescribed fire		1
[700] False alarm or false call, other		1
[715] Local alarm system, malicious false alarm		1
[733] Smoke detector activation due to malfunction		1
[740] Unintentional transmission of alarm, other		1
[743] Smoke detector activation, no fire - unintentional		1
[746] Carbon monoxide detector activation, no CO		1
<b>Total (City of Lansing)</b>		<b>174</b>
☐ City of Leavenworth		
[311] Medical assist, assist EMS crew		1
[621] Wrong location		1
[740] Unintentional transmission of alarm, other		1
<b>Total (City of Leavenworth)</b>		<b>3</b>
☐ Delaware Twp.		
[111] Building fire		1
[311] Medical assist, assist EMS crew		1
[322] Motor vehicle accident with injuries		1
[324] Motor vehicle accident with no injuries.		5
<b>Total (Delaware Twp.)</b>		<b>8</b>
☐ Fairmount Township		
[111] Building fire		1
<b>Total (Fairmount Township)</b>		<b>1</b>
☐ High Prairie Township		
[143] Grass fire		1
[311] Medical assist, assist EMS crew		15
[320] Emergency medical service incident, other		3
[321] EMS call, excluding vehicle accident with injury		1
[322] Motor vehicle accident with injuries		1
[611] Dispatched & canceled en route		2
[631] Authorized controlled burning		1
<b>Total (High Prairie Township)</b>		<b>24</b>
<b>Grand Total</b>		<b>214</b>

## Count by Station

Agenda Item 7.



## Incident Count per Station

Station	Incident Type Count
[100] Fire, other	2
[111] Building fire	2
[142] Brush or brush-and-grass mixture fire	1
[143] Grass fire	1
[311] Medical assist, assist EMS crew	120
[320] Emergency medical service incident, other	22
[321] EMS call, excluding vehicle accident with injury	10
[322] Motor vehicle accident with injuries	3
[324] Motor vehicle accident with no injuries.	12
[410] Combustible/flammable gas/liquid condition, other	1
[412] Gas leak (natural gas or LPG)	4
[424] Carbon monoxide incident	2
[531] Smoke or odor removal	2
[550] Public service assistance, other	1
[553] Public service	1
[554] Assist invalid (Lift Assists)	2
[571] Cover assignment, standby, moveup	1
[600] Good intent call, other	1
[611] Dispatched & canceled en route	14
[621] Wrong location	1

Incident Type Count per District/Station

Station	
[622] No incident found on arrival at dispatch address	2
[631] Authorized controlled burning	1
[632] Prescribed fire	1
[700] False alarm or false call, other	1
[715] Local alarm system, malicious false alarm	1
[733] Smoke detector activation due to malfunction	1
[740] Unintentional transmission of alarm, other	2
[743] Smoke detector activation, no fire - unintentional	1
[746] Carbon monoxide detector activation, no CO	1
<b>Total (null)</b>	<b>214</b>
<b>Grand Total</b>	<b>214</b>

City Clerk's Office/Building Maintenance Vehicle and Equipment Report

Vehicles

Year	Make	Model	Description	Mileage Start	Mileage Ending	Miles Driven	Comments
2023	Ram	1500	SSV Pickup	3,674	3,887	213	Oil Changed @ 3025 miles
						0	
						0	
						0	
						0	
Total						213	

Equipment

Year	Make	Model	Description	Hours Start	Hours End	Hours Used	Comments
2018	Advance	SC1500	AutoScrubber Floor Machine	76.27	76.27	0	Community Center Cleaning
2018	Kubota	ZG227-A	Mower	408	408	0	At McConnells annual service
2021	Kaivac	1750	Cleaning Machine	13.4	13.4	0	
						0	
						0	
						0	
Total						0	



**Lansing Community and Economic Development Department**

**Monthly Fleet Report**

**Month** February      **Year** 2025

**Vehicles**

<b>Year</b>	<b>Make</b>	<b>Model</b>	<b>License Plate #</b>	<b>Description</b>	<b>Mileage Starting</b>	<b>Mileage Ending</b>	<b>Miles Driven</b>	<b>Comments</b>
2015	Dodge	Journey	A6545	SUV	87,820	87,841	21	
2019	Ford	Ecosport	A4358	SUV	15,098	15,151	53	
2022	Dodge	Ram	D100764	1500 Pick up Truck	10,589	10,665	76	

