



## Agenda

**REGULAR MEETING  
GOVERNING BODY  
CITY OF LENEXA, KANSAS  
17101 W. 87<sup>th</sup> STREET PARKWAY**

**OCTOBER 1, 2024  
7:00 PM  
COMMUNITY FORUM**

**CALL TO ORDER** Pledge of Allegiance

**ROLL CALL**

**APPROVE MINUTES** September 17, 2024 City Council meeting draft minutes  
(located in the Appendix)

**MODIFICATION OF  
AGENDA**

**PROCLAMATIONS** Fire Prevention Month  
National Arts and Humanities Month  
National Community Planning Month

**CONSENT AGENDA** **Item Numbers 1 through 6**

The matters listed on the Consent Agenda are routine and approved collectively with no separate discussion on each individual item. Any item on the Consent Agenda may be removed from the Consent Agenda for separate consideration by a member of the Governing Body, the City Manager, or by a member of the public in attendance at the meeting. In the event the item is removed from the Consent Agenda, it will be placed on the regular agenda.

1. Amendment No. 1 to the construction agreement with Prosser Wilbert Construction for the Ad Astra Reconstruction Project

*Prosser Wilbert Construction proposes to amend the construction agreement for the Ad Astra Reconstruction Project for guaranteed maximum price package (GMP) #1. GMP #1 consists of site demolition for a total of \$240,586.*

2. Addendum No. 3 to the engineering consultant agreement with Braun Intertech Corporation to provide sampling and testing services for construction materials

*Braun Intertec Corporation was selected in February 2023 as the City's consultant to perform quality assurance testing for materials used during the construction of Capital Improvement Program projects and privately financed public improvements. Addendum No. 3 extends the current agreement by one additional year and sets the maximum fee for services at \$150,000.*

3. Resolution authorizing the sale, possession, and consumption of alcohol at the 2024 Lenexa Chili Challenge

*The 2024 Lenexa Chili Challenge will be held October 11-12, 2024. To permit the sale, possession, and consumption of alcoholic liquor at the event, the City must approve a resolution which recognizes the Lenexa Chili Challenge as a special event as defined by state law, designate the boundaries of the event where alcohol may be consumed, and identify the public streets to be closed. The resolution will approve the Rotary Club of Lenexa as a designated vendor to sell alcohol at the Chili Challenge.*

4. Resolution repealing Resolution 2020-71 regarding the intent of the City to issue its industrial revenue bonds for the Sims Global Solutions Project

*Kansas Land Group, LLC has failed to correct Lenexa City Code violations and the City believes it is in its best interest to terminate the industrial revenue bonds authorization and the associated payment in lieu of taxes agreement.*

5. Ordinance authorizing the issuance of industrial revenue bonds (IRBs) in the principal amount not to exceed \$16.5 million (Villas at Vista Village - Phase I)

*In 2022, the City Council passed a resolution stating the City's intent to issue up to \$32.5 million in industrial revenue bonds (IRBs) in multiple issuances to help finance the acquisition, construction, and equipping of an mixed-use multi-family villa and retail development located southeast of the intersection of Prairie Star Parkway & Ridgeview Road in the Vista Village development. This issuance of \$16.5 million in IRBs will be for the first phase of the development.*

6. Ordinance adopting the annual appropriations for the fiscal year 2025 budget

*As part of the annual budget process, state law requires the City to pass an ordinance authorizing and ratifying the payment of all claims and invoices received during fiscal year 2025 provided there are budgeted funds for the payments. The proposed ordinance also authorizes the Mayor to execute all ongoing licensing and maintenance agreements included in the annual budget that exceed \$75,000 without further approval.*

**END OF CONSENT AGENDA**

**NEW BUSINESS**      None

**COUNCILMEMBER  
REPORTS**

**STAFF REPORTS**

**END OF RECORDED SESSION**

**BUSINESS FROM  
FLOOR**

Comments will be accepted from the audience on items not listed on the agenda. Please limit remarks to a maximum of five (5) minutes per person/issue.

**ADJOURN**

**APPENDIX**

- 7.      September 17, 2024 City Council meeting draft minutes
- 8.      Fire Prevention Month Proclamation
- 9.      National Arts and Humanities Month Proclamation
- 10.     National Community Planning Month Proclamation

Dist.    Governing Body; Management Team; Agenda & Minutes Distribution List

IF YOU NEED ANY ACCOMMODATIONS FOR THE MEETING, PLEASE CONTACT THE CITY ADA COORDINATOR, 913/477-7550. KANSAS RELAY SERVICE 800/766-3777. PLEASE GIVE 48 HOURS NOTICE  
ASSISTIVE LISTENING DEVICES ARE AVAILABLE FOR USE IN THE COMMUNITY FORUM BY REQUEST.



**CITY COUNCIL  
MEMORANDUM**

**ITEM 1**

**SUBJECT:** Amendment No. 1 to the construction agreement with Prosser Wilbert Construction for the Ad Astra Reconstruction Project

**CONTACT:** Logan Wagler, Parks & Recreation Director

**DATE:** October 1, 2024

**ACTION NEEDED:**

Approve amendment No. 1 to the construction agreement with Prosser Wilbert Construction ("Prosser Wilbert") for the Ad Astra Reconstruction Project ("Project").

**PROJECT BACKGROUND/DESCRIPTION:**

In July 2024, the City entered into an agreement with Prosser Wilbert to serve as the Construction Manager for the Project at the northeast corner of 83rd Street & Maurer Road ("Construction Agreement"). Since entering into the Construction Agreement, the City, Prosser Wilbert, and project architect SFS Architecture, Inc., have worked together to coordinate planning, design, and budget prior to providing a guaranteed maximum price (GMP) for the Project.

The City anticipates executing two separate GMP packages for different phases of the Project. The use of two GMPs will also allow for an early site demolition package to be issued allowing work at the site to begin this fall, minimizing the risk of weather-related issues during the winter months and allowing the project team to uncover any concealed conditions on the site that may affect the design and construction of the Project.

Prosser Wilbert has submitted the first GMP package consisting of site demolition ("Phase One") with a GMP of \$240,586 ("GMP #1"). The City and Prosser Wilbert are proposing amending the Construction Agreement to include GMP #1, as well as other associated documents. The parties anticipate amending the Construction Agreement this fall to include the other GMP packages.

Prior to the demolition activities, staff intends to notify the surrounding properties and stakeholders. This includes communication to and through Christa McAuliffe Elementary School, the Ad Astra Coalition, postcards to surrounding neighborhoods, and a project sign/message board placed at the parking lot.

**FINANCIAL IMPLICATIONS/FUNDING SOURCES:**

This Project is funded in the 2024-2028 Capital Improvement Program (Project No. 70010).

Total Project Cost of Ad Astra Pool	\$10,000,000
Total Estimate Construction Cost	\$8,101,960
Amendment No. 1 - GMP for Bid Package #1	\$240,586

Total Remaining Construction Budget	\$7,861,374
Funding Sources:	
3/8 Cents Sales Tax	\$8,000,000
Capital Improvement Fund (CIF) - Cash	\$2,000,000

**STAFF RECOMMENDATION:**

Approve and authorize the Mayor to execute amendment No. 1 to the construction contract with Prosser Wilbert for the Project as approved by the City Attorney.

**VISION / GUIDING PRINCIPLES ALIGNMENT:**

**Vision 2040**  
Inviting Places  
Healthy People  
Vibrant Neighborhoods

**Guiding Principles**  
Strategic Community Investment

**ATTACHMENTS**

- 1. Amendment No. 1

**AMENDMENT NO. 1  
TO THE AGREEMENT BETWEEN  
OWNER AND CONSTRUCTION MANAGER**

This Modification and Amendment No. 1 (the “Amendment”) is made as of the 1<sup>st</sup> day of October 2024 and modifies and amends the Standard Form AIA A133-2019 Agreement between Owner and Construction Manager (as modified) dated July 14, 2024 (the “Agreement”).

BETWEEN the Owner:                      City of Lenexa, Kansas, a Kansas municipal corporation  
   17101 W. 87 Street Parkway  
   Lenexa, Kansas 66219

And the Construction Manager:        Prosser Wilbert Construcion  
   a Domestic For-Profit Corporation  
   13730 W. 108<sup>Th</sup> Street  
   Lenexa, KS 66215

The Project:                                    Ad Astra Reconstruction Project  
   8265 Maurer Road  
   Lenexa, KS 66219

The Architect:                                SFS Architecture, Inc.  
   Foreign For-Profit Corporation  
   2100 Central Street, Suite 300  
   Kansas City, MO 64108

The Owner and the Construction Manager agree as set forth below:

WHEREAS, the Owner and Construction Manager have previously agreed to amend their agreement to establish scope, costs, schedule and Contract Documents; and

WHEREAS, the Owner and Construction Manager now wish to so amend their Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, the Parties hereto agree to the modification and amendment of the Agreement as set forth below:

1. This Amendment No. 1 is to establish scope, Guaranteed Maximum Price, schedule, and Contract Documents for Bid Package #1 which includes demolition.
2. In accordance with Paragraph 3.3.1.2 of the Agreement the date of the Notice to Proceed shall be the date of this Amendment, the Project schedule for the Work of this Amendment is set forth in Exhibit A, and the estimated Substantial Completion date for the overall work of the Project is also set forth in Exhibit A, however, the final Substantial Completion date

shall be established by a subsequent amendment inclusive of all scopes of Work required to provide the complete Project.

3. In accordance with Paragraph 6.2 of the Agreement, the Guaranteed Maximum Price for the Work of this Amendment shall be: TWO HUNDRED FORTY THOUSAND FIVE HUNDRED EIGHTY SIX Dollars (\$240,586) and pursuant to Paragraph 6.1.2 of the Agreement, the Construction Manager's Fee for the Work of this Amendment shall be: NINE THOUSAND SIX HUNDRED TWENTY THREE Dollars (\$9,623).
4. Pursuant to Paragraph 3.2.3 of the Agreement, the alternates, unit prices, allowances, and assumptions upon which the Guaranteed Maximum Price is based are stated in Construction Manager's GMP Proposal dated September 25, 2024 (2 pages) attached as Exhibit A.
5. Pursuant to Paragraph 3.2.3 of the Agreement, the Contract Documents upon which the Guaranteed Maximum Price is based are stated in the attached Exhibit A.

This Modification and Amendment No. 1 is entered into as of October 1, 2024.

**OWNER:**

CITY OF LENEXA, KANSAS

By: \_\_\_\_\_

Julie Sayers, Mayor  
*printed name and title*

**CONSTRUCTION MANAGER:**

PROSSER WILBERT CONSTRUCTION, INC.

By: \_\_\_\_\_

\_\_\_\_\_  
*printed name and title*



September 25, 2024

Logan Wagler  
Parks and Recreation Director  
17201 W. 87<sup>th</sup> Street Parkway  
Lenexa, KS 66219

RE: Ad Astra Pool Reconstruction – Amendment No.1 – GMP for Demo Package

Dear Logan,

Attached is the recap of items that will be included in Amendment No.1 – GMP for Demo Package. PWCI received a total of 8 bids for the Demolition Package with Sunflower Excavating LLC being the responsible low bidder. The total amount of Amendment No.1 – GMP for Demo Package is **\$240,586**.

Total estimated construction Cost:	\$8,101,960
Amendment No. 1 – GMP for Demo Package:	\$240,586
Total Remaining Construction Budget:	\$7,861,374

Please let me know if you have any questions.

Sincerely

*Mark Clayton*

Mark Clayton  
President



**Lenexa, KS**

### Amendment No. 1 - GMP for Demo Package

[illegible]



**CITY COUNCIL  
MEMORANDUM**

**ITEM 2**

**SUBJECT:** Addendum No. 3 to the engineering consultant agreement with Braun Intertech Corporation to provide sampling and testing services for construction materials

**CONTACT:** Tim Green, Deputy Community Development Director

**DATE:** October 1, 2024

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**ACTION NEEDED:**

Approve Addendum No. 3 to the engineering consultant agreement with Braun Intertec Corporation ("Braun") to provide sampling and testing services for construction materials.

**PROJECT BACKGROUND/DESCRIPTION:**

The City uses a third-party consultant to perform quality assurance testing during the construction of Capital Improvement Program (CIP) projects and privately financed public improvement projects. These services include, but are not limited to:

- Obtaining samples of fill material to perform Moisture-Density Relationship tests and Atterberg limits.
- Providing a representative to perform in-place moisture and density tests for fill placed.
- Providing a representative to test concrete.
- Providing a representative to test asphaltic concrete materials.
- Special inspection services for vertical/structural construction.
- Providing a Project Manager or Staff Engineer for consulting, report review/writing, or other correspondence.

The City issued a Request for Proposals (RFP) on October 18, 2022 to select a new consultant. Braun was selected, and an agreement was executed on February 22, 2023. The agreement was for an initial one-year term, with options to extend for two additional single-year terms for a total of three years. Addendum No. 1 to the agreement provided testing for the Sar-Ko-Par Aquatic Center. Addendum No. 2 extended the agreement for one additional year (2024) and this Addendum No. 3 extends the agreement for the final year (2025).

