

City of Lansing

Citizens Academy Update

September 11, 2024

About Me

- BS & MPA from University of South Dakota
- 2009-2015 City Admin of Ellsworth in Central KS (population 3,100)
- 2015-present City Admin of Lansing
 - Married to Allison since 2010
- Three kids in Lansing School District (7th, 5th, 2nd Grades)
 - Recent Award



Passionate About Local Government

- **Local Government Is All Around Us & Makes An Impact!**
 - Recreation programs your kids are involved in
 - Streets you drive on daily
 - Trucks that plow after blizzards
 - Events like fireworks, Fall Festival, Spooky Center
 - Availability to latest books & media in library
 - Water flowing down your drain
 - Police Officers & Firefighters who keep us safe
 - Your mortgage escrow
 - The Lansing Connection, City Media, This Very Class!

We live here, work here, our kids go to school here, we go to church here, we shop here.
Leaders in local government are invested in our community!

City Administrator in Lansing

- Lansing has a Mayor elected citywide every four years-Tony McNeill
 - Eight Councilmembers from Four Wards (Staggered Terms)
 - Eight Different Departments Within Lansing (soon to be Nine)
 - City Clerk (HR), Finance, Library, Wastewater, Police, Community & Economic Development, Public Works, Parks & Recreation
 - About 60 Employees (soon to be over 70, + Seasonal lifeguards)

City Administrator in Lansing

- Depending on the day, I'm involved in human resources, budget, parks, community relations, and development decisions. The variety is one of the things I love most about this job, but also one of the most challenging aspects of the job.
- I'm passionate about good-government. The City Management movement began over 100 years ago in response to spoils systems in larger cities. This form of government emphasizes expertise and professionalism rather than who you're friends with.
- The City Administrator's job is to implement the Governing Body's vision, goals, and priorities
- We love Lansing! One of the safest cities around. Great School District. Wonderful location in proximity to KCI, Legends, Zona Rosa, downtown, etc.

What the City Administrator Doesn't Do...

- We have no control over school district (their busing policy, their budget, their administration, etc.)
- No influence over County issues (a resident outside of Lansing complaining to me about XYZ)
- We recruit businesses, but we cannot just call Target/Kohls/Chipotle and tell them to build or open a business (golf course example)
- We do not have absolute authority over private property. There is a balance between City authority and respecting private property rights



Leavenworth County Treasurer
 300 Walnut St. # 105
 Leavenworth, KS 66048
 (913) 684-0434

PROPERTY TAX INFORMATION SHEET
This is not a tax bill - for your information only
 LEAVENWORTH COUNTY TREASURER

If you no longer own this property or have paid off the mortgage, please contact our office.

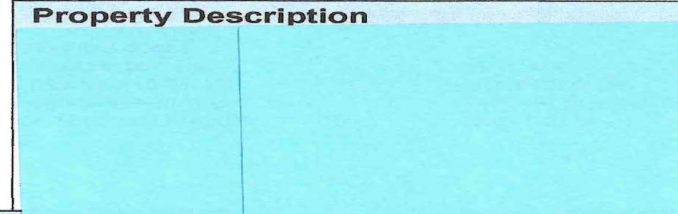


SIT 66048



Tax Year 2022

Tax Unit 007

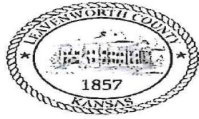


Thank you for helping make Leavenworth County a great place to live and work!

