

AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

OLD BUSINESS

- [1.](#) Approval of Minutes

AUDIENCE PARTICIPATION

PRESENTATIONS

- [2.](#) Leavenworth County Port Authority update

NEW BUSINESS

- [3.](#) Signal Upgrades (Flashing Yellow Arrow) at 4H & Main Street Intersection

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

- [4.](#) City Administrator Report

PROCLAMATIONS

OTHER ITEMS OF INTEREST

ADJOURNMENT

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

AGENDA ITEM

TO: Tim Vandall, City Administrator
FROM: Tish Sims, City Clerk
DATE: August 28, 2026
SUBJECT: Approval of Minutes

The Regular Meeting Minutes of August 20, 2026, are enclosed for your review.

Action: Staff recommends a motion to approve the Regular Meeting Minutes of August 20, 2026, as presented.

CITY OF LANSING

CITY COUNCIL MEETING

REGULAR MEETING MINUTES
August 20, 2026

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 that all were in attendance except Rebecca Hatcher.

Councilmembers Present:

Ward 1: Gene Kirby and Kevin Gardner

Ward 2: Jake Kowalewski

Ward 3: Jesse Garvey and Kerry Brungardt

Ward 4: Pete Robinson and Chris Pierce

Councilmembers Absent: Rebecca Hatcher

OLD BUSINESS:

The Regular Meeting minutes of August 6, 2026, were provided for review.

Councilmember Kirby made a motion to approve the Regular Meeting Minutes of August 6, 2026. Councilmember Kowalewski seconded the motion.

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

AUDIENCE PARTICIPATION:

Mayor McNeill invited comments from the public.

Stephanie Pierce (404 Maple Court) discussed the option of offering political tents at the Fall Festival. Clarification was made that there will be a tent option for two parties, not individual politicians. Discussion occurred.

Kirsten Workman (331 Sage St) asked about the upcoming Brew Fest and how the transient guest fund is used for it. She voiced opinions against offering this type of event for the community. City Administrator Tim Vandall clarified the event will offer sample sizes only and designated drivers have options for non-alcoholic drinks to promote safety. Discussion occurred.

PRESENTATIONS:

None.

NEW BUSINESS:

Public Hearing to exceed the Revenue Neutral Rate and approval of Resolution No. B-10-2026 to exceed the Revenue Neutral Rate

KSA 79-2988 established notice and public hearing requirements for certain taxing entities seeking to collect property taxes in excess of the taxing entity's revenue-neutral rate (RNR).

In order to levy taxes exceeding the RNR, entities are required to approve a Resolution after the RNR public hearing is held. As presented at the June 25, 2026 work session, the city of Lansing

intends to exceed the RNR of 40.341 mills. The proposed mill levy is 41.917, which is a 3.9% increase generating approximately \$218,254.

Councilmember Kirby made a motion to open the public hearing on exceeding the revenue neutral rate. Councilmember Pierce seconded the motion. The public hearing was opened at 7:31pm.

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

Finance Director Beth Sanford gave a recap about the budget work session from June.

Chase Spears (529 S Bittersweet Ln) spoke for the City staying revenue neutral. Also had questions about Brew Fest. Discussion occurred.

Mayor McNeill invited any further comments from Council. Discussion occurred. Mayor asked what the Council would suggest cutting and mentioned this should have been brought up in prior work sessions. He also stated staying revenue neutral means inflation is not accounted for. Councilmember Brungardt added that there was help from the Federal Government prior to allow for staying revenue neutral.

Councilmember Hatcher entered the meeting at 7:31pm.

Councilmember Brungardt made a motion to close the public hearing on exceeding the revenue neutral rate. Councilmember Kirby seconded the motion.

Councilmember Brungardt rescinded his motion to close the public hearing on exceeding the revenue neutral rate. Councilmember Kirby rescinded his second.

Councilmember Kirby made a motion to adopt Resolution No. B-10-2026 to exceed the Revenue Neutral Rate. Councilmember Gardner seconded the motion.

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

Councilmember Kirby made a motion to close the public hearing for exceeding the revenue neutral rate. Councilmember Gardner seconded the motion. The public hearing was closed at 7:33pm.