**FINANCIAL IMPLICATIONS/FUNDING SOURCES:**

Testing costs will be charged to each individual project for which testing/sampling is performed. Testing for privately financed public improvements will be charged to the Engineering Division's operating budget. The maximum fee for Amendment No. 3 is \$150,000.

**STAFF RECOMMENDATION:**

Approve Addendum No. 3 to the engineering consultant agreement with Braun to provide sampling and testing services for construction materials as approved by the City Attorney.

**VISION / GUIDING PRINCIPLES ALIGNMENT:****Vision 2040**

Integrated Infrastructure & Transportation

**Guiding Principles**

Superior Quality Services

**ATTACHMENTS**

1. Addendum No. 3

### ADDENDUM No. 3 TO 2023 SAMPLING AND TESTING SERVICES AGREEMENT

This ADDENDUM, dated this \_\_\_\_ day of \_\_\_\_\_, by and between City of Lenexa, Kansas, a municipal corporation (hereinafter called "City"), and Braun Intertec Corporation, (hereinafter called "Contractor");

#### WITNESSETH:

WHEREAS, Contractor and City entered into a Sampling and Testing Services Agreement dated February 22, 2023 (the "Original Agreement") in which Contractor agreed to provide sampling and testing services for the City; and

WHEREAS, under the terms of the Original Agreement, the City has the sole option to extend the term of the Agreement for up to 2 one-year terms; and

WHEREAS, City has determined that it would like to exercise its option to extend the term of Original Agreement for a one-year term ("2025 Term") and Contractor has submitted an additional unit price schedule for the 2025 Term set forth in Exhibit A; and

WHEREAS, the City and Contractor have read and understand the terms and conditions of this Addendum No. 3 to the Original Agreement and agree to add the additional unit price schedule for service during the 2025 Term; and

NOW, THEREFORE, in consideration of the promises contained herein, the parties hereto agree the Original Agreement shall be modified as follows:

1. City agrees to extend the Original Agreement for the 2025 Term and City agrees to pay Contractor an additional fee in an amount not to exceed \$150,000, which is based on the fee schedule, which is attached hereto as Exhibit A and incorporated herein by reference. This additional fee is for services to be performed during the 2025 Term of the Original Agreement, as contemplated in Section II(A)(2) of the Original Agreement. The additional fee is based on the scope of services outlined in the Original Agreement.
2. All work and services included in the scope of services shall be performed and completed by certified technicians. In the event City becomes informed that any work and services were not performed by certified technicians, City may withhold payment of sums then or in the future otherwise due to Contractor until the work and services is performed and completed to City's reasonable satisfaction.
3. The Contractor agrees to furnish updated insurance for the 2025 Term in amounts reflecting this Addendum No. 3 to the Original Agreement.
4. The City and Contractor acknowledge that this Addendum No. 3 is hereby incorporated by reference into the Original Agreement.

5. All other provisions of the Original Agreement shall remain in effect and unchanged.
6. The undersigned represent that they are fully authorized to enter into and execute this Addendum No. 3 and bind their respective organizations to the contents hereof.

IN WITNESS WHEREOF, Contractor and City have caused this Addendum to be duly executed and sealed the day and year first above written.

**ATTEST:**

**City of Lenexa, Kansas**

By: \_\_\_\_\_

Jennifer Martin, City Clerk

By: \_\_\_\_\_

Julie Sayers, Mayor

**APPROVED AS TO FORM:**

By: \_\_\_\_\_

Sean McLaughlin, City Attorney

**Braun Intertec Corporation**

By: \_\_\_\_\_  
(Authorized Signatory)

\_\_\_\_\_  
(Title)



**CITY COUNCIL  
MEMORANDUM**

**ITEM 3**

**SUBJECT:** Resolution authorizing the sale, possession, and consumption of alcohol at the 2024 Lenexa Chili Challenge

**CONTACT:** Logan Wagler, Parks & Recreation Director

**DATE:** October 1, 2024

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**ACTION NEEDED:**

Adopt a resolution authorizing the sale, possession and consumption of alcohol at the 2024 Lenexa Chili Challenge.

**PROJECT BACKGROUND/DESCRIPTION:**

The City will host the 2024 Lenexa Chili Challenge on October 11th and 12th, 2024, in Old Town Lenexa ("Chili Challenge"). The City intends to contract with the Rotary Club of Lenexa to provide and sell alcoholic beverages at the Chili Challenge.

The boundary of the Chili Challenge, as depicted in the attached map, will include a portion of the following streets:

- Santa Fe Trail Drive from Pflumm Road to Caenen Lake Road;
- 92nd Street from Haskins Street to Santa Fe Trail Drive; and
- Walnut Street from Pflumm Road to Haskins Street.

Pursuant to Kansas law, alcohol may only be consumed upon public streets, alleys, roads, sidewalks or highways as part of a special event, so long as the local governing body has approved, by resolution, the special event and authorized the closure of any applicable streets to vehicular traffic during the special event, and a temporary permit for the sale of alcoholic liquor has been issued to each person or organization intending to sell alcoholic liquor at the special event by the Kansas Division of Alcoholic Beverage Control.

The Rotary Club of Lenexa is required to obtain a temporary permit in order to provide and sell alcoholic liquor at the Chili Challenge. For the Rotary Club to secure the temporary permit, the City will need to adopt a resolution recognizing the Chili Challenge as a special event defined by state law, authorizing the sale and consumption of alcoholic liquor on public streets closed as part of the Chili Challenge, and authorizing the closure of the aforementioned public streets from 7 AM on Friday, October 11, 2024 until 7 PM on Saturday, October 12, 2024.

**STAFF RECOMMENDATION:**

Adopt the resolution.

## VISION / GUIDING PRINCIPLES ALIGNMENT:

### Vision 2040

Inviting Places

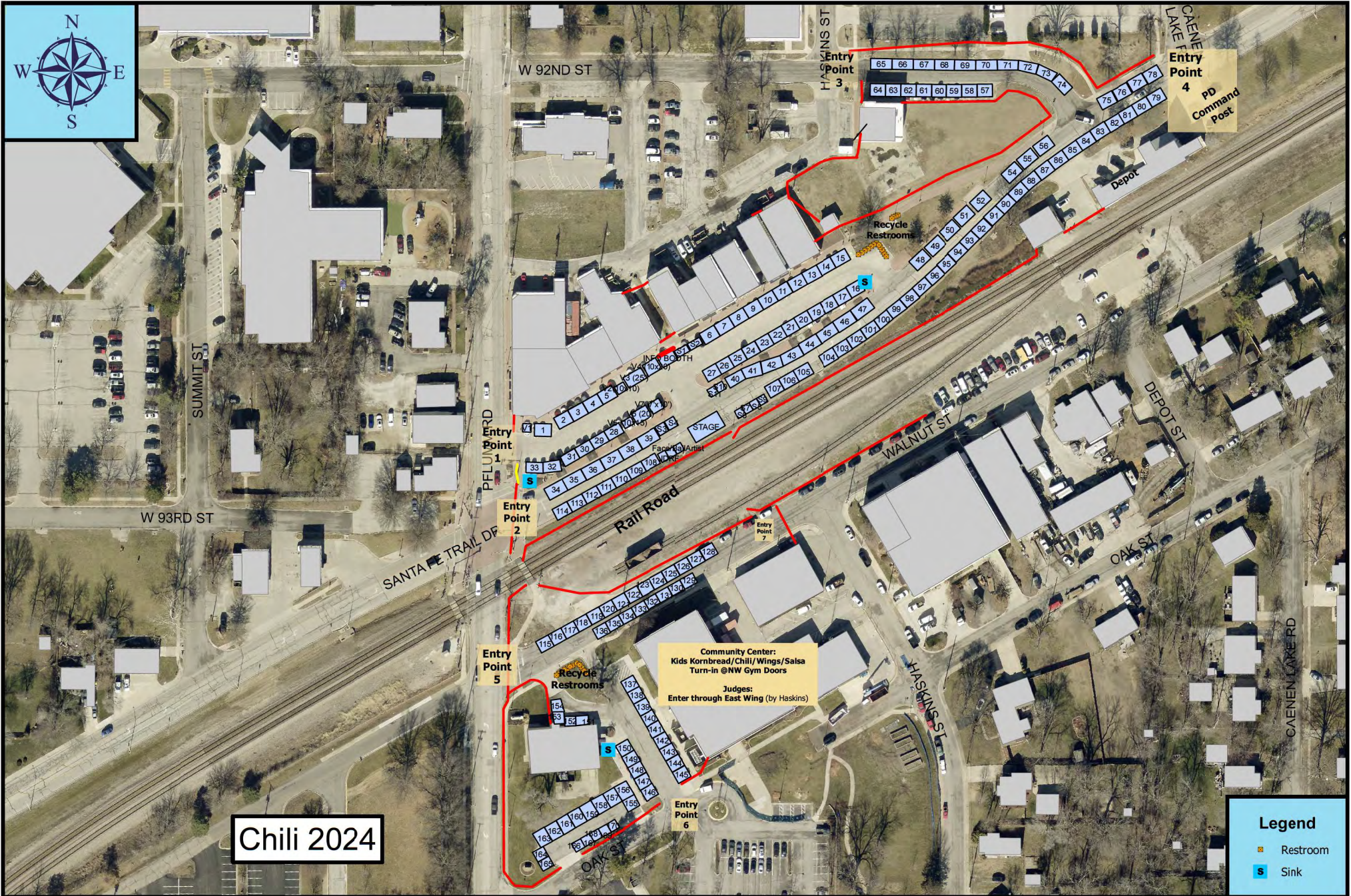
### Guiding Principles

Extraordinary Community Pride

## ATTACHMENTS

1. Map
2. Resolution





Chili 2024



**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION AUTHORIZING THE SALE, POSSESSION, AND CONSUMPTION OF ALCOHOL AT THE 2024 LENEXA CHILI CHALLENGE.**

WHEREAS, the 2024 Lenexa Chili Challenge (“Chili Challenge”) will take place October 11 and 12, 2024, in Old Town Lenexa; and

WHEREAS, the City intends to contract with the Rotary Club of Lenexa to provide and sell alcohol at the Chili Challenge for consumption on the premises, including consumption on certain public streets, roads and sidewalks closed to vehicular traffic; and

WHEREAS, pursuant to K.S.A. 41-719, alcohol may be consumed on public streets, alleys, roads, sidewalks or highways as part of an event, so long as a temporary permit for the sale of alcoholic liquor has been issued by the State and the local governing body has approved the event and authorized the closure of any applicable streets to vehicular traffic during the special event; and

WHEREAS, in accordance with K.S.A. 41-719, the City desires to close certain streets, alleys, roads and sidewalks within the boundaries depicted on Exhibit A, attached hereto and incorporated herein by reference, to vehicular traffic and to allow the consumption of alcohol within said boundaries during the Chili Challenge.

**NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LENEXA, KANSAS:**

**SECTION ONE:** In accordance with K.S.A. 41-719, the Governing Body hereby authorizes the consumption of alcoholic liquor on public streets, alleys, roads, sidewalks or highways that are closed to vehicular traffic as part of the 2024 Lenexa Chili Challenge.

**SECTION TWO:** The Governing Body hereby authorizes the Rotary Club of Lenexa to provide and sell alcohol at the 2024 Lenexa Chili Challenge, provided the Rotary Club of Lenexa first obtains a temporary permit for the sale of alcoholic liquor from the State of Kansas, Division of Alcoholic Beverage Control.

**SECTION THREE:** The Governing Body hereby authorizes the closure of the following streets to vehicular traffic during the 2024 Lenexa Chili Challenge:

- Santa Fe Trail Drive from Pflumm Road to Caenan Lake Road;
- 92nd Street from Haskins to Santa Fe Trail Drive; and
- Walnut Street from Pflumm Road to Haskins Street

These streets are anticipated to close at 7:00 a.m. on Friday, October 11, 2024 and re-open at 7:00 p.m. on Saturday, October 12, 2024.

**SECTION FOUR:** The boundaries of the 2024 Lenexa Chili Challenge, within which alcoholic liquor may be possessed or consumed, shall be as designated on the attached Exhibit A. The Community Development Director or designee will mark the boundaries of the approved event area by signs, a posted map, or other means that will reasonably identify the area in which alcoholic liquor may be possessed or consumed.

**ADOPTED** by the City Council this 1st day of October, 2024.

**SIGNED** by the Mayor this 1<sup>st</sup> day of October, 2024.

CITY OF LENEXA, KANSAS

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Julie Sayers, Mayor

ATTEST:

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Jennifer Martin, City Clerk

APPROVED AS TO FORM:

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Steven D. Shrout, Assistant City Attorney



**CITY COUNCIL  
MEMORANDUM**

**ITEM 4**

**SUBJECT:** Resolution repealing Resolution 2020-71 regarding the intent of the City to issue its industrial revenue bonds for the Sims Global Solutions Project

**CONTACT:** Sean McLaughlin, City Attorney

**DATE:** October 1, 2024

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**ACTION NEEDED:**

Adopt a resolution repealing Resolution 2020-71 regarding the intent of the City to issue its industrial revenue bonds for the Sims Global Solutions Project.