Assessments		Tax Year 2022			2021	Change		
Class	Land	Imprv	Total	Tax	Value	Value	%	
R	3,381	28,118	31,499	4,323.34	27,133	4,366	16.1	
Total	3,381	28,118	31,499	4,323.34	27,133	4,366	16.1	
Special Assessment								
Your Levies/Taxes		2022 Levy	2022 Tax	2021 Levy	%Chg	2021 Tax	Change \$	%
USD 469 - GENERAL		20.000	537.98	20.000	0.0	496.66	41.32	8.3
USD 469 - OTHER		21.752	685.17	21.946	-0.9	595.46	89.71	15.1
USD 469 - BOND/INT NO.1		15.625	492.17	15.425	1.3	418.53	73.64	17.6
STATE		1.500	47.25	1.500	0.0	40.70	6.55	16.1
LEAVENWORTH COUNTY		35.924	1,131.57	36.691	-2.1	995.54	136.03	13.7
LANSING CITY		36.448	1,148.07	41.031	-11.2	1,113.30	34.77	3.1
FIRE DISTRICT #1		8.925	281.13	8.923	0.0	242.11	39.02	16.1
Total		140.174	4,323.34	145.516	-3.7	3,902.30	421.04	10.8
Tax Revenue		2022 Revenue	2021 Revenue	\$Chg	%Chg			
USD 469 - GENERAL		3,160,153	2,950,687	209,466	7.1			
USD 469 - OTHER		3,876,345	3,460,223	416,122	12.0			
USD 469 - BOND/INT NO.1		2,784,475	2,432,058	352,416	14.5			
STATE		1,416,044	1,241,323	174,721	14.1			
LEAVENWORTH COUNTY		33,679,059	30,205,177	3,473,881	11.5			
LANSING CITY		3,979,095	3,979,105	-9	0.0			
FIRE DISTRICT #1		1,539,159	1,369,345	169,813	12.4			
Total		50,434,330	45,637,918	4,796,410	10.5			

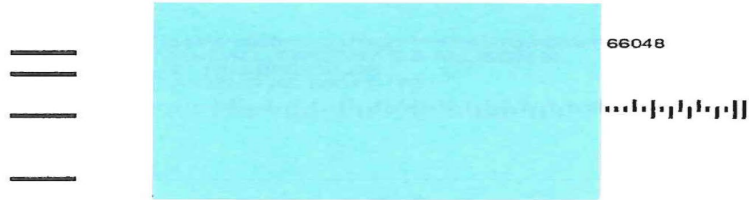
THIS IS NOT A TAX BILL - FOR YOUR INFORMATION ONLY
 Required by K.S.A. 79-2001





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Tax Year 2023 Tax Unit 007

Property Description	
[Redacted]	

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Assessments	Land	Imprv	Total	Tax Year 2023 Tax	2022 Value	Change Value	%
Class R	4,217	30,431	34,648	4,496.08	31,499	3,149	10.0
Total	4,217	30,431	34,648	4,496.08	31,499	3,149	10.0
Special Assessment							
Your Levies/Taxes	2023 Levy	2023 Tax	2022 Levy	%Chg	2022 Tax	Change \$	%
USD 469 - GENERAL	20.000	596.24	20.000	0.0	537.98	58.26	10.8
USD 469 - OTHER	24.388	845.00	21.752	12.1	685.17	159.83	23.3
USD 469 - BOND/INT NO.1	9.055	313.74	15.625	-42.0	492.17	-178.43	-36.3
STATE	1.500	51.97	1.500	0.0	47.25	4.72	10.0
LEAVENWORTH COUNTY	35.779	1,239.67	35.924	-0.4	1,131.57	108.10	9.6
LANSING CITY	32.912	1,140.33	36.448	-9.7	1,148.07	-7.74	-0.7
FIRE DISTRICT #1	8.922	309.13	8.925	0.0	281.13	28.00	10.0
Total	132.556	4,496.08	140.174	-5.4	4,323.34	172.74	4.0
Tax Revenue	2023 Revenue	2022 Revenue	\$Chg	%Chg			
USD 469 - GENERAL	3,553,286	3,159,418	393,868	12.5			
USD 469 - OTHER	4,857,015	3,876,345	980,669	25.3			
USD 469 - BOND/INT NO.1	1,803,357	2,784,475	-981,117	-35.2			
STATE	1,609,707	1,416,044	193,662	13.7			
LEAVENWORTH COUNTY	38,125,751	33,679,058	4,446,692	13.2			
LANSING CITY	3,978,967	3,979,095	-127	0.0			
FIRE DISTRICT #1	1,703,813	1,539,159	164,654	10.7			
Total	55,631,896	50,433,594	5,198,301	10.3			