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

Public Hearing on and Consideration of the Proposed 2027 Budget

Staff is pleased to present the Proposed 2027 Budget for the City of Lansing for consideration. The notice of public hearing summarizing the proposed 2027 budget was published in the Leavenworth Times on August 6, 2026. The proposed 2027 Budget includes \$510,500 worth of Capital and

Supplemental Requests as discussed at the June 25, 2026 work session and summarized as follows:

- Fire Fund
 - Hose replacement on 1 apparatus \$15,500
 - Assistant Fire Chief position (hire date est. 11/1/2027) \$20,000
- Wastewater Fund
 - Clarifier rehab \$200,000
 - Resurface a portion of the parking lot \$275,000

The proposed 2027 budget reflects a flat mill levy, but exceeds the revenue neutral rate by 1.576 mills, which equals approximately \$218,254.

Councilmember Brungardt made a motion to open the public hearing on the proposed 2027 budget. Councilmember Kowalewski seconded the motion. The public hearing was opened at 7:34pm.

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

Mayor McNeill invited comments from the public.

Stephanie Pierce (404 Maple Court) asked for clarification on how the clarifier is paid for, confirmed it is from user fees.

Kirsten Workman (331 Sage St) asked for clarification about not having a comprehensive plan to pay for in 2027 and how that would affect the budget. Discussion occurred.

Len Burney (708 Englewood St) spoke about the East Mary curb replacement occurring after 10 years. Discussion with Mayor occurred, stating issues with original concrete mix caused problems sooner than expected requiring the repairs.

Chase Spears (529 S Bittersweet Ln) had questions about the school trail project and KDOT grant. City Administrator Tim Vandall clarified the \$600k match is a next summer budget discussion as this project will take several years to complete. Discussion occurred.

Councilmember Brungardt made a motion to close the public hearing on the proposed 2027 budget. Councilmember Garvey seconded the motion. The public hearing was closed at 7:44pm.

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

Library Update

Director Terri Wojtalewicz provided an overview of the Northeast Kansas Library System and the resources it provides to Lansing Community Library.

Charter Ordinance No. 1-2026 – A Charter Ordinance designating of Official City Newspaper, and Resolution B-11-2026

Article 12 Section 5 of the Constitution of the State of Kansas provides that cities may exercise certain home rule powers, including passing charter ordinances which exempt such cities from the acts of the Kansas Legislature. The City desires, by charter ordinance, to exempt the City from the provisions of K.S.A. 12-1651 and any amendments thereto, that relates to the designation of official city newspaper in Cities of the Second and Third Class. This action will save the City on average \$12,000.00 per year in publication expenses.

City Attorney Gregory Robinson explained state statutes and charter ordinances. He wanted to mention that the Mayor has a vote, and it requires a super majority to pass.

Councilmember Hatcher made a motion to adopt Charter Ordinance No. 1-2026 and Resolution B-11-2026 designating the City of Lansing website as the Official City Newspaper. Councilmember Garvey seconded the motion.

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

Request for Special Meeting

The Joint Meeting of Lansing City Council and USD 469 School Board will be held during a special meeting on Thursday, September 3, 2026 at 6:00pm. In order to have a special meeting, the Governing Body must sign a request stating when, where and why it will be held.

Councilmember Garvey made a motion to have the Governing Body sign the request for the Special Meeting for the Joint Meeting of Lansing City Council and USD 469 School Board. Councilmember Kowalewski seconded the motion.

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

Executive Session – Economic Development

An Executive Session is called for a period of thirty (30) minutes to review Economic Development activities pursuant to the discussion of confidential data relating to the financial affairs or trade secrets of corporations, partnerships, trusts, and individual proprietorship, exception K.S.A. 75-4319(b)(4).

Councilmember Kowalewski made a motion to enter into Executive Session for period of thirty (30) minutes to review Economic Development activities pursuant to the discussion of confidential data relating to the financial affairs or trade secrets of corporations, partnerships, trusts, and individual proprietorship, exception K.S.A. 75-4319(b)(4), beginning at 8:08 PM and returning to the Council Chambers at 8:38 PM and to include the Governing Body, City Administrator, City Attorney, Community and Economic Development Director Joshua Gentzler and Finance Director Beth Sanford. Councilmember Garvey seconded the motion.