**PROJECT BACKGROUND/DESCRIPTION:**

The City adopted Resolution 2020-71 on August 4, 2020 ("2020 Resolution") authorizing the City to issue up to \$14 million in its industrial revenue bonds (IRBs) and approving a payment in lieu of taxes (PILOT) agreement for the Sims Global Solutions Project located at 116th Street west of Renner Boulevard ("Project").

Since spring 2023, the City has attempted to work with the Project's owner, Kansas Land Group, LLC, a Kansas limited liability company ("Company") to correct multiple Lenexa City Code violations on the Project but the Company has failed to correct them. In September 2024, the City filed a complaint in the Lenexa Municipal Court for the Company's failure to correct the violations. The Company's failure to correct the violations constituted a default of the PILOT agreement and the City issued a notice of default in June 2024 and terminated the PILOT effective September 25, 2024 after the Company failed to correct the violations. The Company has failed to comply with or diligently pursue their obligations under 2020 Resolution and the PILOT agreement and the City believes it is in its best interest to repeal the 2020 Resolution. The proposed resolution will repeal Resolution 2020-71 and authorize the City Manager and City Attorney to take any necessary steps to close out the Project.

**FINANCIAL IMPLICATIONS/FUNDING SOURCES:**

The IRBs were never issued for the Project and the property taxes were never abated.

**STAFF RECOMMENDATION:**

Adopt the resolution.

**VISION / GUIDING PRINCIPLES ALIGNMENT:**

**Vision 2040**

**Guiding Principles**  
Prudent Financial Management

## **ATTACHMENTS**

1. Resolution

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION REPEALING RESOLUTION NO. 2020-71 REGARDING THE INTENT OF THE CITY OF LENEXA, KANSAS TO ISSUE ITS INDUSTRIAL REVENUE BONDS FOR THE SIMS GLOBAL SOLUTIONS PROJECT.**

**WHEREAS**, the City passed Resolution No. 2020-71 on August 4, 2020 ("2020 Resolution") determining the intent of the City of Lenexa, Kansas (the "City") to issue up to \$14,000,000 in its industrial revenue bonds ("Bonds") and approving a payment in lieu of taxes agreement ("PILOT") for the Sims Global Solutions Project located at 116<sup>th</sup> Street west of Renner Boulevard ("Project"); and

**WHEREAS**, since spring 2023, the City has attempted to work with the Project's owner, Kansas Land Group, LLC, a Kansas limited liability company (the "Company") to correct multiple Lenexa City Code violations on the Project but the Company failed to correct them and the City filed a complaint in the Municipal Court of Lenexa, Kansas for the Company's failure to correct the violations; and

**WHEREAS**, the Company's failure to correct the violations constituted a default of the PILOT agreement and the City issued a notice of default in June 2024 and terminated the PILOT effective September 25, 2024 after the Company failed to correct the violations; and

**WHEREAS**, the Company has failed to comply with or diligently pursue their obligations under 2020 Resolution and the PILOT agreement and the City believes it is in their best interest to repeal the 2020 Resolution.

**NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LENEXA, KANSAS:**

**SECTION 1.** Resolution No. 2020-71 is hereby repealed.

**SECTION 2.** The Governing Body ratifies the notice of default and subsequent termination of the Payment In Lieu Of Tax Agreement with Company dated August 4, 2020.

**SECTION 3.** The Governing Body hereby authorizes and hereby directs the City Manager or City Attorney or their designees to take such action and execute such other documents or instruments as may be necessary or desirable to carry out the provisions of this Resolution.

**SECTION 4.** This Resolution is effective immediately upon passage by the Lenexa City Council.

**ADOPTED** by the Lenexa City Council on October 1, 2024.

**SIGNED** by the Mayor on October 1, 2024.

**CITY OF LENEXA, KANSAS**

[SEAL]

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Julie Sayers, Mayor

ATTEST:

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Jennifer Martin, City Clerk

APPROVED AS TO FORM:

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Sean McLaughlin, City Attorney



**CITY COUNCIL  
MEMORANDUM**

**ITEM 5**

**SUBJECT:** Ordinance authorizing the issuance of industrial revenue bonds (IRBs) in the principal amount not to exceed \$16.5 million (Villas at Vista Village - Phase I)

**CONTACT:** Sean McLaughlin, City Attorney

**DATE:** October 1, 2024

**ACTION NEEDED:**

Pass an ordinance authorizing the issuance of industrial revenue bonds (IRBs) in the principal amount not to exceed \$16.5 million (Villas at Vista Village - Phase I).

**PROJECT BACKGROUND/DESCRIPTION:**

In 2022, the City Council received an application to issue up to \$32.5 million in IRBs in multiple issuances to help finance the construction of approximately 115 multi-family villa units and retail located on the southeast corner of Prairie Star Parkway & Ridgeview Road in the Vista Village Development. The developer has requested the City issue the first series of approximately \$16.5 million in IRBs for the first phase of the project. The IRBs are expected to close by the end of December 2024. It is anticipated that the developer will issue the remaining \$16 million in IRBs for the second phase of development in the next year. The IRB documents are available for review in the City Clerk's office.

There is no tax abatement for this project since it is located within a tax increment financing district. The IRBs allow the developer to receive a sales tax exemption on construction materials for the project.

**FINANCIAL IMPLICATIONS/FUNDING SOURCES:**

IRBs are not backed by the full faith and credit of the City. The applicant is responsible for repayment of the IRBs and all fees related to the IRB issue.

**STAFF RECOMMENDATION:**

Pass the ordinance.

**VISION / GUIDING PRINCIPLES ALIGNMENT:**

**Vision 2040**  
Thriving Economy

**Guiding Principles**  
Responsible Economic Development

**ATTACHMENTS**

1. Map
2. Ordinance

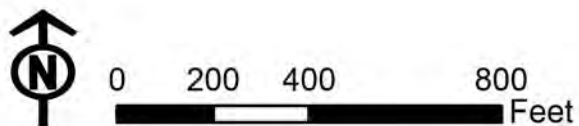




Document Path: C:\Users\cdkyle\Downloads\MyProject\MyProject.aprx

Data Source: City of Lenexa and Johnson County Kansas  
For further information, please call 913-477-7500

## Villas at Vista Village





**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AUTHORIZING THE CITY OF LENEXA, KANSAS, TO ISSUE ITS INDUSTRIAL REVENUE BONDS (TAXABLE UNDER FEDERAL LAW), SERIES 2024 (VILLAS AT VISTA VILLAGE – PHASE I), IN THE PRINCIPAL AMOUNT NOT TO EXCEED \$16,500,000 FOR THE PURPOSE OF FINANCING THE COST OF ACQUIRING CONSTRUCTION MATERIALS FOR A MULTI-FAMILY VILLA DEVELOPMENT, AND AUTHORIZING THE EXECUTION OF CERTAIN DOCUMENTS IN CONNECTION WITH THE ISSUANCE OF THE BONDS (VILLAS AT VISTA VILLAGE – PHASE I).**

**WHEREAS**, the City of Lenexa, Kansas (the “City” and the “Issuer”), is authorized by K.S.A. 12-1740 *et seq.*, as amended (the “Act”), to acquire, construct, improve and equip certain facilities (as defined in the Act) for commercial, industrial and manufacturing purposes, to enter into leases and lease-purchase agreements with any person, firm or corporation for such facilities, and to issue revenue bonds for the purpose of paying the costs of such facilities; and

**WHEREAS**, pursuant to Resolution No. 2022-052 of the Issuer adopted on June 7, 2022 (the “Resolution of Intent”), the Issuer expressed its intent to issue its taxable industrial revenue bonds in the principal amount of approximately \$32,500,000 for the purpose of financing the cost of acquiring and equipping construction materials for a mixed-use development consisting of multi-family villa units and a retail building as well as associated infrastructure (collectively, the “Master Project”), located at the southwest corner of Prairie Star Parkway and Valhalla Road, for the benefit of Luxe LLC, a Kansas limited liability company (the “Company”), in accordance with the Act; and

**WHEREAS**, the Issuer has found and does find and determine that it is desirable in order to promote, stimulate and develop the general economic welfare and prosperity of the Issuer and the State of Kansas that the Issuer issue its first series of Industrial Revenue Bonds (Taxable Under Federal Law), Series 2024 (Villas at Vista Village – Phase I), in the principal amount not to exceed \$16,500,000 (the “Bonds”), for the purpose of financing Phase I of the Master Project including the cost of acquiring construction materials for a multi-family villa development as well as associated infrastructure (the “Project”) and authorizing the Issuer to lease and sublease the Project as more fully described in the Indenture, the Base Lease and the Lease hereinafter authorized; and

**WHEREAS**, the Issuer further finds and determines that it is necessary and desirable in connection with the issuance of the Bonds to execute and deliver (i) a Trust Indenture (the “Indenture”), with Security Bank of Kansas City, Kansas City, Kansas, as Trustee (the “Trustee”), prescribing the terms and conditions of issuing and securing the Bonds; (ii) a Base Lease Agreement (the “Base Lease”), pursuant to which the Issuer will lease the Project from the Company; (iii) a Lease (the “Lease”), pursuant to which the Issuer shall lease back the Project to the Company, in consideration of rentals which are

intended to be sufficient to provide for the payment of the principal of and interest on the Bonds as the same become due; and (iv) a Bond Purchase Agreement providing for the sale of the Bonds by the Issuer to the Company (collectively, the "Bond Documents");

**NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF LENEXA, KANSAS:**

**Section 1. Authority To Cause the Project To Be Acquired, Constructed and Equipped.** The Issuer is hereby authorized to cause the Project to be acquired and equipped all in the manner and as more particularly described in the Indenture, the Base Lease and the Lease hereinafter authorized.

**Section 2. Authorization of and Security for the Bonds.** The Issuer is hereby authorized and directed to issue the Bonds in the principal amount not to exceed \$16,500,000 for the purpose of providing funds to pay the costs of acquiring, constructing and equipping the Project. The Bonds shall be dated and bear interest, shall mature and be payable at such times, shall be in such forms, shall be subject to redemption and payment prior to the maturity thereof, and shall be issued in the manner prescribed and subject to the provisions, covenants and agreements set forth in the Indenture. The Bonds shall be special limited obligations of the Issuer payable solely from the trust estate established under the Indenture, including revenues from the lease of the Project. The Bonds shall not be general obligations of the Issuer, nor constitute a pledge of the full faith and credit of the Issuer and shall not be payable in any manner by taxation.

**Section 3. Execution of Bonds and Bond Documents.** The Mayor or acting Mayor of the Issuer is hereby authorized and directed to execute the Bonds and deliver them to the Trustee for authentication on behalf of, and as the act and deed of the Issuer, in the manner provided in the Indenture. The Mayor or acting Mayor is further authorized and directed to execute and deliver the Bond Documents on behalf of, and as the act and deed of the Issuer, in substantially the forms on file in the office of the City Clerk or Interim City Clerk, with such corrections or amendments thereto as the Mayor or acting Mayor may approve, which approval shall be evidenced by his execution thereof, and to execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the purposes and intent of this Ordinance and the Bond Documents. The City Clerk or Interim City Clerk of the Issuer is hereby authorized and directed to attest the execution of the Bonds, the Bond Documents and such other documents, certificates and instruments as may be necessary or desirable to carry out the intent of this Ordinance under the Issuer's official seal.

**Section 4. Pledge of the Project and Net Earnings.** The Issuer hereby pledges the Issuer's leasehold interest in the Project and the net earnings generated under the Lease to the payment of the Bonds in accordance with K.S.A. 12-1744. The lien created by such pledge shall be discharged when all of the Bonds shall be deemed to be paid within the meaning of the Indenture.

**Section 5. Further Authority.** The officials, officers, agents and employees of the Issuer are hereby authorized and directed to take such action, expend such funds

and execute such other documents, certificates and instruments as may be necessary or desirable to carry out the provisions of this Ordinance and to carry out and perform the duties of the Issuer with respect to the Bonds and the Bond Documents as necessary to give effect to the transactions contemplated in this Ordinance and in the Bond Documents.

**Section 6. Effective Date.** This Ordinance shall take effect from and after its final passage by the City Council of the Issuer, signature by the Mayor and publication once in the official newspaper of the Issuer.