Lansing Fire Department

Vehicles

Year	Make	Model	Description	Mileage Start	Mileage Ending	Miles Driven	Hours Start	Hours End	Hours Used	Comments
2018- 562	Pierce	PUC	1000 Gallon Pumper	21,087	21,628	541	1980	2017	37	
2007-563	E-One	Typhoon	1000 Gallon Pumper	43,040	43,057	17	3902.8	3905	2	
2017-568	Chevy	3500	Utility Truck	77,288	77,649	361	3374.9	3395	20	
2011-565	Dodge	5500	Brush Truck	51,625	51,688	63	3638	3644	6	
2024-569	Ford	Expedition	Command Vehicle-Chief			0			0	In Shop
Total						982			65	

Equipment

Year	Make	Model	Description	Hours Start	Hours End	Hours Used	Comments
2005	Bauer		SCBA Compressor	465.4	465.4	0	Breathing Air Compressor
						0	
						0	
						0	
						0	
						0	
Total						0	

### Parks and Recreation Fleet Report February 2025

***Vehicles:***

Year	Make	Model	Description	Mileage Start	Mileage Ending	Miles Driven	Current Use	Comments
2006	Dodge	Caravan	Minivan	57,249	57,331	82	AC/Parks use	
2014	Ford	F-350	Dump Truck	27,555	27,600	45.0	Parks maintenance	
2016	Jeep	Patriot	SUV	68,244	68,350	106	Activity Center use	
2017	Chevrolet	Silverado	Truck	31,645	32,269	624	Parks maintenance	
2018	Ford	F-350	4-DR Crew	49,721	50,240	519	Parks maintenance	
<b>Total</b>						<b>1376.00</b>		

***Equipment:***

Year	Make	Model	Description	Hours Start	Hours End	Hours used	Current Use	Comments
1992	Massey Ferguson	1020	Tractor	1993.8	1993.8	0	Parks maintenance	
2005	Kubota	F3060	Mower	461.1	461.1	0	Parks maintenance	
2007	Turbo Tool Cat	5600	Utility Vehicle	1380.7	1385.9	5.2	Parks maintenance	
2012	Wright	ZK	Stander Mower	1260.9	1260.9	0	Parks maintenance	<i>OUT FOR SERVICE</i>
2016	ABI	Force	Infield Groomer	420	420	0	Parks maintenance	
2017	Kubota	ZD1211	Mower	1187.4	1187.4	0	Parks maintenance	
2018	Polaris	Ranger	Utility Vehicle	582.2	588.4	6.2	Parks maintenance	
2019	Exmark	LZ 72	Mower	939.1	939.1	0	Parks maintenance	<i>OUT FOR SERVICE</i>
2019	Emark	LZ 96	Mower	376.6	376.6	0	Parks maintenance	<i>OUT FOR SERVICE</i>
2020	Kubota	ZD1211	Mower	707.7	707.7	0	Parks maintenance	
2022	Wright	ZK	Stander Mower	84.6	84.6	0	Parks maintenance	<i>OUT FOR SERVICE</i>
2024	Cushman	Hauler Pro Elite	Golf Cart	8.2	8.2	0.00	Parks maintenance	
<b>Total</b>						<b>11.4</b>		

Lansing Police Department  
 Vehicle Fleet End of Month Report

Mar-2025

Unit	VIN Last 4	Year	Make/Model	Mileage as of 2/1	Mileage as of 3/1	Miles Driven	Assigned/ Current Use	Future Use	Comments
1	9291	2023	Dodge Durango	13272	13725	453	Chief	Chief	Limited use Chief
2	4459	2021	Dodge Durango	16730	16856	126	Captain	Captain	Limited use Captain
3	9829	2024	Dodge Durango	2779	3233	454	Lieutenant	Lieutenant	Limited use Lieutenant / Not in use
4	Reserved								
5	Reserved								
6	9963	2023	Dodge Durango	22615	23497	882	Patrol	Sergeant	
7	Reserved								
8	Reserved								
9	Reserved								
10	4004	2018	Ford Explorer	45744	45911	167	Patrol	Patrol	Patrol
11	4219	2024	Dodge Durango	7779	8998	1219	New	Patrol	
12	5335	2019	Dodge Durango	67680	69959	2279	Patrol	Patrol	
13	6270	2017	Dodge Charger	100932	100972	40	Patrol	Patrol	Totalled
14	2907	2024	Dodge Durango			0	Patrol	Patrol	being upfitted
15	4580	2021	Dodge Durango	61514	63391	1877	Patrol	Patrol	
16	4003	2018	Ford Explorer	51913	52679	766	Patrol	Patrol	
17	5063	2022	Dodge Ram	24205	26201	1996	Patrol	Patrol	
18	4458	2021	Dodge Durango	58113	59080	967	Patrol	Patrol	
19	2908	2024	Dodge Durango				Patrol	Patrol	Being upfitted
				<b>Mileage Total:</b>		11226			