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Take5 Oil Change

- Southeast Corner of K7/Eisenhower
 - Access off East Eisenhower & Alley-
Approved by KDOT
 - Met City's rules and regulations
 - Very Tight Fit!
 - Stay In Your Car-Oil change in 5-10
minutes



K7/Eisenhower Intersection

- Major Improvements to K7/Eisenhower Intersection, 31,000 vehicles per day
 - Joint project with City of Leavenworth & KDOT
 - Construction Bid of \$1.6M awarded to Linaweaver Construction
 - KDOT Grant covers 80%, Lansing covering remaining 2/3; LV 1/3
 - Addition of southbound dedicated right turn lane in front of QT
 - Addition of northbound dual left turn lanes
 - Completed Last Year



Unlead	2.97
Prem	3.47 ⁹
No Ethnl	3.42 ⁹
Diesel	3.93 ⁹
Guaranteed Gasoline	

Bernard Park

- \$4.6 Million Project – Completed This Summer!
- Sands Construction General Contractor
- Linaweaver Const & Laven Elec. Subs
- Five New Tball, Softball, Baseball fields with capacity for two more!
- Tournament Grade Lighting
- Irrigated Fields
- Improved Drainage
- Paved Parking Lot
- Restrooms!
- Improvements should make it easier for us to do soccer fields in the near future



Family Eye Care-Lansing

- Now Open-Check Them Out
- Eye care services and boutique optical shop
- New Jobs in Lansing
- The more sales taxes generated the less reliant we are on residential property taxes



Filliman Dental

- South of new Mutual Savings Building
 - Recently Completed
 - Jobs Added & Retained
 - Moved From Lansing Business Center near Jimmy Johns
 - New Commercial Building on the Tax Rolls



50 Unit Apartment Complex

- Far West Side of Town Center
 - 50 Unit Apartment Complex
 - Same Owner As Covington Woods
 - Contingent Upon Tax Credits
 - Income Guidelines
 - People Making mid \$40s could live here