**PASSED** by the Lenexa Governing Body on October 1, 2024.

**SIGNED** by the Mayor on October 1, 2024.

**CITY OF LENEXA, KANSAS**

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Julie Sayers, Mayor

[SEAL]

**ATTEST:**

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Jennifer Martin, City Clerk

**APPROVED AS TO FORM:**

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Sean McLaughlin, City Attorney



**CITY COUNCIL  
MEMORANDUM**

**ITEM 6**

**SUBJECT:** Ordinance adopting the annual appropriations for the fiscal year 2025 budget  
**CONTACT:** Nate Blum, Chief Financial Officer  
**DATE:** October 1, 2024

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**ACTION NEEDED:**

Pass an ordinance adopting the annual appropriations for the fiscal year (FY) 2025 budget.

**PROJECT BACKGROUND/DESCRIPTION:**

The City Council approved the FY 2025 budget on September 3, 2024. Before any funds can be expended in FY 2025, state law requires passage of an ordinance appropriating the budgeted funds. The total budget for all funds is \$246.8 million in FY 2025.

The City has a number of annual maintenance and licensing agreements associated with software programs. When these agreements exceed \$75,000, the City Code requires execution of the agreements by the Mayor. This ordinance authorizes the Mayor to execute the agreements without further approval by the City Council as long as the funds are included in the annual budget.

**FINANCIAL IMPLICATIONS/FUNDING SOURCES:**

The FY 2025 budget is \$246.8 million, \$168.3 million for expenditures and \$78.5 million for estimated reserve balances as of December 31, 2025, and serves as the annual financial plan for City operations.

**STAFF RECOMMENDATION:**

Pass the ordinance.

**VISION / GUIDING PRINCIPLES ALIGNMENT:**

**Vision 2040**  
Thriving Economy

**Guiding Principles**  
Prudent Financial Management

**ATTACHMENTS**

1. Ordinance

**ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE APPROPRIATING THE AMOUNTS SET UP IN EACH FUND IN THE BUDGET FOR FISCAL YEAR 2025, PROVIDING FOR THE PAYMENT OF ALL CLAIMS AND CHARGES AGAINST THE ACCOUNTS PROVIDED FOR THEREIN; APPROVING AND RATIFYING THE PAYMENT OF ALL CLAIMS AGAINST THE ACCOUNTS; AND AUTHORIZING EXECUTION OF ONGOING, ANNUAL MAINTENANCE AND LICENSING AGREEMENTS.

WHEREAS, on September 3, 2024, the Governing Body passed Resolution No. 2024-059 adopting the fiscal year 2025 annual budget and thereafter filed the same with the County Clerk in accordance with state law; and

WHEREAS, pursuant to K.S.A. 79-2934, the budget as approved and filed with the County Clerk constitutes an appropriation for each fund; and

WHEREAS, the Governing Body deems it advisable to authorize the payment of claims from the budget on a continuing basis in order to benefit from discounts for early payment; to avoid the assessment of penalties for late payment; and to promote administrative efficiency and convenience; and

WHEREAS, the City has annual, ongoing maintenance and licensing agreements in excess of \$75,000 for software programs ("Annual Maintenance Agreements"), which sums have been included within the amounts appropriated in the Fiscal Year 2025 Budget; and

WHEREAS, in addition to authorizing the payment of claims from the budget on a continuing basis, for convenience and efficiency, the Governing Body desires to approve and authorize the Mayor to execute such Annual Maintenance Agreements in excess of \$75,000 on forms approved by the City Attorney.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF LENEXA, JOHNSON COUNTY, KANSAS:

SECTION ONE: Effective January 1, 2025, there is hereby appropriated the amount set up in each fund of the budget for fiscal year 2025 for the payment of all claims and charges against each fund. Payments of all claims and charges against each fund shall be made by combination of checks, warrants and other authorized forms of payment, drawn by the Chief Financial Officer and countersigned by the Mayor, or by any other means provided by law; provided, however, that such officers, prior to paying any claim, shall audit and approve such claim as correct, due and unpaid; and such officers shall at all times comply with the provisions of the Budget Law and the Cash Basis Law of the State of Kansas.

SECTION TWO: The payment of all claims and charges against the respective accounts and funds provided in the budget for the fiscal year 2025 is hereby authorized, ratified, and approved.

SECTION THREE: The City Council hereby approves and authorizes the Mayor, City Manager, or Administrative Team member to execute all annual, ongoing maintenance and licensing agreements in accordance with the City's Purchasing Policy & Procedures set out at AD-Finance-2, regardless of the amount of such agreement, provided such funds are included in the sums appropriated in the accounts set out in the 2025 Budget and further provided such agreements have been approved as to form by the City Attorney or his designee.

SECTION FOUR: This Ordinance shall take effect and be in force from and after its passage and publication once in the official City newspaper.

PASSED by the City Council this 1<sup>st</sup> day of October, 2024.

SIGNED by the Mayor this 1<sup>st</sup> day of October, 2024.

CITY OF LENEXA, KANSAS

[SEAL]

\_\_\_\_\_  
Julie Sayers, Mayor

ATTEST:

\_\_\_\_\_  
Jennifer Martin, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Sean McLaughlin, City Attorney



**MINUTES OF THE  
SEPTEMBER 17, 2024  
LENEXA CITY COUNCIL MEETING  
COMMUNITY FORUM, 17101 W 87<sup>th</sup> STREET PARKWAY  
LENEXA, KS 66219**

**CALL TO ORDER**

Mayor Sayers called the meeting to order at 7 PM.

**ROLL CALL**

Councilmembers Eiterich, Charlton, Nicks, Arroyo, Williamson, Denny, and Herron were present with Mayor Sayers presiding. Councilmember Karlin was absent.

Staff present included Beccy Yocham, City Manager; Todd Pelham, Deputy City Manager; Mike Nolan, Assistant City Manager; Scott McCullough, Community Development Director; Sean McLaughlin, City Attorney; Jennifer Martin, City Clerk; and other City staff.

**APPROVE MINUTES**

*Councilmember Denny made a motion to approve the September 3, 2024 City Council meeting draft minutes and Councilmember Nicks seconded the motion. Motion passed unanimously.*

**MODIFICATION OF AGENDA**

There were no modifications to the agenda.

**CONSENT AGENDA**

1. Acceptance for maintenance
  - a. Acceptance of the Prairie View at Creekside Woods, 5th Plat, public improvements for maintenance  
*This project constructed public street, stormwater, and streetlight improvements in the Prairie View at Creekside Woods, 5th Plat subdivision. The work was privately funded.*
  - b. Acceptance of the Stoneridge South, 1st Plat, public improvements for maintenance  
*This project constructed public street, stormwater, and streetlight improvements in the Stoneridge South, 1st Plat subdivision. The work was privately funded.*
  - c. Acceptance of the 83rd Street & Monticello Road Intersection Improvements Project for maintenance  
*This project upgraded the 83rd Street & Monticello Road intersection with new traffic signals, right-turn lanes, street lighting, and a trail. It also included resurfacing the road, replacing pavement and curbs, adding fiberoptic infrastructure, and installing a pedestrian crossing. The final construction cost was \$1,759,801.87.*



2. Approve an agreement with Wilson & Company, Inc., Engineers & Architects for design services for the 95th Street from Renner Boulevard to Noland Road Project  
*The 95th Street from Renner Boulevard to Noland Road Project will complete heavy preventative maintenance of the roadway, traffic signal modifications at the 95th Street & Lackman Road intersection, and evaluate sections of missing or incomplete sidewalk. The design services contract is for \$89,207. The construction project is estimated at \$3,450,000.*
3. Resolution approving the possession and consumption of alcoholic liquor during Maps Coffee and Chocolate special event in Old Town Lenexa  
*Maps Coffee and Chocolate ("Maps") will sponsor a customer appreciation event in Old Town Lenexa on Friday, October 4, 2024. Maps has applied for a Temporary Permit to sell alcoholic beverages at the event. The sale, possession, and consumption of alcohol at the event requires City Council approval, as well as designating the event's boundaries and identifying the public streets to be closed.*
4. Ordinance approving a five-year special use permit for a personal services use for Hikari Massage Therapy, located at 13000 W. 87th Street Parkway, Suite 102, in the NP-O, Planned Neighborhood Office District  
*The applicant proposes to operate a massage therapy business, classified as a personal services use, within the NP-O District, which requires a special use permit.*
5. Ordinance approving a 12-year special use permit for an alteration to a wireless communications facility for AT&T located at 9100 Renner Boulevard within the CP-O, Planned General Office District  
*The applicant proposes to modify an existing wireless communications tower and install a new diesel generator and associated equipment within the CP-O District, which requires a special use permit.*
6. Consideration of ordinances and resolutions authorizing the sale of general obligation bonds, Series 2024A, in the principal amount of approximately \$11.2 million
  - a. Ordinance authorizing the issuance of general obligation bonds to make stormwater improvements
  - b. Ordinance amending Ordinance 5854 and authorizing the issuance of general obligation bonds for the Lenexa Justice Center
  - c. Resolution authorizing the City to construct certain main trafficway improvements and authorizing the issuance of general obligation bonds to finance the improvements
  - d. Ordinance authorizing the City to issue up to \$11.2 million in general obligation bonds (Series 2024A)
  - e. Resolution authorizing the sale and delivery of general obligation bonds, Series



2024A, in the principal amount not to exceed \$11.2 million

*The City has scheduled the sale of the Series 2024A general obligation bonds on October 1, 2024 to provide permanent financing for the 83rd Street Improvements Project, two stormwater projects in the Capital Improvement Program, and the Lenexa Justice Center. The ordinances and resolutions authorize the sale of the bonds and establish parameters for awarding of the bonds to the best bidder.*

## **END OF CONSENT AGENDA**

*Councilmember Williamson made a motion to approve items 1 through 6 on the consent agenda and Councilmember Arroyo seconded the motion. Motion passed unanimously.*

## **BOARD RECOMMENDATIONS**

7. Consideration of a special use permit and preliminary plan/plat for a homeless shelter, known as Johnson County ReStart, located at 9461 & 9471 Lenexa Drive in the CP-3, Planned Regional Commercial District
  - a. Special use permit for a homeless shelter known as Johnson County ReStart
  - b. Preliminary plan for a homeless shelter known as Johnson County ReStart

*The applicant proposes to renovate an existing hotel to accommodate a homeless services center. The 49,290 square foot hotel building is intended to be converted to 50 non-congregate shelter units, 25 transitional housing units, and offer support services such as case management. The plans also include renovation of the former Denny's building at 9471 Lenexa Drive for use as storage and potential future office space. The applicant requests approval of a special use permit for a homeless shelter and a preliminary plan/plat for the site.*

Mayor Sayers called up Item 7, saying that given the legal issues and threats of potential litigation raised by the applicant, and the applicant's letter to the Governing Body dated September 11, 2024, the Governing Body would begin with a consultation with its legal counsel in an executive session.

Mayor Sayers said, "I will entertain a motion for the City Council to recess into executive session in the Green Room to discuss potential litigation related to the reStart land use application. The justification for such executive session is for consultation with an attorney for the City which would be deemed privileged in an attorney-client relationship in accordance with K.S.A. 75-4319(b)(2). Present in the executive session will be the Governing Body and the following staff members: City Manager Beccy Yocham, Deputy City Manager Todd Pelham, Community Development Director Scott McCullough, City Attorney Sean McLaughlin, Deputy City Attorney Mackenzie Harvison, and Assistant City Attorney Steven Shrout. The executive session will start at 7:05 PM and last 45 minutes and the open meeting will resume in the Community Forum."

*Councilmember Nicks made a motion to recess into Executive Session and Councilmember Denny seconded the motion. Motion passed unanimously.*

At 7:50 PM, the Governing Body returned to the Community Forum. Then, Mayor Sayers said, "It is 7:53 PM and the Governing Body reconvened into the public meeting and no votes were taken or decisions made during the executive session."

Mayor Sayers then recognized Scout Chase Lamble from Troop 6201 who attended the meeting for a badge.

Mayor Sayers reviewed the procedures for the meeting, saying the Council will consider the Planning Commission's recommendation and can choose to approve, deny, or send it back to the Planning Commission for further review. She said that although public input is not legally required, it will be allowed tonight with specific rules. The meeting will proceed with presentations from City staff and the applicant, followed by public comments. The Council will then deliberate and make a decision. Audience members were asked to remain respectful and refrain from disruptive behaviors such as clapping or booing.

Mayor Sayers asked for the City Councilmembers to report any ex parte for this item.

Councilmember Eiterich said she had conversations with Diana Markley and Tom Schwartz about everything that has already been included in the record. She met with Jeff Lysaught and talked about what has already been included in the record. She said that Commissioner Hanzlick called her to ask if she had any questions, and she told her no.

Councilmember Charlton said he spoke with Mike Boehm, who said he is working in an advisory role on the selection committee; County Commissioner Charlotte O'Hara about tax incentives and her concerns about the Homeless Services Center (HSC); Mr. Lysaught about what is already in the public record; Ashley Sherard regarding potential loss of revenue in the vicinity; Laura Owens about her concerns; and Annabeth Surbaugh about her concern for the project and the process being rushed, as well as her work as a County Commissioner.

