



Citizens Academy Presentation

September 10, 2025

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 (8th, 6th, 3rd 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!

What the City Administrator Does...

- 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

Organizational Background

Mayor elected at-large

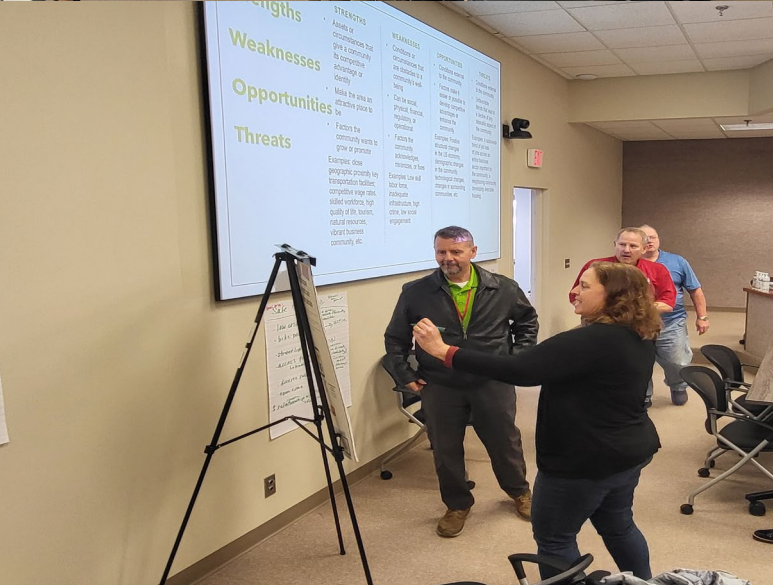
Eight councilmen from four wards (staggered terms)

City Administrator reports to the governing body

Nine different departments

1. Police (20)
2. Fire (13)
3. Public Works (Streets) (9)
4. Wastewater (6)
5. Parks & Recreation (9)
6. Finance (5)
7. Library(4.75)
8. City Clerk/HR (2.75)
9. Community & Economic Development(5.5)

Lansing's Strategic Plan



VISION

LANSGING: a growing, welcoming, and safe community where residents thrive because of the quality neighborhoods, excellent schools, and successful businesses

GUIDING PRINCIPLES

INTEGRITY being truthful and honest, genuine, and respectful

TRANSPARENT doing the right thing when no one else is looking; work serves citizens and the public

SPIRIT OF SERVICE see a need and step up to help; available/we show up, people you can count on

COMMUNITY FOCUSED make decisions based on the long-term benefit of the community; not selfish

ADAPTABLE look at things from multiple perspectives; agree to disagree; open-minded



HOUSING

GOAL: Lansing has a diverse, quality housing stock that caters to all incomes and stages of life.

STRATEGIES:

- Promote smaller-scale and more attainable housing options
- Review policies and codes to remove barriers to developing a diverse range of housing types
- Explore incentives and city investments in land to attract developers of workforce housing

INDICATORS:

- Increase diversity of housing stock.
- Increase the number of workforce housing units (price point is attainable to attract and retain Lansing residents)



ECONOMIC DEVELOPMENT

GOAL: Lansing attracts and retains businesses and workers and has a diverse tax base.

STRATEGIES:

- Collaborate with community partners to define economic development strategy and toolkit
- Seek out new revenue sources

INDICATORS:

- Number of new businesses in Lansing
- Annual total revenue growth
- New sources of revenue



INFRASTRUCTURE

GOAL: Lansing proactively maintains and plans for infrastructure that improves quality of life, public service delivery, and economic development.

STRATEGIES:

- Create and implement maintenance and replacement plans for all infrastructure
- Engage local business owners and residents about infrastructure needs and aspirations
- Evaluate options for long-term, sustainable funding for all infrastructure

INDICATORS:

- Reduce deferred maintenance cost
- Annual stormwater expense (operations and capital)



SAFE AND HEALTHY COMMUNITY

GOAL: Lansing is a safe, connected community with quality education, parks, and leisure opportunities.