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

Councilmember Hatcher exited the meeting during the Executive Session (unknown time).

Councilmember Garvey made a motion to return to Open Session at 8:38 PM.

Councilmember Pierce seconded the motion. No binding action was taken.

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

REPORTS:

July Fire Reports

Library Reports

July Fleet Report

City Administrator Report

Department Heads:

Community & Economic Development Director Joshua Gentzler discussed September 22nd and 23rd Comprehensive Plan gathering in the Lansing Community Center. More details coming soon.

City Attorney: none.

City Administrator:

Mr. Vandall mentioned that Lansing just won a \$2.6 million dollar trail grant which will provide pedestrian upgrades to crossing K-7 at 4H as well as a unique new path making it easier for students traveling to Lansing High School; this will also help reduce traffic in the area. He also thinks the vacant parcel nearby will be more appealing to developers with established surrounding infrastructure.

Governing Body:

Councilmember Pierce:

- None

Councilmember Brungardt:

- Thank you to Tim for the grant proposal work, it is a big deal to get it, and it will improve safety for kids getting to school.

Councilmember Hatcher:

- Absent

Councilmember Gardner:

- Thank you to Terri, Beth and Tim for their hard work.

Councilmember Kirby:

- Agree with everything said so far. Mentioned that the department heads put their budgets together and they have always been justified in his experience.

Councilmember Kowalewski:

- Thank you to the members of the community for speaking. Great job to Library Director Terri for her presentation.

Councilmember Garvey:

- Agree with everything said so far. The grant is awesome for the City to have obtained.
- Asked a question about future needs of city code update to address electric bikes and scooters.

Councilmember Robinson:

- Thank you to Beth for work on the 2027 budget and sharing helpful information.
- Thank you to the citizens for speaking today.
- Thank you to Mr. Burney who reminded us that we need to be responsible today for the future.
- It's incredible that we got the grant, the added safety aspect alone will be worth \$2 million.
- Talked about the real strength of Lansing, it takes all of us doing the right thing.

Mayor McNeill:

- Thank you to all the citizens who spoke today.

Councilmember Hatcher re-entered the meeting at 8:45 pm.

ADJOURNMENT:

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

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

The meeting was adjourned at 8:48 PM.

ATTEST:

City Clerk Tish Sims, MMC

Leavenworth County Port Authority
Statements of Net Assets - Modified Cash Basis
As of July 31, 2026

Assets

Current Assets

Petty Cash	\$ 510.00
Cash in Checking - Commerce Bank	301,530.88
Cash in Secondary Checking - Commerce Bank	590.78
Certificate of Deposit- Mutual Savings Association	115,568.94
Certificate of Deposit- Mutual Savings	258,390.61
Certificate of Deposit-FSB	<u>248,000.00</u>

Total Current Assets		\$ 924,591.21
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Property and Equipment

Gary Carson Business Park

Lot 5 - Leavenworth	256,592.19
Lot 6 - Leavenworth	<u>208,600.45</u>

Total Gary Carson Business Park		465,192.64
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Urban Hess

UHBC #4 Lot 1	71,796.23
UHBC #4 Lot 2	26,449.97
UHBC #4 Lot 3	<u>49,501.59</u>

Total Urban Hess		<u>147,747.79</u>
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Net Property and Equipment		<u>612,940.43</u>
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Total Assets		<u><u>\$ 1,537,531.64</u></u>
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Leavenworth County Port Authority
Statements of Net Assets - Modified Cash Basis
As of July 31, 2026

Liabilities and Net Assets

Current Liabilities

Total Current Liabilities	\$	0.00
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Total Liabilities		0.00
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Net Assets

Nonspendable Invested in Capital Assets Net of Related Debt	\$	755,006.89
Unrestricted		784,741.83
Current Year Change in Net Assets		(2,217.08)

Total Net Assets	\$	1,537,531.64
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Total Liabilities and Net Assets	\$	1,537,531.64
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Leavenworth County Port Authority
Special Budget Vs. Actual Statements Revenue and Uses of Organization Assets - Cash Basis
For the One Month and Year- To- Date Ending July 31, 2026

Organization Cash Assets

Cash Assets as of December 31, 2025			\$784,741.83	
Total for Organization Cash Assets			\$784,741.83	