Councilmember Nicks said that in addition to all of the emails he received, he spoke with Mr. Lysaught, Ms. Sherard, Paul Ingham, and Billy Lacluse; he took tours of reStart and Safehome, and spoke with County Commissioners O'Hara and Jeff Meyers.

Councilmember Arroyo said she reached out to Stephanie Boyer, reStart CEO; County Commissioner Janee Hanzlick; Jason Van Sickle, former CEO of Hope Faith KC; Barb McEver, Project 1020; Brandon McGuire, Lawrence Assistant City Manager; and Jill devries Jolicoeur, Douglas County Assistant County Administrator; the Good Faith Network; Josh Henges, Houseless Prevention Coordinator for Kansas City, Missouri; and Heidi Wooten, Safehome CEO to ask clarifying questions about the application, its process, comments and questions from the public or to provide more information about the issue of homelessness in the region.

Councilmember Williamson said she spoke with Mr. Van Sickle to get a better understanding of homelessness in the metro area and the process of Hope Faith KC along with Councilmember Arroyo. She met with Jeff and Kathy Lysaught, took tours of

reStart and Safehome, and met with Ms. Sherard about revenues generated in the area and any potential loss of revenue. She said everything else has been included in the packet.

Councilmember Denny said he spoke with Mr. Lysaught, Ms. Sherard, Mr. Boehm, and various Lakeview Village residents including Dick Weaver, Janet Hedgefrench, and Jack Gregory. He also spoke with Kenneth and Jeanette Grenz and other random Lakeview Village residents in passing about the facility

Councilmember Herron said he spoke with Mr. Boehm, Ms. Surbaugh, Mr. Lysaught, Vivian Gibbons, Travis Neely, Krista Mann, Ms. Sherard, County Commissioners Meyers and Fast, Ellen Hanson, and various neighbors seen out and about and in Costco.

Mayor Sayers said she had similar communications as everyone else, but noted that everyone also toured the La Quinta facility, split into two groups so as not to create a quorum. She had several conversations with Mike Kelly, County Board Chairman, clarifying questions after staff's recommendation. She also met with Mr. Kelly, Penny Post oak Ferguson, County Manager, and Beccy Yocham, City Manager, clarifying questions after staff's recommendation. She invited Ms. Yocham to begin staff's presentation.

Ms. Yocham said this item is a request for a Special Use Permit (SUP) for reStart to operate a homeless shelter in the existing La Quinta Inn and former Denny's restaurant at 9461 and 9471 Lenexa Drive.

Ms. Yocham presented a location map reflecting the site near the intersection of 95th Street & I-35. She noted that this application is in many ways similar to any other SUP that the Governing Body considers several times a year, but that it also has some unique things about it. She pointed out that the most obvious difference with this application is the amount of public input that has been received in hundreds of pages of correspondence, reflecting that this is a difficult and emotional issue with many perspectives and opinions on both sides. She acknowledged the public input and said staff would not be addressing or rebutting every different opinion, but would address a few clarifying matters and provide their best professional opinion on the application and the specific criteria that applies.

Ms. Yocham said the applicant has made allegations that the process and staff's treatment has been unfair or unequal. She explained that evaluating an SUP is a quasi-judicial role for the Governing Body, similar to acting as a judge on a matter affecting a specific property. This requires maintaining fairness, impartiality, and an open mind, avoiding any prejudgment of the application. This standard applies not only to decision-makers but also to staff members throughout both the pre-application and formal application processes. She added that throughout the process, staff reviews and gives feedback, makes suggestions, asks questions, and learns more about what the proposal will include to try to help bring it more closely into compliance with City Code.

Ms. Yocham clarified that during the pre-application process, staff did not express support for the application, as this phase is distinct from formally analyzing SUP criteria. Staff can only complete such an analysis once a final application is submitted, since the

application may change up until that point. The formal application was submitted on July 22nd, and staff notified the applicant of their recommendation for denial 16 days later, on August 8th. This timeline is standard, and the staff aimed to communicate their position as soon as possible, ensuring fair treatment throughout the process.

Ms. Yocham said the City Council is not being asked to determine the need for a homeless shelter, but to determine the appropriateness of this use at the proposed location. She talked about how the SUP process involves analyzing the use of a property in a zoning district, specifically when the nature, intensity, or impact of a use may not fit, specifying that, in this case, the SUP process for homeless shelters goes deeper, requiring a management plan, which covers operations, funding, staffing, and other support services. She said that these provisions were added due to the unique nature of homeless shelters.

Ms. Yocham said reStart has raised objections about sharing budgetary information, but she believes that funding is essential to determining the shelter's viability and compliance with code requirements. Since the shelter is partially funded by public tax dollars and relies on further funding from multiple cities, she said this information is critical for the review process.

Ms. Yocham discussed two key reasons for staff's recommendation to deny the permit: the location and the shelter's potential impact. The shelter is proposed in a commercial corridor identified for redevelopment through a Tax Increment Financing (TIF) district established 17 years ago. She argued that the shelter could undermine the investments and progress made in the area. Additionally, she said the shelter is close to residential communities, schools, and other businesses, raising concerns about its fit within the neighborhood. She concluded that the proposed location is not appropriate for the shelter; however, the final decision rests with the Governing Body.

Ms. Yocham also discussed concerns about the impact of the proposed homeless shelter on law enforcement resources. She clarified that the issue is not about criminalizing homelessness but rather the increased demand on police services, such as responding to 911 calls, which will require additional staffing. She added that she and Police Chief Layman have concluded that if the SUP for the shelter is approved, more officers will be needed, costing the City nearly \$500,000 in the first year, with ongoing increases. She added that they believe this is an unreasonable financial burden on the City, especially considering the shelter is addressing a countywide issue and the financial contributions from other Johnson County cities are insufficient. Although the applicant and Johnson County acknowledged some impacts and suggested potential solutions, she said these came too late for thorough evaluation, and she ultimately believes the core issue remains that this is not the right location for the shelter.

Scott McCullough, Community Development Director, presented an aerial map of the site location reflecting the surrounding properties and talked about how the surrounding area is primarily auto-oriented, with businesses such as a gas station, car wash, auto care centers, and its close proximity to I-35. He said the owner of the nearby Firestone Auto Care property expressed concerns that a homeless shelter does not align with the commercial nature of the area, stating that the property's best future use would be

commercial rather than residential.

Mr. McCullough said there are two requests under consideration: an SUP for the shelter and a preliminary plan to convert a 100-room hotel into 50 shelter units and 25 transitional housing units, accommodating up to 75 people. The shelter is designed for single adults and would not be a walk-up facility, utilizing a Coordinated Entry System to select guests. The surrounding zoning is commercial, with the area classified as a regional commercial center, while residential areas are located outside of this zone to the north and southeast.

Mr. McCullough provided an overview of the site plan, which includes an existing hotel and a former Denny's building, saying there would be some modifications made, but the site would largely retain its current layout. He added that a gated parking lot would control vehicular access, while the site remains open to pedestrians; the east side of the building would feature a fenced outdoor amenity area for guests. He reiterated that the hotel would be converted into 50 shelter units and 25 transitional housing units, with office space for administration and wraparound services. He noted that some additional hotel rooms are designated for administrative uses, but there is concern more guests could be accommodated. He added that the building would have key card entry, and occupants would be searched for prohibited items such as drugs, alcohol, and weapons.

Mr. McCullough said the buildings would undergo updates, including fresh paint and full rehabilitation of the parking lot. He added that despite discussions of the hotel being in poor condition, it is currently operational and is the fifth-highest generator of transient guest tax in the city. He said staff observed some deterioration of the property this year, likely because the current owner is waiting to see if the project is approved, at which point a complete rehabilitation would follow. If the project is not approved, the City will reach out to the owner to ensure the property is brought up to code. Currently, the Denny's building and parking lot do not meet acceptable property maintenance standards.

Mr. McCullough said the site comprises 2.6 acres and contains one lot, which complies with code requirements. However, regarding the SUP, while staff acknowledges the need for additional services for the unhoused in Johnson County and supports a countywide approach to address the issue, staff believes the current application places an unreasonable burden on the area and City resources and recommends denying the application.

Mr. McCullough explained that the SUP request was evaluated against 13 criteria from the development code, and staff analyzed this application as they would any other. He noted that one key criterion is the "character of the neighborhood" and within one mile of the proposed site are regional commercial uses, residential areas, several schools, six public parks, and a winter homeless shelter housing up to 30 occupants. He added that staff's analysis suggests that shelters typically increase demands on City resources, and this proposal would likely magnify the impacts already felt by the area's existing winter shelter. As a result, staff believes the neighborhood would be unable to absorb these additional impacts, even with increased resources, without negatively affecting residents, businesses, and the overall character of the area.



Ms. Yochum raised a concern regarding the area's history. In 2007, the City created a TIF district to stimulate economic growth in the area, which has resulted in several public and private projects such as the reconstruction of the I-35 & 95th Street interchange and various retail and hotel developments, as detailed in the staff report. She said there is concern that the proposed shelter might conflict with the ongoing efforts to improve the area's economic welfare.

Mr. McCullough spoke about concerns that establishing a homeless shelter in the proposed location could counter the City's long-standing efforts to rehabilitate properties and reduce crime. He said the shelter is expected to increase demand for City services, potentially disrupting nearby businesses and residents. While not all impacts will be criminal, he added that the increased activity may cause disturbances that local businesses and residents are not prepared to handle. He noted there is also concern about the proximity of the proposed shelter to Project 1020, an existing 30-occupant winter shelter. Though it has been claimed that there is no pedestrian connection between the two sites, he said that staff has confirmed that sidewalks do connect them, and I-35 does not pose a significant barrier. Project 1020 is approximately three-quarters of a mile from the proposed shelter, falling within staff's defined neighborhood area.

Dawn Layman, Police Chief, shared an example of exceptional police service provided to a homeless individual by Officer Hinkle. This story highlights the City's commitment to providing compassionate support while acknowledging the time and resources required for such calls. She emphasized that these outreach efforts are a part of the City's broader service to the community, including volunteering at the existing Project 1020 shelter.

Chief Layman noted that the proposed homeless service center would increase demand on police resources, requiring the addition of three police officers and one co-responder. These resources would ensure 24/7 coverage and provide mental health support to both the shelter and the surrounding area. The estimated financial cost for this staffing increase is \$456,000 annually.

In analyzing the potential impact, Chief Layman said the City gathered data from comparable cities with similar demographics and homeless services. Although it was difficult to find exact comparisons, she said the City used the information to estimate the increased demand on services. She clarified that not all calls would involve criminal activity, as many would involve welfare checks and medical assistance. She also acknowledged that homeless individuals are often victims of crime, not perpetrators. She concluded that the additional staffing would allow the City to continue providing the high level of service the community expects.

Mr. McCullough reviewed the requirement for a binding management plan for the proposed shelter, which aims to address the shelter's size, type, and strategies for mitigating on-site and off-site impacts. He said staff has concerns that several impacts generated by the shelter cannot be mitigated by the operator and would require significant public resources. He also said staff feels some elements of the management plan are underdeveloped and inadequate for the shelter's location.

Mr. McCullough said key issues include the potential for law enforcement drop-offs or

walk-ins from unhoused individuals directed to the shelter, which has been observed at similar facilities. There is also concern that those unable to enter the shelter would be left with few options, he said, creating further challenges. He added that reStart has established a policy for temporarily housing walk-ins, but there are broader concerns that remain regarding the transit system's inadequacy to serve the shelter, as limited public transportation routes would make it difficult for guests to access employment.

In conclusion, Mr. McCullough said that staff believes that the safety and welfare impacts on the surrounding area and the City's resources are too significant. He said the Planning Commission unanimously recommended denying the application after reviewing the issues, and staff also recommends that the Council deny both applications.

Stephanie Boyer, reStart CEO, provided a historical overview of the homeless services project in Johnson County, highlighting key events that led to its development. She said the initiative began in 2021 after a housing study by United Community Services (UCS) identified homelessness as a significant issue in the county. This led to further discussions and studies, including the 2023 Dignity Project Report, which emphasized the need for non-congregate shelters and additional transitional housing, particularly for adults, as there were no current options for them in the county. She said that in December 2023, the County targeted a specific property and entered into a purchase agreement to establish the HSC. A selection committee chose reStart as the owner and operator of the project, following an RFP process led by UCS. ReStart began working with various stakeholders in May 2024 to close the service gap in Johnson County.

Ms. Boyer said the project aims to provide non-congregate shelter, meaning each individual would have their own private room and bathroom, reducing conflicts and allowing better engagement with case managers. She noted that the January 2024 point-in-time count identified 58 people living on the street in Johnson County, and this shelter could accommodate all of them upon opening, potentially reducing calls for service related to street homelessness.

Ms. Boyer said the HSC would be located in a regional commercial center where a homeless shelter is allowed with an SUP. A complete site and building assessment has been conducted, and a \$3.3 million investment is planned for the property, she said, aligning with the City's TIF goals. She added that the project would bring 25 new employees to the area, contributing to the local economy, with both staff and residents shopping in nearby businesses.

