



City of Lansing
800 First Terrace
Lansing, Kansas 66043

City Administrator's Report
September 4, 2025

Agenda Items:

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

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

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

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

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

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

Library:

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



City of Lansing
800 First Terrace
Lansing, Kansas 66043

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

Parks & Recreation:

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

Youth Soccer

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

Flag Football

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

Public Works:

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

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



City of Lansing
800 First Terrace
Lansing, Kansas 66043

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

Wastewater:

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

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

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

Year End Sales Tax Update:

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

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

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



City of Lansing
800 First Terrace
Lansing, Kansas 66043

The special sales tax to pay for the Aquatic Center generated \$487,453 this year. The special sales tax to pay for DeSoto Road and Bernard Park Improvements also generated \$487,453 (both special sales taxes are for the same amount, .45%). At this rate, both special sales taxes would generate \$731,179 by the end of the year.

Meetings & Announcements:

The City is receiving opioid settlement money through the Kansas Attorney General's Office to treat and fight opioid addiction. Government agencies throughout Kansas will receive over \$340 million over the next 18 years to treat and fight opioid addiction. Lansing is on pace to receive over \$166,000 over the life of the opioid settlement. Thus far, the City is considering utilizing these funds to fund AEDs and mobile radios to assist our first responders in responding to overdoses. The City can also utilize funds to partner with agencies that fight the opioid crisis at its root cause, mental health/homelessness, etc.

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

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

Sincerely,

Tim Vandall