	<u>Month</u> <u>Actual</u>	<u>Year to Date</u> <u>Actual</u>	<u>Annual Budget</u>	<u>% of Budget</u>
Special Budget Vs. Actual Statements of Revenue and Uses of Organization Assets- Cash Basis				
Income- County	-	-	331,292.00	0.00%
Investment Interest	-	-	-	0.00%
Interest Income - Checking	89.62	255.80	-	0.00%
Interest Income - CD	1,553.67	14,553.25	-	0.00%
Miscellaneous Income	-	-	-	0.00%
Property Sales	169,595.00	169,595.00	-	0.00%
Property Escrow	-	-	-	0.00%
Total Revenue	171,238.29	184,404.05	331,292.00	0.00%

Operating Expenses

Professional Services:				
LCDC Staff Support, Marketing, Rent, etc.	-	35,960.63	143,842.00	25.00%
WSU Economic Impact Model	-	-	6,000.00	0.00%
General Park Maintenance & Development	-	2,475.00	6,450.00	38.37%
Other Operating (Trails, Accounting, Legal, Appraisals)	203.86	6,119.04	15,000.00	40.79%
Total Operating Expenses	203.86	44,554.67	171,292.00	26.01%

Program Funds

Study for New Business Park	-	-	50,000.00	0.00%
Labor Study	-	-	5,000.00	0.00%
Golden Shovel Survey	-	-	20,000.00	0.00%
Ballot Cost	-	-	60,000.00	0.00%
Ballot Campaign	-	-	25,000.00	0.00%
Total Program Expenses	-	-	160,000.00	0.00%

Total LCPA Expense (Excluding Non-Cash)	203.86	44,554.67	\$784,741.83	5.68%
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Cost on Sale of Asset	-	-		
Total Non Cash Expenses:	-	-		

	<u>Actual to Date</u>	<u>Projected Year End</u>		
Balance	\$924,591.21	\$ 784,741.83		

These financial statements have not been subjected to an audit or review or compilation engagement,
and no assurance is provided on them.

NEW PROJECTS: 2 ACTIVE

Project Simmer-manufacturer looking for min. 35-80 acres. Submitted LBTP and Epic Estates (KCADC-Elli).

Project Royal- organization looking for 5K SF to store materials. Provided site in Leavenworth and in Lansing (Direct).

ONGOING PROJECTS: 21 ACTIVE

2026-6 Project Blow-inquiry in response to email blast for LBTP from investor for manufacturing project (Direct-Investor).

2026-6 Project Blast-inquiry in response to email blast for LBTP from investor working with client (Direct-Investor).

2026-6 Real Estate Search (Project Taylor)-client looking for a min. of 8 acres and up to 20 acres, publicly owned, for manufacturing operation. Submitted LBTP & TBP (KDOC-Sam). **LBTP shortlisted.**

2026-6 Project Jersey-startup manufacturer looking for up to 4K SF space to lease as a lab for R&D and prototyping. Submitted two privately owned sites in Tonganoxie. **Follow-up on one.** (KCADC-Elli).

2026-6 Project Preliminary Search-KC broker searching for minimum 85 acres for a distribution facility. Submitted LBTP, Epic Estates, & Tailgate Ranch (KCADC-Josie).

2026-6 Project CBRE-General search for large sites 300+ acres. Submitted LBTP and two privately-owned sites (Direct-CBRE).

2026-6 Project Western- existing company exploring options for existing 30K-40K square foot facility or a site to build it(Direct-Lisa).

2026-4 Project Pioneer- client looking for opportunities in Leavenworth for new company. Scheduled discussion with the City, the State, and Every. **Paused by client** (Direct-Lisa).

Project Hydrox-Client looking for 100K SF existing building where they can lease space to do light assembly and distribution. Did not submit (KCADC-Josie).

2026-3 Project Bluestem- developer working with Every interested in a large portion of the Tailgate Ranch. Moratorium established (Every-Ebony).

2026-3 Project Onshore-manufacturer looking for an existing building or 10-15 acres (shovel-ready) in the KC region. Submitted the LBTP (KCADC-Elli).