Ms. Boyer said they believe the zoning is appropriate, as the center would provide an interim housing solution, similar to a hotel but with longer stays of 30 to 90 days, offering more stability. The property's proximity to the interstate reduces residential impact, and the notification radius includes businesses and government entities, but no residential properties.

Ms. Boyer pointed out that the property currently has some deficiencies, including accessibility issues, deteriorated sidewalks, and a lack of a fire suppression system; the Denny's building on the site has also been vacant for over 10 years and is uninhabitable. The planned improvements include repaving the parking lot, repairing sidewalks,

upgrading landscaping and lighting, adding security fencing and controlled vehicular access, and significant repairs to the Denny's building for storage and office use. She noted that the building upgrades total \$2.4 million, addressing minor repairs, fire suppression, and security enhancements.

Overall, Ms. Boyer argued that the center will not dramatically change the nature of the property, maintaining its use as a lodging facility, but with less turnover and more stability for the occupants.

Ms. Boyer addressed concerns about the impact of the proposed HSC compared to Project 1020, a cold-weather shelter. Project 1020 operates only four months a year and mainly functions through drop-offs during specific hours, whereas the HSC would be a year-round, referral-based program with scheduled intakes and move-ins. She said the two shelters operate differently, and the HSC allows individuals to stay longer, providing more stability through 24-hour access to case management and supportive services, including mental health care. She emphasized that this stability will help reduce calls for service, as people in crisis often generate frequent calls, which can be mitigated by addressing their needs in the center. She added that the project aligns with the City's Comprehensive Plan by offering attainable housing, improving a commercial site, and supporting redevelopment and adaptive reuse, contributing to a welcoming environment for residents of all backgrounds.

Ms. Boyer presented the key features of the proposed HSC, focusing on the primary use as a shelter, referred to as "The Lodge," and the accessory use as transitional housing, referred to as "The Residences." The Lodge would be referral-only, targeted to single adults, and non-congregate. Guests would stay for up to 90 days, with no requirement to leave, and would have access to laundry facilities, three meals a day, and 24-hour staffing. The site and building would have controlled access for security.

Ms. Boyer said the transitional housing consists of 25 studio apartments, which will serve as the next step for people transitioning from The Lodge. These units are designed for individuals who may face barriers to obtaining permanent housing, particularly seniors on fixed incomes, as they often face long waiting lists for affordable senior housing. The goal is to provide sustainable housing solutions and prevent individuals from returning to homelessness.

The Lodge would be on the first and second floors of the building, with rooms for guests and scattered offices for staff and support services throughout. The third floor would house the transitional units, which would have kitchenettes, and have rooms for additional case management and support services. Controlled access to the building would ensure security, and staff would be present throughout the building.

Ms. Boyer explained the intake process for the HSC, emphasizing that it is referral-only through the Coordinated Entry System. She said this system is crucial because it allows for proper assessment of individuals' needs before deciding on shelter as the solution. Not everyone may require shelter; sometimes, diversion options such as reconnecting with family or other resources can prevent homelessness. She said the intake process starts with an assessment at one of four hubs or by outreach workers in the community.



Then, referrals would be made to the HSC, where individuals would be scheduled for move-ins. If transportation is needed, it will be provided, ensuring a smooth and organized entry into the shelter system. This approach helps avoid overcrowding and ensures resources are directed appropriately.

Ms. Boyer reviewed the rules of conduct and guest expectations for the HSC, saying key rules include requiring guests to be medically stable, as the center is not a medical facility; a sign-in/out process that would be enforced, with a 10 PM curfew; and guests would be expected to engage with case managers and attend community meetings. She said the center would allow pets under a specific policy, and the environment must remain free from violence, drugs, alcohol, and weapons. Also, guests would be responsible for managing their own medications.

Regarding safety and security, Ms. Boyer said that controlled access to the building would be critical. Gates, security cameras (interior and exterior), upgraded lighting, and 24-hour staff presence would help ensure safety. She added that staff would conduct hourly walkthroughs, and guests would have their bags searched upon entry to prevent the introduction of drugs, alcohol, or weapons. Other safety measures, she noted, include a sprinkler system for fire safety and a "hot room" for treating personal belongings to prevent infestations. She added that clinical staff and Johnson County Mental Health would assist in creating safety plans for individuals struggling with mental health issues. Staff would also receive extensive safety and security training, including de-escalation techniques, CPR, first aid, and trauma-informed care.

Ms. Boyer said there are comprehensive emergency plans included in the management plan, but she would not go through them in this presentation. She continued talking about supportive services at the center, such as providing case management, life skills education, budgeting, employment services, and more. According to Ms. Boyer, the case managers act as brokers of those services, helping individuals connect with long-term community resources rather than relying solely on on-site services. She said the schedule of activities and case management support is structured to ensure guests receive consistent assistance.

Ms. Boyer said there are already several partnerships with organizations like Johnson County Mental Health, Johnson County Community College, Health Partnership Clinic, and Workforce Partnership established. These organizations have committed to offering both on-site and off-site services as needed. Additionally, she said, reStart will handle most of the day-to-day support services, with other organizations potentially offering new programs as the center's needs evolve.

Ms. Boyer said that during the operational hours (Monday through Friday, 8 AM to 6 PM), the center will have six to nine staff members, including a director, manager, case managers, guest support services, and counselors. Evening hours will have five to six staff, and overnight staffing will consist of four employees. She said additional staff from reStart and outside service providers may also be present during operational hours.

Ms. Boyer then talked about how the transportation plan leverages the site's central location, with access to the best public transit options in Johnson County. She said case

managers would provide around 90% of guest transportation needs, helping them get to housing, job interviews, appointments, and other essential services; although about 10% of guests will have their own transportation, and public transit and micro transit services will also be available. She added that case managers will work closely with guests to develop individualized transportation plans, which may include public transit, ride-sharing, or other options. She acknowledged that public transit may seem limited, but said many people are accustomed to organizing their lives around transit schedules. Noting that Johnson County's transit planning process will begin in 2025, Ms. Boyer said the County has committed to reviewing and potentially improving transit access in the area based on the shelter's needs.

Ms. Boyer said the communication plan outlines several strategies to maintain strong connections with the local community, businesses, and law enforcement. A crisis communication plan and external communication plan have been developed to ensure ongoing engagement. She added that they have held multiple meetings with the business community, including chambers of commerce in Lenexa and Overland Park, and plan to become members of these chambers to build relationships and stay involved.

For neighborhood outreach, Ms. Boyer said they have hosted both targeted and larger meetings across Johnson County, and to foster continuous engagement, they propose hosting monthly open houses where community members can attend, ask questions, take tours, and have conversations. She added that an email has been set up for ongoing communication, and individuals are encouraged to visit or call if needed.

Ms. Boyer said they have also committed to maintaining close collaboration with the Lenexa and Overland Park police departments, assigning a dedicated liaison to work closely with law enforcement. She noted that street outreach workers will build relationships with local businesses, offering support and an alternative resource to calling 911 for non-emergency situations, leveraging community resources to address concerns effectively.

Ms. Boyer then addressed staff concerns saying they had nine meetings with staff, but that certain concerns—such as the need for increased law enforcement—were not raised until after the staff report was released, making it difficult to address them earlier. She argued that the center is allowable in the district with an SUP and the impact on the surrounding businesses would be minimal. She said there would be significant investments made. She also said that during meetings with some of the businesses, some businesses reported losing customers due to encounters with homeless individuals and saw the center as an opportunity to provide a place for them, potentially reducing negative impacts. She added that several nearby businesses expressed interest in hiring people from the center to fill open positions.

Ms. Boyer said that they have offered accommodations to mitigate these concerns, including setting aside funds to support law enforcement and establishing a Community Improvement District (CID) to address neighborhood issues, but staff declined these offers. She emphasized reStart's willingness to compromise and find solutions to any concerns.

Ms. Boyer talked about how the HSC would differ from Project 1020, explaining that their current location in Kansas City is referral-based and does not experience issues with unscheduled drop-offs. She said they are confident that strong communication and community messaging about their entry procedures would result in minimal unwanted activity at the new location.

Addressing homelessness through emergency responses alone is costly, according to Ms. Boyer, about 18 times more expensive than providing a solution, and often fails to resolve the issue. She reviewed data on the calls for service at the current hotel facility, saying that the proposed center, being a non-congregate model, would reduce calls to this site and suggested there would not be a need for increased law enforcement. However, she said they have offered to fund additional law enforcement resources if needed. She reflected on the benefits to the community, sharing an example where officers could focus on more urgent matters if such a center existed and concluding that the management plan includes all necessary components and is designed to effectively address these concerns while optimizing community resources.

Ms. Boyer said that they have detailed the planning and transparency behind the proposed HSC, including providing schedules, staffing roles, and hundreds of pages of budget documents to ensure City staff and the community fully understand the project. She added that they also held six community meetings to offer the public accurate information. She said they have also shared a 10-year budget plan, with the first year's funds guaranteed. Recognizing the unpredictable nature of nonprofit funding, Ms. Boyer emphasized reStart's 44-year history of successfully securing and diversifying funding streams, noting that the transitional housing units within the project will generate additional income, and over half of the cities in Johnson County have already pledged support, while larger communities are awaiting approval of the project to commit further funding. She addressed concerns about a budget deficit, clarifying that the diversified funding strategy is intentional and part of the plan. Regarding transportation, she said the center will provide most services but acknowledged limitations with Johnson County's public transit, noting that Johnson County Transit is ready to collaborate. Lastly, she added that a strong communication plan is in place to maintain open lines of contact with businesses, neighborhoods, and law enforcement.

Ms. Boyer argued that the proposed project meets the TIF goals and would have minimal impact on the community; the shelter would have more staff, security and resources than the current hotel has; and the project aims to create a public-private partnership to effectively address homelessness in Johnson County with 90% of participants exiting to safe and stable housing.

ReStart is prepared to address City staff concerns and has submitted a request under the Fair Housing Act for a SUP to provide reasonable accommodation for individuals with disabilities. Ms. Boyer asked the City Council to approve the permit based on the project's merits, emphasizing their readiness to mitigate any concerns and work collaboratively with the community.

Mayor Sayers explained the public comment period process and invited those who pre-

registered for public comment to speak when called.

Renee Loya, 15318 W 86th Street, a member of the Good Faith Network, shared that her organization is conducting its annual listening process, hearing over 700 Johnson County residents discuss the impact of homelessness. She highlighted the county's history of exclusion, citing restrictive covenants that historically kept minorities out. While the current Council did not create this legacy, she emphasized the responsibility to change it. She argued that the proposed HSC would enhance the neighborhood, which currently includes an abandoned Denny's and auto parts stores, by providing needed services. She urged the Council to approve the SUP, advocating for inclusive leadership.

Hannah Jeffrey, 10716 Haskins Court, supports the proposed HSC, stating that it will not compromise safety for her family or community. She argued that the City's report, which suggests safety concerns, does not fairly compare data, leading to skewed conclusions. Although the report influenced the Planning Commission's recommendations, she highlighted that Johnson County has committed additional resources to address potential law enforcement needs, including trained deputies and mental health co-responders. This new support addresses the City's concerns, and she urged the Council to approve the SUP for the HSC.

David Pack, 12645 W 82nd Street, urged the Council to support the establishment of the HSC in the former LaQuinta Inn. He and his wife have been active in their church's homeless outreach program for 20 years, hosting up to 15 homeless guests at a time. He emphasized that they have never felt threatened by their guests. He argued that fears about homeless people are unfounded and believes that the HSC would be safer than the current issues with drug dealers and sex traffickers in the area. He encouraged the Council to support the HSC to help people in need regain their independence.

Denise Clark, 9396 Lind Road, shared her experience working on a task force in Westport addressing issues involving youth and homelessness. Her ministry operated from a church building and encountered significant problems with homeless individuals in the area, such as drug dealing, public indecency, theft, and violence. She described incidents like a man contemplating murder and a drive-by shooting, emphasizing the unpredictability and danger she perceived in some individuals. She visited downtown shelters, noting decent conditions inside but problematic behavior outside. She concluded by questioning who would be served at the proposed shelter, expressing concern over whether they would be people needing help or individuals likely to cause trouble.

Kevin Butler, 8009 Hallet Street, said he is a member of the Good Faith Network and supports the proposed HSC, emphasizing its importance for providing housing and dignity to those in need. He shared that his friend overcame homelessness through comprehensive support, including addiction treatment, education, and job opportunities—services he hopes the center will offer. Mr. Butler noted that organizations like the Johnson County Mental Health Department and Johnson County Community College have endorsed the project. He highlighted that more people have spoken in favor of the center than against it and urged the Council to take the moral high ground by approving the project, reflecting public support.