**Lansing Public Works Department  
Monthly Fleet Report**

Month February Year 2025

**Vehicles**

Year	Make	Model	License Plate #	Description	Mileage Starting	Mileage Ending	Miles Driven	Comments
2022	Dodge	Ram 2500	B3859	Pick-up	5,223	5,480	257	
1998	Ford	1/2 ton	48091	Pick-up	75,360	75,362	2	
2005	Sterling	LT 8500	64614	Dump Truck	64,808	65,306	498	
2007	Elgin	Crosswind J+	70295	Street Sweeper	7,680	7,703	23	
2017	Chevrolet	3500	88437	Pick-up Truck	42,160	42,664	504	
2011	International	7400	75269	Dump Truck	26,011	26,384	373	
2016	Ford	F350 4x4	88468	One-ton Dump Truck	23,528	23,876	348	
2013	Ford	Explorer	80551	SUV	87,614	87,992	378	
2020	Chevrolet	3500	A8914	One-ton Dump Truck	11,961	12,335	374	
2005	Mack	Granite	B0282	Dump Truck	63,539	66,162	2,623	
2005	Ford	Ranger	57932	LT- Pick-up Ext	53,597	53,835	238	

**Equipment**

Year	Make	Model	Description	Hours Starting	Hours Ending	Hours Used	Comments
1997	JD	770BH	Grader	5,198	5,198	0	
2004	IR	DD-24	Asphalt Roller	341	342	1	
2006	IR	185	Air Compressor	248	248	0	
1997	Bobcat	763	Skid Steer	2,390	2,390	0	
2014	Case	580 SNWT	Backhoe	2,292	2,355	63	
2002	Crafco	110	Crack Sealer	909	909	0	
2009	Case	465	Skid Steer	924	932	8	
2018	John Deere	5065E	Tractor	306	306	0	
2018	Vermeer	BC1000	Chipper	22	22	0	
2022	Case	SV280B	Skidsteer	168	192	24	
2023	Bobcat	CT5558	Tractor	43	53	10	

February

City Influent	23.94 MG	City Avg Daily	.855 MGD
LCF Influent	3.31 MG	LCF Daily Avg	.118 MG
Total Biosolids	.577 MG	Precip	

Vehicles

Year	Make	Model	Description	Mileage Start	Mileage Ending	Miles Driven	Current Use	Comments
1999	Sterling	Vactor	Jet Truck	9032	9032	0	Collection System	
2012	Chevrolet	Tahoe	SUV	118469	118926	457	Ops/Maint.	
2019	Ford	F250	Pick Up Truck	14161	14241	80	Ops/Maint.	
2019	Ford	F250	Flatbed Truck	6453	6684	231	Ops/Maint.	
2023	Polaris	Ranger	Ops Utility	793	827	34	Operations	
2023	Polaris	Ranger	Maint Utility	365	373	8	Maintenance	
2005	Freightliner	M2106	Dump Truck	28430	28505	75	Biosolids Disposal	
Total						885		

Equipment

Year	Make	Model	Description	Hours Start	Hours Ending	Hours Used	Current Use	Comments
1991	Case	1825	Uni-Loader	998	999	1	Plant Activities	
1999	Sterling	Vactor	Jet Truck	257.8	2578	2320.2	Collection System	
2004	John Deere	7920	Tractor	1425	1425	0	Biosolids Disposal	
2004	Case	621D	Loader	2637	2646	9	Operations	
2023	Polaris	Ranger	Ops Utility	243	256	13	Operations	
2023	Polaris	Ranger	Maint Utility	129	132	3	Maintenance	
2006	JCB	531-70	Telehandler	747	748	1	Plant Activities	