1 BUILDING 2 - FRONT & BACK ELEVATION
N.T.S.

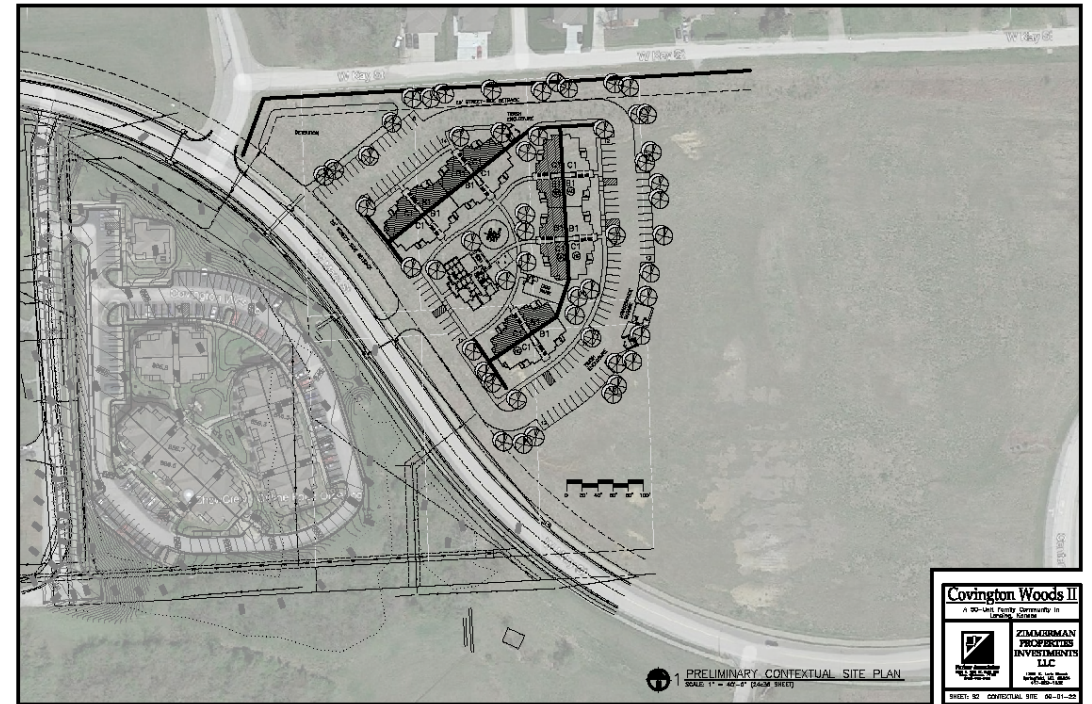


2 BUILDING 2 - TYPICAL END ELEVATION
N.T.S.

Building Exterior Finishes	
SI Sides	
Cement Board Siding Area	= (2,7/-4,182)
Brick Siding Area	= (2,7/-3,262)
C Siding	
Cement Board Siding Area	= (4,7/-4,182)
Brick Siding Area	= (4,7/-2,852)
Overall	
Cement Board Siding Area	= (7,4/-8,364)
Total Brick Area	= (7,4/-2,852)
Total Masonry Finish	= (11,008)

Juniper Ridge Apartments
A 72-Unit Family Community in Kalamazoo, MI

JMZ Albatross Development LLC
1400 W. State Street, Suite 200
Kalamazoo, MI 49001
909-112-2021 • 616-270-1630 • 2



1 PRELIMINARY CONTEXTUAL SITE PLAN
SCALE: 1" = 42'-0" (PLAN VIEW)

Covington Woods II
A 90-Unit Family Community in Grand Haven, MI

ZIMMERMAN PROPERTIES INVESTMENTS LLC
1400 W. State Street, Suite 200
Kalamazoo, MI 49001
909-112-2021 • 616-270-1630 • 2

SHEET: 90 CONTEXTUAL SITE 06-01-23

Mainstreet CDJR Expansion



- New Body Shop on West Side of Property
- Added Jobs
- Improvements to Lighting, Pavement, Interior, & Expanded Services
- Plans for Future Renovation of Eastern Side of Main Building



Sales Taxes in Lansing

- How Lansing's Sales Tax Rate Stacks Up
 - Shawnee 9.6%
 - Leavenworth 9.5%
 - Lansing (7-1-2023) 9.4%
 - 6.5% Kansas, 1.9% Lansing, 1% LV CO
 - Tonganoxie 9.25%
 - Edwardsville 9%
 - Basehor 8.5%

Aquatic Center Update

- Approved by Voters 50.3% to 49.7% margin
- On pace for May 2025 Opening
- Splash pad included, which allows usage after pool closes
- .45% sales tax for 20 years to fund a new aquatic center at West Mary & Bittersweet (directly west of LES)
- \$7.4M
- Not funded by property taxes
 - Residents from other towns/states are helping to fund construction via sales taxes
- Royal Construction General Contractor
 - Linaweaver Subcontractor



LANSING, KS AQUATICS FEASIBILITY STUDY - AQUATIC CENTER



KCKCC, 2027- 2028

- Purchased 12 Acres in Town Center in November 2022
- 500-600 Students Per Day
- Beneficial to Adjacent Businesses
- College Working on Financing Plan



Sewer Extensions South Along K7

- Plans to extend sewer to McIntyre Road
- Project could be split up in phases, \$1.75M-\$4M
 - Willow Park south along K7 in front of Rock Creek Loop, cross under K7 to NW portion of 148-acre parcel, follow draw to McIntyre
- Sewer Availability Begets Growth
- This project creates hundreds of acres of potential growth along K7 corridor in Lansing



Bridge on DeSoto

- All Bridges in Lansing Are Inspected Annually
 - All are safe, but bridge along 147th needs replacement
 - Functionally Obsolete
 - No Trucks Over 9,200 LBs
 - 14,500 Vehicles Per Day
 - Estimated \$1.3M cost
 - New bridge would be wider and have trail capability on east side