Dr. Marilyn Deamer Velasquez, 12710 W 99th Street, said she supports the proposed HSC near her home. She shared that her oldest child attends a nearby school and expressed no safety concerns about the center. She mentioned friends who experienced homelessness and struggled to find stable housing, highlighting the need for such a facility to provide stability and support. She emphasized that anyone can face homelessness due to financial hardships and urged the community to show compassion and provide resources for those in need. She chooses to live motivated by love, not fear, and wants Lenexa to be a community that supports all its neighbors.

Jack Gregory, 14001 W 92nd Street, expressed support for the HSC. He and his wife, Marilyn, have lived near both LaQuinta and Project 1020 without feeling unsafe. Having worked part-time at Lenexa United Methodist Church before moving to Lenexa three years ago, they have seen and helped homeless individuals by providing temporary assistance and working with Hillcrest Transitional Housing. Mr. Gregory emphasized Lenexa's commitment to attainable housing for all, as outlined in the City's Comprehensive Plan. He recalled how the City's welcoming nature, reflected by Mayor Mike Boehm, is a core value, despite risks. While acknowledging the 24% growth in homelessness, he highlighted the opportunities and benefits of supporting homeless services like reStart. He urged the community to trust each other, take necessary risks, and continue working together to address homelessness.

Marilyn Anderton, 8935 Cottonwood Street, voiced strong support for the proposed project about a mile from her home. She expressed enthusiasm for the innovative nature of the project, noting that it has broad support from the public and many officials. While acknowledging some hesitation due to uncertainty about outcomes, Ms. Anderton emphasized that reStart has thoroughly researched and planned for the project, demonstrating its suitability for the proposed site. She urged the approval of the SUP, believing it would provide homeless individuals with opportunities to improve their lives and become productive citizens.

Mayor Sayers called a 10-minute break.

Linda Gallagher, 7804 Monrovia Street, former state representative for Kansas House District 23, expressed disappointment with the Planning Commission's decision not to recommend the SUP for the proposed HSC. She emphasized that the property, located in her former legislative district, would benefit from the project, upgrading a deteriorating site and offering essential community services. Ms. Gallagher, who works as a social services administrator with the Kansas Department for Children and Families, highlighted her knowledge of homelessness and the barriers faced by this population. She rejected misinformation suggesting that the center's residents would pose a threat, asserting her trust in reStart's ability to manage the project effectively. Ms. Gallagher pointed out that the federal pandemic funding being used is a rare opportunity, urging the Council to be forward-thinking and approve the SUP. She also noted her involvement with the Good Faith Network, emphasizing that the project aligns with social justice principles and would significantly help the homeless population. Without approval, she argued, neither justice nor the homeless would be served.

Evie Craig, 20907 Whispering Drive, expressed her pride in the City's support of Project



1020, the county's only cold weather shelter for the homeless. However, she emphasized that while the cold weather shelter is valuable, it is not a long-term solution to the growing homelessness problem in the community. She supports the proposed HSC, which would provide not only shelter but also a Coordinated Entry System, security, and professional wraparound services to help transition people to housing. Ms. Craig highlighted that the homeless in Johnson County are members of the community, including moms, dads, veterans, and others who have lived, worked, and paid taxes locally. While the number of homeless individuals has increased, she believes the problem is still manageable and solvable, especially with Lenexa's reputation as an innovative problem-solver. She urged support for the center as a way to ensure better futures for everyone. She also touched on concerns about the mixed-use zoning area and suggested that if there is a buyer for the vacant land in the TIF area, the public should be informed. Additionally, she called for the current occupants to be held to the same code standards as others.

Jim Brandt, 8014 Summit Street, expressed strong support for the zoning changes needed to establish the HSC. As a member of the Good Faith Network, he supports the project. He expressed deep disappointment with the Lenexa Planning Commission's unanimous decision to deny the zoning application for the center. He noted the lack of diversity in thought among the commission members, which he felt was out of touch with public sentiment. Mr. Brandt emphasized that the majority of speakers at the commission meeting were in favor of the center, and he underscored the strong public and organizational support, including from Johnson County Mental Health. He urged the Council to support the project as well.

Laura Owen, 9036 Barstow Street, expressed concerns about the proposed homeless shelter and the approval process for the SUP. She referenced a letter from Mike Kelly, Chairman of the Board of County Commissioners, in which he urged the Lenexa City Council to approve the SUP. Owen criticized Mr. Kelly's request, likening it to blindly approving a plan without knowing the full details. She voiced skepticism about the Board of County Commissioners' rejection of a requirement that shelter residents be American citizens and questioned the selection process for the shelter's operator. Ms. Owen suggested that reputable homeless shelters, which do not rely on taxpayer funds, were not considered. She expressed concerns about crime, drug use, and the repurposing of COVID funds to support homeless shelters, citing negative impacts in other cities with similar projects. Ms. Owen urged the Council to stand firm against approving the project, raising doubts about transparency and the operator's ability to manage the shelter effectively. She concluded by opposing the project, advocating for maintaining Lenexa's local control and zoning laws.

Gaylene Van Horn, 9131 Rosehill Road, expressed frustration over the lack of responses to her 30 questions sent to the County twice regarding the proposed homeless shelter. She raised additional concerns after reading reStart's letter, questioning which businesses would hire homeless individuals and how drop-off procedures at the shelter would be managed. Ms. Van Horn criticized reStart for claiming they could house all homeless people in Johnson County on day one but questioned how feasible this was given their reliance on other cities for funding beyond the first year. She argued that the County had not sufficiently explored alternative options for addressing homelessness and

that the promotion of the shelter lacked transparency. She emphasized the importance of Lenexa's local control and zoning laws and urged the Council to stand firm against reStart's tactics. Ms. Van Horn concluded by imploring the Council to reject the project in order to preserve the legacy and future of Lenexa.

Theresa Murphy, 9628 Brockway Street, raised concerns about reStart being funded to establish the shelter in Lenexa, potentially bringing in unvetted homeless individuals from various regions, without full transparency. Ms. Murphy highlighted the public outcry in support of the initial recommendation to deny the project, arguing that the shelter would concentrate and increase homelessness in an already struggling area. She stated that Lenexa would bear the environmental, monetary, and economic burdens of the project, and expressed fears that it would negatively impact the City's reputation. She urged the City Council to reject the partnership between Johnson County and reStart, warning that it could harm the community.

Tim McCabe, 7922 Hallet Street, expressed concerns about the proposed homeless shelter project, noting that residents have been voicing their objections for two months. He highlighted that many of these concerns, related to the community, businesses, families, finances, and public safety, have been validated by Lenexa's staff and the Planning Commission, which unanimously recommended against the project. Mr. McCabe noted that there are now threats of lawsuits and legal implications, including references to the Federal Fair Housing Act. He expressed frustration that people from outside Lenexa, including the County chair, are pressuring the City to approve the project. Initially presented as a "once in a lifetime opportunity" using COVID funds, the project is now tied to potential legal consequences. He urged the Council to side with Lenexa residents and vote against the project, emphasizing that the community does not want it.

Mike Feller, 8355 Hallet Street, referenced the Planning Commission meeting in August where hundreds gathered to hear the Planning Commission and staff unanimously recommend denial of the proposed homeless shelter project. He highlighted the unbiased and open-minded approach taken by the commission, as well as the shift in opinion from former Mayor Mike Boehm, who initially supported the plan as part of the RFP Selection Committee but later opposed it. Mr. Feller criticized a letter from reStart's CEO, which accused City staff of failing and implied bias and discrimination against disabled people and people of color, coupled with threats of legal action. He expressed frustration with these accusations and questioned if reStart was receiving outside guidance on the threats. Additionally, Mr. Feller mentioned a letter from County Chairman Kelly and questioned why he and County Commissioner Meyers were absent from the meeting, given the project's importance. He raised concern about the Sheriff's Department's ability to provide additional support and the availability of housing choice vouchers, noting long waitlists. In conclusion, he urged the Council to remain focused on facts rather than emotions and to resist pressure from outside advocacy groups. He commended the Planning Commission and staff for their work and asked the Council to reject the plan.

Barbara Isaacson, 9008 Cottonwood Street, said she is a board member of the Good Faith Network. She expressed her support for the SUP for the HSC. She addressed two



common misconceptions surrounding the project that contribute to a "not in my backyard" mentality. She said the first myth is that people at the center will loiter around homes and schools, intimidating neighbors and children. She refuted this by explaining that individuals at the center will be engaged in structured programs and expected to gain employment, leaving no time for loitering. She said the second myth is that property values will decline. Ms. Isaacson clarified that in other cities, only properties within 400 feet of a shelter experienced a decline, and there are no private homes near the proposed property. She emphasized that homelessness is increasing in Johnson County, and people are dying as a result. ReStart is prepared to address this with a comprehensive plan, supported by COVID funding, to fill a critical gap in services for unhoused adults. Ms. Isaacson urged the Council not to waste this opportunity and asked what their plan would be if the application were denied, pointing out that criminalizing or hospitalizing the homeless has been the past approach. She concluded by calling for a compassionate and proven solution through the year-round HSC.

Robert Glenn Davis, 14923 W 85th Terrace, expressed concerns about the proposed homeless shelter project. While acknowledging the good intentions behind the project, Mr. Davis emphasized that it should be judged by its potential outcomes, not its intentions. He believes the shelter will not solve homelessness in Lenexa, but instead attract many more homeless individuals to the city, including those from surrounding areas and possibly even non-citizens. Mr. Davis pointed out that the facility, likely one of the nicest homeless shelters in the Midwest, could draw people from Kansas City and beyond, resulting in an overflow of homeless individuals who would end up living on the streets. He also expressed concerns that even those who go through the shelter's programs might return to homelessness after completing their stay. Mr. Davis warned that the project could lead to a significant increase in homelessness in Lenexa, similar to the situation in San Francisco, which he described as having deteriorated over time due to small, poor decisions. He urged the Council to vote against the project to avoid taking the first step toward worsening the city's homelessness issue.

John Carney, 20405 W 98th Court, expressed concerns about the reliance on law enforcement data in assessing the proposed homeless shelter project. He argued that the report neglected Lenexa's strengths, such as its affluence, resources, partnerships, and commitment to justice, and criticized the selection of comparable cities, particularly the focus on Sioux City, Iowa, whose data he found excessive and irrelevant to Lenexa's situation. Mr. Carney highlighted that Sioux City has a poverty rate two and a half times that of Lenexa, and its warming shelter serves twice the number of people compared to the reStart proposal, with a smaller budget. He emphasized that the comparison between the two cities was flawed, rather than an appropriate comparison. He pointed out that Lenexa staff acknowledged homelessness is not a crime, questioning the reliance on crime data. Mr. Carney further referenced Lenexa's recently opened \$73 million Justice Center, emphasizing its focus on fairness, impartiality, and justice for all, regardless of personal struggles. He urged the Council to support the homeless shelter effort, calling for a more comprehensive and balanced analysis that reflects Lenexa's values and resources.

Gregory Hack, 9715 Millridge Drive, spoke in favor of the homeless shelter proposal,

urging the Council to keep the project alive. He shared a quote from a friend who works with the homeless, emphasizing the transformative impact of giving people hope and support. He criticized language that marginalizes the homeless and stressed the importance of addressing problems, not avoiding them. He cited data showing that similar programs across the country improve public safety and save significant money in reduced emergency costs over time. Although acknowledging that the location did not meet all the Planning Commission's criteria, Mr. Hack referenced City Councilmember Joe Karlin and Lee Jost, who searched the county for a suitable site for a shelter and concluded this was the best option. He suggested that if the Council still has questions or needs further guarantees from the County, they should approve the proposal contingent on getting those answers or delay the final vote. He urged the Council not to let the opportunity slip away simply because the project didn't meet every requirement, emphasizing the importance of helping people.

Alina Gargesh, 11905 W 82nd Terrace, shared her experiences helping vulnerable individuals, particularly the homeless. She disagreed with Chief Layman's view that housing the homeless leads to more 911 calls, arguing that stable housing reduces emergencies and leads to positive outcomes. She cited examples of people she helped who became sober, housed, and now give back to the community, despite initial doubts about their potential. Ms. Gargesh emphasized that homelessness is a real issue in Lenexa, with some local residents seeking services elsewhere due to insufficient resources. She spoke of tragic experiences, including discovering someone who had frozen to death, and warned that similar deaths could happen in Johnson County if action isn't taken. She urged the Council to support the homeless shelter project, highlighting that available COVID funds could help prevent such preventable tragedies.

Greg Blakely, 12327 W 82nd Place, spoke in support of the SUP for the homeless shelter. He referenced the letter from the County Commission, which provided a well-reasoned argument for approving the permit. Despite the Planning Commission's recommendation to deny the permit, Mr. Blakely emphasized that the City Council is the last opportunity to move the plan forward. He urged the Council to do the right thing by approving the permit.