**City of Lansing**  
800 First Terrace  
Lansing, Kansas 66043

**City Administrator's Report**  
March 20, 2025

**Agenda Items:**

A rezone for three parcels generally located at 24132 139<sup>th</sup> Street is on the agenda. The Planning Commission recommended to rezone three parcels presently zoned A-1 (agriculture) to B3 for Parcel 1, B3 for Parcel 2B, and R4 for Parcel 2A by a 3-2 vote. The Planning Commission took no action on a fourth parcel (Parcel 3) that had a request to go from A-1 to I-2. The proposed rezone request meets the spirit and intent of the City's Comprehensive Plan and Future Land Use Map. If approved, the property owner plans to proceed with storage units at the northwestern parcel. A copy of our zoning maps and future land use map can be found at <https://gis.lansingks.org/>.

An engineering services agreement for the 2025 inflow and infiltration study is on the agenda. A map of the area this will entail is included on Page 48 of the agenda materials. This will include cleaning and CCTV of our sewer lines, smoke testing all the sewers in the target area and documenting the findings, surface level manhole inspections, dyed water testing of a portion of the manholes, and compiling reports, recommendations, and cost estimates for the remedies. Engineers with George Butler & Associates presented their findings from the previous sewer basin at the January work session. A motion to approve the scope and fee for the 2025 Inflow and Investigation Study in the amount of \$134,471 (\$128,067 + 5% contingency per auditors) is on the agenda.

Ordinance 1129 is a codification of ordinances. This was last done in 2021. A brief summary of Ordinances 1091-1122 is included on pages 55-57 of the packet.

The Financial Summary & Economic Indicators Report is included in the agenda materials for informational purposes. This highlights all of the different funds as of December 31, 2024.

Chief Gates has provided the call summary for the Fire Department from 1-1-2025 to 2-28-2025.

**Public Works:**

Public Works staff has been working on the annual update for the National Flood Insurance Program. Based on the Community Rating System (CRS) that judges cities based on their outreach and abatement measures, residents in Lansing who reside in the flood plain are eligible to receive a 15% discount on their flood insurance.



City of Lansing  
800 First Terrace  
Lansing, Kansas 66043

Pothole operations will commence once roads are fully cleared of snow. There are more potholes to repair due to the amount of freeze/thaw cycles this winter.

We anticipate bidding for mill and overlay to take place in the next month. We plan to add the portion of 155<sup>th</sup> Street in city limits as an alternate due to major deterioration this winter. We also hope to bid out the Bernard Park Bridge joint repairs this year. We also continue to communicate with a property owner in Sherwood Forrest to repair a drainage issue on Nottingham Drive.

**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%)	\$474,064	\$531,555	\$57,491, 12.13%
County Sales Tax	\$153,110	\$158,954	-\$5,844, 3.82%
County Use Tax	\$70,204	\$78,639	-\$8,435, 12.01%
Guest Tax	\$25,113	\$14,547	-\$10,566, -42.07%

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 \$127,573 this year. The special sales tax to pay for DeSoto Road and Bernard Park Improvements also generated \$127,573 (both special sales taxes are for the same amount, .45%). At this rate, both special sales taxes would generate \$765,444 by the end of the year.

**Wastewater:**

Construction on the Town Centre Trunk Sewer Replacement Project began on February 2<sup>nd</sup>. Approximately 100' of sewer has been installed, and the existing manhole has been cored. A supply chain issue has delayed the delivery of the first new manhole for the project. Clearwave





**City of Lansing**  
 800 First Terrace  
 Lansing, Kansas 66043

Fiber is in the process of relocating their fiber optic facilities that are in direct conflict with the sewer project. This project is scheduled for 120 days.

All easements for the Ida/Gamble Sewer Relocation Project have been acquired and filed with the Register of Deeds. The project will be bid in the coming weeks, with construction taking place during the USD469 summer break, as Ida Street will be temporarily closed. The project will relocate sewers near this intersection that are oversized for current flows to the new 7 Mile Creek 36” interceptor.