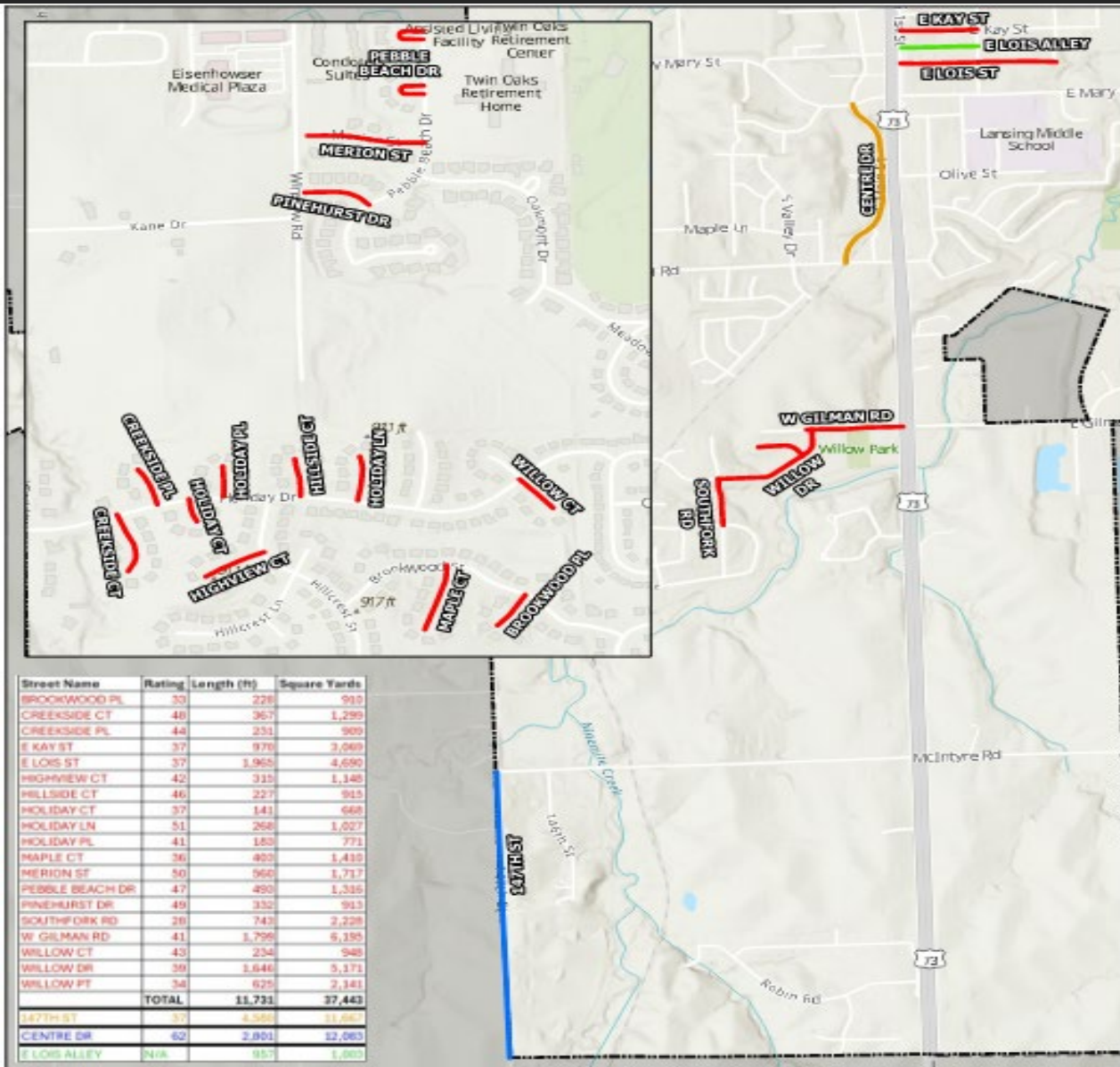


Recent Drainage Projects

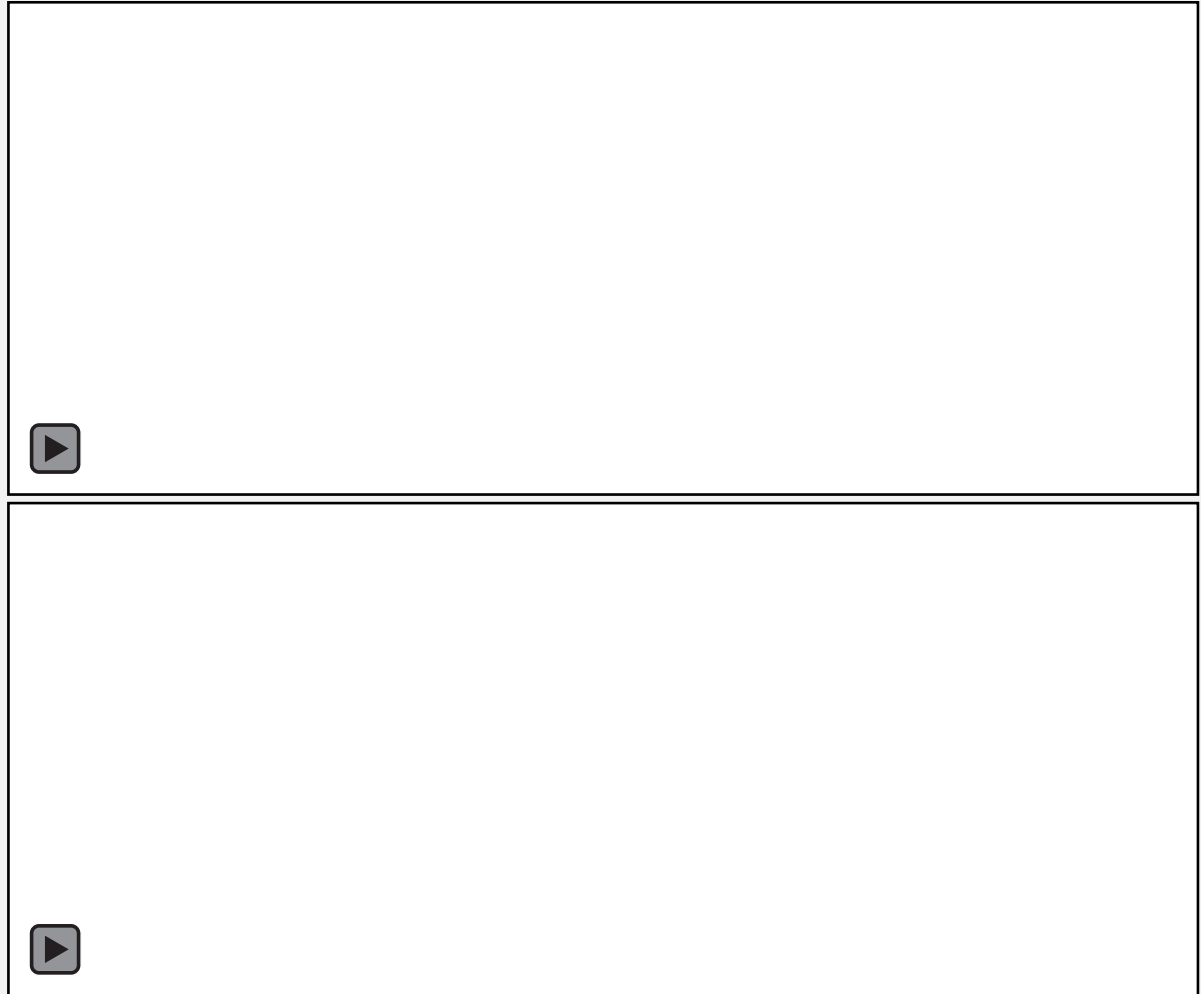
- Drainage Pipe Project on Southfork-\$60,000
Linaweaver
Construction
- Detention Pond Wall Repair-\$86,000
Linaweaver
Construction
- Valley Drive (Stonecrest) Drainage Repairs-\$225,000



Mill & Overlay-2024



- Repaving Streets=\$750,000, Repairing Curbs & Gutters= \$150,000
- JM Fahey Construction



Conclusion

Give me a shout if I can ever help you out!

Tim Vandall
tvandall@lansingks.org
(913) 727-3233