STRATEGIES:

- Plan, promote, and support events that bring the community together.
- Determine if additional recreation and library programs or facilities are desired.
- Strengthen partnerships with education institutions.

INDICATORS:

- Participation in community events
- Number of city communications posted or distributed
- Increase in leisure and recreation opportunities

Hot Topics in Lansing

Roadwork Season!

The City spent \$822,000 this year repaving streets and replacing curbs

Additional drainage projects coming this fall on 4H Road and Sherwood Forrest

We also anticipate bridge repairs at KBP!



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



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**



Hot Topics in Lansing

Budget Season!

From my property tax bill last year, my home valued at \$313,339 pays...

\$1,924.24 to USD 469
(remember this number for later)

\$54.05 to State of Kansas
(will be removed next year)

\$1,353.47 to Leavenworth County

\$1,510.16 to the City of Lansing



42¢

USD 469

30¢

City of
Lansing

27¢

Leavenworth
County

1¢

State
Government

Hot Topics in Lansing

Budget Season!

Let's break this down even further!

\$1,510.16 to the City of Lansing

The City of Lansing has four property tax levied funds!

- **General Fund encompasses 53.78% of property taxes (\$812.16)**
 - Police Department, Public Works, Finance, Community & Economic, HR, Administration, Partial P&R, Transfers to C.I.P., Equipment, etc
- **Fire Department encompasses 21.47% of property taxes (\$324.23)**
- **Debt Service accounts for 17.08% of property taxes (\$257.94)**
- **Library accounts for 7.67% of property taxes (\$115.83)**

The City has two enterprise funds!

- Wastewater Utility & Solid Waste (\$22/month for trash, recycling, and yard waste!)

Miscellaneous Funds

- Special Highway (money from State of KS from gasoline to be used for roads), Special Alcohol (money from State of KS used for PD & PR), Capital Improvement Fund, Municipal Equipment, Mayor's Christmas Tree

Pool!



Mainstreet CDJR Expansion



Housing Successes



Fairlane Townhomes-14 Units, 21 More in 2026...maybe Two bedroom/two bathroom, \$1250/month.

Housing Successes



50 Unit Apartment Complex, Available this November. Two and three bedroom units available this fall. Tax Credits.

Single Family Home Construction Challenges



Minimal New Single-Family Home Construction in Last Four Years-Mostly Infill Projects



Evaluated Successful Programs in Other Communities that Sparks Housing



RHID program used in Tonganoxie, Bonner Springs, Edwardsville, Gardner, Edgerton, Spring Hill, Overland Park (conceptual)



First TIF District Used in 1952; essentially a residential TIF District

Basics of RHID Program

New property taxes generated within district used for infrastructure

Water lines, sewer lines, streets, storm sewer, streetlights, etc

Items that would have cost MILLIONS and would have been passed along to home buyer, are offset by cost of property tax increment

Everyone is paying property tax-but it goes to infrastructure

Expands the tax base, replenishes our labor pool, increases sales tax, increases property tax long-term, makes the community more appealing to prospective businesses, helps existing businesses



Basics of RHID Program

County & School District Have Veto Authority

*School District Home Example

\$1,924 in Property Taxes to USD469

\$5,600 in State funding per pupil. \$16,800 total in State funding for three students

Upon full buildout at 80/20 split, on recent proposal, City still receives over \$100,000/year.

Sales tax to City on Ram 1500 Laramie-\$1,140

Sales tax from a resident who spends \$800/month at Aldi-\$182.40



- **Housing is a complex nationwide problem!**
- **Concrete is more expensive.**
- **Lumber is more expensive.**
- **Carpenters are more expensive.**
- **Plumbers are more expensive.**
- **Land is more expensive.**
- **Interest rates have tripled!**
- **The rate of cost increases have far exceeded average household income.**
 - **New home example from 2005**
- **Developing land and building homes is a risky venture. You are subject to inflation, tariffs, interest rates, local housing market, national housing market, etc.**



It's an honor serving the residents of
Lansing. Thank you for listening.