2026-2 Project Tribe 2- supplier for vehicle manufacturer looking for 10-100 acres within a 90-mile radius of K7/K10 interchange and zoned for industrial. Submitted one site in the cities of Lansing, Leavenworth, & Tonganoxie (KDOC-Katie).

2026-2 Project Vineyard

Manufacturer in defense industry preferring an existing building but will consider ready-to-build sites where they can construct 38,800 SF facility. Submitted the LBTP (KDOC-Molly).

2026-2 Project Morphus client searching for site to start manufacturing. Submitted two sites for their permanent needs, one in LV and one in LNS (KDOC-Jeff).

2026-1 Project Mission- KC area developer working with a client interested in a property in the Gary Carlson Business Center where they hope to build a 20K+/- SF warehouse. **Thacker Machinery purchased site and moving through development process** (Direct).

2026-1 KC SmartPort Industrial Site Search- client looking for an industrial site to build a spec building or land where they can build an industrial park. Submitted the LBTP and a city-owned property in Tonganoxie. (KCADC-Ellie).

ONGOING PROJECTS: 18 ACTIVE

2026-1 Project Cobra- site consultant helping a manufacturer locate 100-160 acres for a new facility and testing area. Submitted a privately-owned site in Lansing (KDOC-Barry).

2025-12 Project Sandpiper- Kansas, Evergy, and Terrapower are exploring opportunities in the state for a Natrium reactor. Required a non-binding letter of interest from the governing body. Update 1/29. Expect supply chain opportunities (KDOC-Paul).

2025-11 Project Cocoon- KC area company interested in expanding into the local area. Submitted 10 sites in Lansing, Leavenworth, & Tonganoxie. Client considering sites in multiple counties and will conduct another executive review in mid-April (Direct-Lisa).

Did Not Submit	2024	2025	2026
Building Unavailable	12	6	7
Land Unavailable	2	2	1
Rail Unavailable	3	5	1
Other	4	2	4

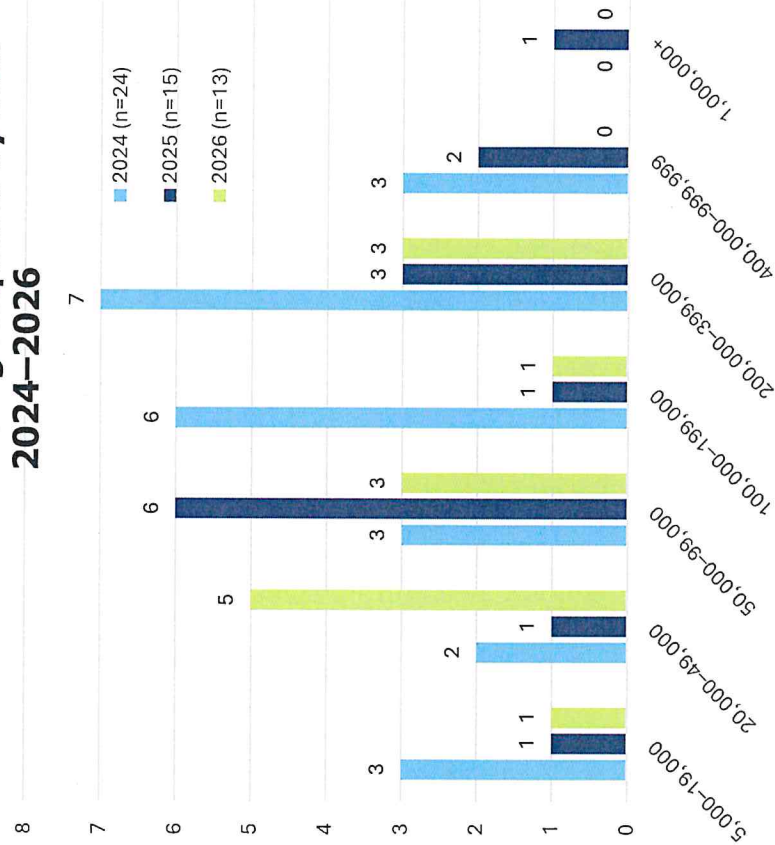
	24	25	26	Total	2026 ('25) Lead Source
Leads	59	60	33	152	KDOC-15 (28)
Prospects	33	35	22	90	KCADC – 7 (13)
Visits	0	2	0	2	LCDC -9 (18)
Locations	1	0	1	2	City/Chamber/ Mainstreet-1 (0)

2025-6 Project Wolf Creek- client in energy industry interested in privately owned property in the county. Signed NDA. Facilitated initial meeting & attended BOCC mtg for their first public statement. (KDOC-Beth).