**Meetings & Announcements:**

The Kansas Moderate Incoming Housing Grant we jointly applied for on the Fairlane Townhomes Second Phase project in November was successful. This grant will allocate \$650,000 to help spur the next phase of the Fairlane Townhomes, which is projected for 21 more units along Santa Fe Drive. The City approved a resolution of support at the November 7<sup>th</sup> City Council meeting. A copy of the award letter, as well as the list of all successful projects in Kansas is in the agenda.

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 Firefighter/EMT positions open. Interested candidates can apply by clicking on the “How Do I?” tab under the website and selecting Job Opportunities.

Staff from our auditing firm was on site in early March to conduct our annual audit. They will present their findings to the City Council at a meeting in April.

- Wednesday, March 19      Planning Commission Meeting, 7:00pm, City Hall
- Thursday, March 20      City Council Meeting, 7:00pm, City Hall
- Thursday, March 27      City Council Work Session, 7:00pm, City Hall
  - Pool Construction Update, Jason W. Crum
- Thursday, April 3      City Council Meeting, 7:00pm, City Hall
- Thursday, April 17      City Council Meeting, 7:00pm, City Hall
- Thursday, April 24      City Council Work Session, 7:00pm, City Hall
- Thursday, May 1      City Council Meeting, 7:00pm, City Hall



**City of Lansing**  
800 First Terrace  
Lansing, Kansas 66043

Sincerely,

Tim Vandall

# Military Saves Month Proclamation

**Whereas:** Personal and household savings are fundamental to America's stability and vitality; and

**Whereas:** adequate emergency savings, retirement funds, and safe debt-income ratios are critical components of personal financial security; and

**Whereas:** Military Saves is a national campaign to persuade, encourage, and motivate service members and their families to take financial action in building wealth through saving money and reducing debt; and

**Whereas:** Armed Forces Bank, N.A. is a partner in the Military Saves campaign and is committed to helping its customers, employees, and their family members, as well as all service members, take immediate financial action to build wealth, not debt,

**Now, Therefore:** I, Anthony R. McNeill, Mayor of the City of Lansing, State of Kansas, do hereby proclaim the month of April 2025 to be

## "Military Saves Month"

and call upon the residents of Lansing, Kansas to set a personal savings or debt reduction goal, make a simple savings plan, and act on that plan or take another positive wealth-building action during Military Saves Month and pledge to sustain that action during the following year.

**In witness thereof,** I have hereunto set my hand and caused the great seal of the City of Lansing to be affixed this 20th day of March, in the Year of Two Thousand and Twenty-Five.

City of Lansing

\_\_\_\_\_  
Anthony R. McNeill, Mayor

\_\_\_\_\_  
Tish Sims, City Clerk

# Sexual Violence Awareness Month Proclamation

---

**WHEREAS** sexual violence is a widespread, preventable, public health problem, and the problem crosses all economic, racial, gender, educational, religious, and societal barriers; and

**WHEREAS** sexual violence is any sexual act that is perpetrated against someone's will, which includes sexual assault, rape, unwanted touching, threatened sexual violence, and verbal sexual harassment: all types of sexual violence involve victims who do not consent, are unable to consent, or refuse to allow the act; and

**WHEREAS** over half of women and nearly 1 in 3 men, experience some form of contact sexual violence in their lifetimes; and

**WHEREAS** One incident of rape is reported to Kansas law enforcement every 7 hours, 19 minutes, 6 seconds; over 5,300 people receive services for sexual assault from Kansas victim advocacy organizations each year; and

**WHEREAS** these statistics do not represent the true prevalence of sexual violence due to underreporting; and

**WHEREAS** victims should have help to find the compassion, comfort, and healing they need, with access to medical and legal services, counseling, transitional housing so that they can; and

**WHEREAS** it is important we must strive to create strong, connected communities that take care of one another and make decisions to ensure the safety and well-being of others to end sexual violence; and

**WHEREAS** we encourage victims to seek free and confidential assistance from the Alliance Against Family Violence Hotline (913-675-7217)

**NOW, THEREFORE, I, Mayor Anthony McNeill, City of Lansing Mayor, do hereby proclaim April 2025 as NATIONAL SEXUAL VIOLENCE AWARENESS MONTH in the City of Lansing and urge all citizens to recognize this month.**

---

Anthony R. McNeill, Mayor

---

Tish Sims, City Clerk