2025-4 Project Tribe 1- client in the service industry interested in expanding into the southern part of Leavenworth County. Working with client (LCDC-investor).

2024-1 Project River- client interested in large site. Working with the state. Client is working on securing funding for the project and addressing legislation restrictions (Direct-Lisa).

**Industrial Building Requests by Size
2024–2026**



AGENDA ITEM

TO: Tim Vandall, City Administrator
FROM: Tish Sims, City Clerk
DATE: August 28, 2026
SUBJECT: Leavenworth County Port Authority Update

The Leavenworth County Port Authority met on August 18, 2026. Lansing City representative Dan Clemons attended and provided the meeting agenda, minutes and reports. These items are enclosed for your review.

Action: no action required.

**Leavenworth County Port Authority
Board of Directors
21 July 2026
Noon – Zoom/in-Person**

Attendees: David Schroeder, Doug Schimke, Jeremy Greenamyre, Mike Smith, Shari Standiferd, Dan Clemons, Brian Habjan, Lisa Haack, Josh Gentzler, Jake Dale, Scott Peterson, John Richmeier, George Brajkovic, Mary Mack, Vanessa Reid, Nancy Bauder

Doug Schimke called the meeting to order at 12:00 p.m.

Doug introduced Jake Dale, new board member from City of Tonganoxie, replacing Chris Donnelly who retired from the board after many years of service.

A motion was made by David Schroeder to approve June meeting minutes. The motion was seconded by Dan Clemons. All in favor.

Review of the June financials. David Schroeder made a motion to accept the financials and Mike Smith seconded. All in favor.

LCDC

Lisa Haack presented her June Projects and Leads Report followed by an LCDC update.

- All budget requests have been completed.
- Industrial Loan Program committee continue to meet. They have met with representatives of the communities to get feedback to consolidate and begin designing the framework for the program.
- Continue to meet with marketing firm Karuna who are developing a redesigned email marketing campaign highlighting the LV Business Park and produced the second quarter newsletter.
- Based on the success of the recent Clay Shoot, look forward to making this an annual event.
- Staff continues outreach with candidates for county commission to discuss economic development and roles of LCDC and LCPA.
- Attended BOCC meeting to provide public comments advocating for economic development and the significant impact on a project.
- Discussed the need for new labor shed study replacing the one from 2022. They allotted \$5000 but the cost increased to \$6500 from Marks Nelson. **David Schroeder made the motion to proceed with the labor shed study at current cost and seconded by Dan Clemons. All in favor.**
- Still working on the contract for Lot 17.

Regional Transportation Plan –

- It was stated that there have been no announcements made by KDOT as of yet.
- 20th/Spruce construction ongoing.
- Mentioned HB 418 that went into law 1 July – changes residential development that includes building codes, right of development, etc. – huge impact.

Affiliated partner updates were provided.:

Adjourned at 12:50



**Leavenworth County Port Authority
Board of Directors Meeting**

18 August 2026 - 12:00 p.m.
Zoom/In-Person

Agenda

- **Call to Order Regular Meeting**
- **Approval of July Board minutes – Action Item**
- **Treasurer’s Reports**
 - Approval of July financials– **Action Item**
- **LCDC Executive Director Report**
 - July Projects & Leads
 - Lot 17 Update
 - Labor Shed Study Proposal – **Action Item**
- **Regional Transportation Plan**
- **Affiliated Partner Updates**
- **Adjournment**

Next regularly scheduled board meeting – 15 September 2026

AGENDA ITEM

TO: Tim Vandall, City Administrator

FROM: Mike Spickelmier, Director of Public Works *NEWS 08/27/26*

DATE: September 3, 2026

SUBJECT: Signal Upgrades (Flashing Yellow Arrow) at 4H & Main Street Intersection

Policy Consideration: Section 4-10 Sole Source Purchasing in the *Lansing Purchasing Manual*, allows for the purchasing of specific equipment for various technical requirements. Total Electric has been our traffic signal repair and on-call service contractor for the past few years. They have installed the previous detectors as well as made the repair when signals have broken. They are most familiar with our system(s) and have worked on all of the traffic signals in Lansing.

This upgrade was submitted as a C&S Items and approved in the 2026 budget by the Lansing Police Department and Public Works as a safety enhancement for the 4H & Main Street Intersection.

The "flashing yellow arrow" was adopted in as part of the MUTCD in Kansas in 2011. These signals were installed prior to that standard. This upgrade is now very common and should improve driver awareness.



Current SB 4H Signal "Green globe"



Current "red globe / green arrow"



Proposed "Flashing Yellow"

Financial Consideration: This would be funded from Account 700-1000-41168 , budgeted for \$55k

H Signal Heads	\$4,900
Wavetronic Radar System	\$36,730.00
TOTAL	\$41,630.00

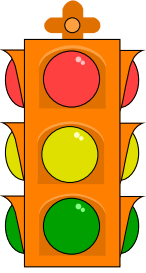
NOTES:

1. This upgrade will be in coordination with MARC Operation Green Light (OGL)
2. The upgraded signal and detectors will be completely compatible with future signal (pedestrian) upgrades to the intersection as part of the Transportation Alternatives Grant.
3. We are going to use the existing controller and elect to not purchase Item #3 at this time

Action:

1. The City Council to accept the quote authorize the Public Works Department to contract with Total Electric for the upgrades to the 4H&Main traffic signal in the amount of \$41,630.00

AGENDA ITEM # 3



Total Electric

Contractors Inc.
PO Box 13247
14540 Parallel Road
Basehor KS 66007
Phone: (913) 441-0192
Fax: (913) 441-12

Proposal

August 18, 2026

K-7 & 4- H Road

City of Lansing
Attn: Michael Spickelmier

The following is a quote for the items you have requested.

1. Base bid
Provide and install 2 "H" signal heads w/hardware and signs \$2450.00ea \$4900.00.

2. Alt bid Wavetronix Radar System.
Wavetronix Detection System from Mid-American Signal \$29830.00
Labor and equipment to install \$6900.00
Total \$36730.00

3. Controller Epac M60 Lite Controller (Gades) \$5520.00
This comes with standard 18 mo. warranty at time of purchase. These kinds of items tend to become outdated in a few years. Total Electric has spares in stock for temporary replacement while the owner's equipment is getting repaired. If the city would like to own a spare, Total Electric would sell one of ours for \$1750.00. There would be no warranty.

Please advise on how you would like to proceed.

Kindest Regards,
Jim Leonard

Prices firm for 30 days of bid, or a new quote may be required.
Additional cost if bond is required unless specified in quote.
No tax, staking, sod, seed included.
No prevailing wage unless specified in quote.
Payment net 30 days upon receipt of invoice.
If you should have any questions, please call.



City of Lansing
800 First Terrace
Lansing, Kansas 66043

City Administrator's Report
September 3, 2026

Agenda Items:

The City received a proposal from Total Electric for upgrades to the 4H & Main Street traffic signal for a total of \$41,630. Total Electric does all of our signal repairs and is our on-call service provider, which is the reason for the sole-source request. This upgrade was discussed in the summer of 2025 and was included in the 2026 Budget at an estimate of \$50,000. The addition of the flashing yellow signal improve driver awareness at the intersection.

A special meeting with the Board of Education for Lansing USD 469 is on the schedule for 6pm. Topics to be discussed include enrollment capacity, potential housing projects, commercial development, the grant award along 4H and South DeSoto, recreation and pickleball, opportunities for collaboration, and the early childhood education building on East Mary Stret.

Library:

Right on the heels of completing the shelving project, the library staff had an amazing, record-setting summer, welcoming 6,116 visitors. A total of 1,434 people participated in programs, 726 crafts were handed out, and 7,203 items were checked out—our highest circulation since before 2020. The Summer Lunch Program was also a success, providing more than 2,480 lunches. Jackie's presentation proposal, "The Three-Person Rolodex: Build Programs, Sponsors, & Press Without the Committee," was accepted by the Kansas Library Association Conference Committee. In October, Jackie will share her presentation with librarians and library staff from across the state.

Public Works:

Linaweaver Construction continues curb work along Canyon View Drive and Rock Creek Drive this week. Little Joe's Asphalt expected to begin the mill and overlay portion of the CIP the week of September 8th.

Staff reached out to KDOT about improvements to the K7 & Gilman Intersection. KDOT is requesting an engineering study at the intersection to evaluate traffic counts and turning movements. The study will take KDOT approximately nine months and will hopefully outline ideas to improve safety at the intersection.

Staff is beginning to work on the Request for Proposals for design engineering services for the trail/crosswalk grant project. The grant award totals \$2,662,000, and includes 80% of our costs for design engineering, construction engineering (inspections), and construction.



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Community & Economic Development:

Throughout August, 24 *new* code enforcement actions were created. These new cases are in addition to previous ongoing code enforcement cases. 179 total code enforcement cases have been created since the beginning of 2026.

A breakdown of the code enforcement actions for August are below:

- 17-Tall Grass & Weeds
- 2-Outdoor Storage
- 2-Junk Vehicle
- 1-Down Trees & Limbs
- 1-Trash/Debris
- 1-Other

Sales Tax Update:

	2025 Year to Date	2026 Year to Date	Difference
Local Sales & Use Tax (1.9%)	\$2,031,056	\$2,071,864	\$40,809 (2.01%)
County Sales Tax	\$615,386	\$656,805	\$41,419 (6.73 %)
County Use Tax	\$281,569	\$300,765	\$19,196 (6.82%)
Guest Tax (Quarterly)	\$58,290	\$81,089	\$22,799 (39.11%)

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)
- 1% Community Improvement Dist. (Town Center Retail, effective 1-1-2027)
- 2% Community Improvement Dist. (South Town Center Hotel, effective 10-1-2027)



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The special sales tax to pay for the Aquatic Center has generated \$497,248 this year. The special sales tax to pay for DeSoto Road and Bernard Park Improvements has also generated \$497,248 (both special sales taxes are for the same amount, .45%). Both special sales taxes are on pace to generate \$745,870 this year.

Additionally, a multiyear property tax mill levy breakdown is below.

	2021	2022	2023	2024	2025	2026
State	1.5	1.5	1.5	1.5	1.5	1.5
County	35.946	36.691	35.924	35.779	37.561	37.324
City/FD1	50.494	49.954	45.373	41.834	41.909	41.917
USD 469	58.958	57.371	57.377	53.443	58.188	58.183
Total	147.898	145.516	140.174	132.556	139.158	138.924

Meetings & Announcements:

The Lansing Police Department has been approved for a STEP (Special Traffic Enforcement Program) grant, totaling for \$13,000 impaired driving enforcement and \$57,500 for a non-impaired (all other traffic safety) enforcement. These funds can reimburse overtime expenses during traffic enforcement. Great job to Chief Wayman and Lt. DeMateo for applying for and receiving this grant!

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

The quitclaim deed from the Department of Corrections for the parcel along K5 was received by Leavenworth County last week and should be recorded this week. County staff and city staff have begun discussing next steps and potentially reaching out to stakeholders to determine the most feasible way to utilize the property.

- Thursday, September 3 City Council Meeting, 7:00pm, City Hall
 - Joint Meeting w/ USD 469 BOE, 6pm, City Hall
- Monday, September 7 Labor Day-City Offices Closed
- Wednesday, September 16 Planning Commission Meeting, 7:00pm, City Hall
- Thursday, September 17 City Council Meeting, 7:00pm, City Hall
- Thursday, September 24 City Council Work Session, 7:00pm, City Hall



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- Saturday, September 26 1st Annual Lansing Brew Fest, Bernard Park
- Thursday, October 1 City Council Meeting, 7:00pm, City Hall
- Tuesday, October 6 Annual Volunteer Banquet, 5:30pm, Community Center
- Saturday, October 10 Fire Department Open House
- Thursday, October 15 City Council Meeting, 7:00pm, City Hall
- Saturday, October 17 Fall Festival, Bernard Park
- Saturday, October 24 Spooky Center, Lansing Activity Center

Sincerely,

Tim Vandall