Jim Schmidt, 15627 W 80th Terrace, spoke in favor of the proposed homeless shelter and its SUP. He serves on the board of Uplift Organization, is the operations manager for Eden Village of Kansas City, and is vice president of Project 1020. Schmidt questioned whether the City Council is voting according to the will of the people, noting that a majority at the Planning Commission meeting seemed to support the project. He shared his experience with Project 1020's past efforts to open a shelter in Olathe, where they were unable to secure a SUP. Schmidt criticized the SUP process, suggesting that it often serves as an excuse not to take action. He emphasized the importance of addressing homelessness in Johnson County and urged the Council to vote in favor of the project.

Sandra Adams, 9095 Glade Street, spoke in support of the HSC SUP, noting that she lives within three miles of the proposed site, which is in a commercial zone, not near residential areas or schools. Having volunteered with church-based housing programs,

homelessness has become a personal issue for her. She emphasized that homelessness is not only an economic problem but also a moral one, with many employed individuals being forced into homelessness due to rising rent costs. Ms. Adams described the homeless as real people struggling to live independently, needing support to reorganize their finances and secure affordable housing. She highlighted restart's 40+ years of experience providing guidance and hope, and explained that the SUP would allow them to move forward with planning, fundraising, and offering essential services. Ms. Adams urged the Council to approve the permit, stressing the community's moral responsibility to support homeless individuals and improve their lives.

Melinda Parks, 7821 Caenen Street, voiced strong support for the HSC. She condemned the hateful rhetoric and misinformation surrounding the project, emphasizing that the call to love others includes those without homes. Ms. Parks criticized concerns that the center would harm the neighborhood's character, likening such arguments to the legacy of redlining and exclusion in Johnson County. She noted that housing homeless individuals increases their chances of employment, tax contributions, and participation in the local economy. Additionally, she said the labor market could benefit from skilled and unskilled labor provided by residents of the center. Ms. Parks pointed out that the proposed site is in a commercial corridor, with vacant and deteriorating properties like the Denny's building, and highlighted that reStart's investment of \$3.3 million in improvements would revitalize the area. She urged the Council to approve the SUP.

Jacob Swisher, 10000 Marshall Drive, expressed concerns about the proposed HSC. While acknowledging the good work of organizations addressing homelessness, Mr. Swisher emphasized the need to evaluate the best use for the redevelopment of this corridor, which has struggled with crime for decades. He argued that the project does not align with high-quality development goals for the area and would increase challenges for law enforcement. Mr. Swisher noted that businesses in the area already deal with frequent criminal activity, and he believes this development would drive away taxpaying industries, negatively impacting the gateway to Lenexa. While recognizing the community's generosity in addressing homelessness through various organizations and churches, he urged the Council to vote against the project, citing support for law enforcement and concerns about the impact on the local economy.

Kathy Behm, 12914 W 84th Street, expressed her opposition to the proposed homeless shelter, stating that it does not serve the best interests of her, her family, neighbors, or the community. She raised concerns about the federal government's role in paying local governments to take in people without prioritizing Johnson County residents or vetting them through citizenship or background checks. Ms. Behm emphasized that her opposition is not based on prejudice, as she and her husband have taken in over 100 children from various backgrounds during emergencies. However, she believes the shelter is not right for Lenexa, citing financial burdens from rising property taxes that are already affecting many, including retirees and young families. She also mentioned safety concerns, noting the proximity of single-family homes near the proposed site and the location's connection to major highways known for human and drug trafficking. Ms. Behm urged the Council to consider the costs carefully and asked them to vote against the

project, referencing the Planning Commission's extensive fact-finding.

LM Wayne Hurst, 14310 W 89th Street, acknowledged the noble and humanitarian intent behind the proposed homeless shelter, recognizing the need to address homelessness, abuse, and mental illness. However, he expressed doubts about whether the project would improve Lenexa or effectively help restore the homeless to stability. One of Mr. Hurst's main concerns was the unaddressed costs beyond law enforcement, such as additional expenses for EMS, the fire department, and mental health services. He believed these costs hadn't been fully considered and feared that the shelter could attract more homeless individuals to the area, potentially making the problem worse. Mr. Hurst urged the Council to vote against the project, suggesting that there might be better ways to address the issue.

Kelly Campbell, an attorney with Spencer Fane representing Smith and Loveless at 14040 Santa Fe Trail Drive, spoke against the proposed homeless shelter. Smith and Loveless, a 75-year-old family-owned manufacturer of wastewater treatment equipment with its headquarters in Lenexa for 66 years, employs 250 people. Ms. Campbell conveyed comments from Lynette Wickham, General Counsel for Smith and Loveless, who was unable to attend. The company urged the City Council to reject the homeless shelter proposal, arguing it would negatively impact the local business community and contradict 17 years of planning and \$73 million in redevelopment efforts for the TIF district. On behalf of the company and its employees, Campbell asked the Council to turn down the proposal.

Marcus Maloney, 12104 W 93rd Street, spoke in opposition to the proposed homeless shelter, emphasizing that the estimated 250 homeless individuals in Johnson County represent only 0.04% of the population. He argued that spending tens of millions of dollars on such a small percentage is unreasonable, especially when it includes non-residents from other counties or countries. Mr. Maloney expressed frustration with Stephanie Boyer, reStart CEO, accusing her of misrepresenting the impact of the shelter on local residences and criticizing her for allegedly overstating issues. He argued that allowing residents to be under the influence while prohibiting drugs or alcohol in the facility would encourage public intoxication and littering in the surrounding area. Mr. Maloney further suggested that Ms. Boyer and supporters like Mr. Kelly should build the shelter in their own neighborhoods if they truly support it, rather than placing it in his. He closed by criticizing the project for potentially lowering property values and endangering the community.

Jennifer Winfrey, 7042 Russell Street, said that when the pandemic hit she was living in Oakland, and she lost her home and had no family support due to a long-standing estrangement. She became homeless and, despite her family's promises to help, was left without resources. Strangers helped her get back on her feet. A woman at an Airbnb gave her temporary free housing, enabling her to get a job and eventually secure stable housing and a car. She now works as a city clerk in Johnson County and said many people are just one financial setback away from homelessness.

Matthew Clark, 7150 Millbrook, is part of a faith community in Lenexa and works as a homeless service provider in Johnson County. Through his work, he said he has

witnessed both the challenges of homelessness and the extensive efforts behind this aimed at addressing it. He acknowledged the significant work and care that went into making this project a reality and views this moment as a historic achievement for the community. Mr. Clark praised the innovative solution designed to help end homelessness and expressed hope for the future. He urged decision-makers to recognize the opportunity before them, emphasizing that taking bold action now can prevent the problem from growing larger. He pointed out that leadership requires foresight and courage to make difficult decisions, and noted that other cities missed similar opportunities and now face regret. Confident in the partnership between Lenexa, reStart, and the County, he believes the project can be successful and asks for the chance to prove it.

Matthew Farewell, an Overland Park resident who lives near 95th Street, expressed support for the proposed plan. He highlighted the economic benefits of the project, noting that it would inject \$3 million into the local economy by employing Lenexa contractors for renovations, benefiting businesses like fire alarm installers, security gate workers, and paving companies. Mr. Farewell emphasized that the project would not only help the homeless but also boost local businesses, as those moving into the renovated facility would eventually become taxpayers and contribute to the local economy. He sees this as a path for these individuals to secure employment, potentially move into apartments, and even buy homes with support from organizations like reStart. He emphasized the broader positive impact the project could have on both the community and the people it serves.

Lee Jost, 14704 S Navajo, spoke in support of the proposed center, emphasizing the importance of the chosen location. He argued that extensive research went into selecting this site and that it was not a random choice. La Quinta is well-located on public transportation routes, near a workforce center, away from residential areas and schools, and close to Johnson County Community College and potential employment opportunities. Mr. Jost highlighted the rarity of finding such an ideal location in Johnson County. He stressed the urgency of taking action now, with \$6 million dollars in coronavirus relief funds available to benefit the community and help prevent future issues related to congregate housing. He warned that if this project is voted down, the community may regret missing this opportunity, as it could take another disaster or intense public pressure to allocate resources for a similar project in the future. He urged a vote in favor of the plan.

Marissa Butler, 4462 Cambridge Street, said she has worked at reStart for three and a half years and provides wraparound services at their Jackson County location. As a licensed drug counselor with a Master's in Social Work and a Master's in Urban Studies, she has worked on improving services for the chronically homeless. She has observed a decrease in affordable housing and a rise in homelessness, noting the close connection between the two. Ms. Butler explained that she helps individuals access the scarce resources available in the region and provides them with dignity and compassion. She emphasized that people are more likely to seek treatment for mental illness and substance use when their basic needs are met. Additionally, she clarified that many of her clients are more often victims of crime rather than perpetrators and that some of them are already from Johnson County but face difficulties accessing support due to distance



and limited public transit. She finds hope in her work and has witnessed people reclaim their lives and achieve long-term stability. She advocates for the continuation of these services, which have the potential to positively transform lives.

Rob Santel, 11510 S Millview Road, said he is a local homeless service provider and shelter operator primarily working in Wyandotte County, and that he has served many people from Johnson County, including Lenexa, who have had to seek services outside their community. He encouraged the City Council to imagine a future where homelessness can be ended. He presented two choices: either continue managing homelessness with limited success or take bold action to address it. Santel advocated for a collaborative approach, involving all levels of government, businesses, community groups, and social services. He acknowledged that no location will ever be perfect, but pointed out that communities that have ended homelessness see it as a form of economic development. He argued that this HSC has the potential to revitalize a key redevelopment area in Lenexa, and many concerns could be addressed through careful planning and partnerships. He urged the Council to support the project, expressing hope that this initiative will help end homelessness in the area.

Ben Hobert, 2208 W 49th Street, argued that the franchise agreement between the owner of the La Quinta facility and the hotel franchise mandates that the property be operated as a hotel. He said the Johnson County Board of Commissioners has approved reallocating funds to cover a \$500,000 buyout of the franchise agreement's liquidation fee, indicating that the current use is restricted to hotel operations. He asserted that the facility owner, as the applicant, and reStart, as its agent, cannot legally undertake the special use request due to the contractual restrictions. He also pointed out that Lenexa's ordinances only allow property owners or their authorized agents to apply for special use, and neither reStart nor the County owns the property, making the application invalid. Mr. Hobert urged the Council to deny the application.

Olivia Bailey, 1860 N Lennox Street, shared her experience of frequently encountering people living outdoors while cycling and exploring parks in Johnson County. These encounters have deeply moved her and convinced her that more needs to be done to help the homeless population in the area. She strongly supports the proposal to establish the HSC in Lenexa, viewing it as a compassionate and pioneering step for the wider Johnson County region, especially given the inaction on homelessness in cities like Olathe. Ms. Bailey acknowledged concerns about the location and timing of the project. She noted the potential for this project to provide stable housing, nutrition, and services for the homeless population. Ms. Bailey urged support for the SUP, emphasizing that this is a key opportunity for Lenexa to take the lead in addressing homelessness in Johnson County.

Rita Carr, 7302 Melrose Lane, said she has been involved in Johnson County's homelessness system for eight years. She addressed concerns raised at the Planning Commission meeting regarding who would be served by the proposed HSC. Ms. Carr explained that Johnson County's Coordinated Entry System focuses on helping people who have lost housing within the county, ensuring that services are directed toward local residents. If someone from another county contacts the system, they are referred to their



own county's resources. She also noted that undocumented immigrants rarely participate in the coordinated entry assessment because many housing programs are limited to U.S. citizens. She highlighted that the proposed site offers excellent access to public transit and microtransit options, with bus lines running both east-west and north-south. She emphasized the strength of the proposal and the importance of acting now, as the project is supported by time-limited funds. She urged support for the project, noting that it may be the only chance for such a program in the community.

Kristy Baughman, 8667 Riggs Street, said she is the Executive Director for United Community Services (UCS) and spoke in support of the SUP for the homeless services project. She highlighted that UCS has been a long-time planning partner with Johnson County Government, particularly on housing issues, and has also partnered with the City of Lenexa on substance use and human service funds. Ms. Baughman expressed appreciation for the Council's efforts in reading about and discussing the project. She emphasized UCS's role in advocating for housing and services for those who are housing insecure and homeless, and noted that the project could meet both of these needs. She addressed misconceptions linking homelessness to crime and illegal immigration, clarifying that 40% of the homeless population in Johnson County are employed and that those experiencing homelessness are more likely to be victims of violent crime than perpetrators. She urged the Council to support the project, emphasizing its potential to address real needs in the community.

Aleesa Lennon, a former social worker, expressed gratitude to the City Council for its dedication and expertise. She shared her background in social work, including three years at Safehome answering crisis line calls and another three years working at reStart, both in Jackson and Johnson Counties. When COVID hit, she became the case manager for the Johnson County Transitional Living Program, working with individuals experiencing homelessness. She emphasized that those experiencing homelessness are simply neighbors going through difficult times, whether due to family conflicts, aging out of the foster care system, unhealthy relationships, or job loss. She spoke about the significant progress people can make when housed, describing it as a transformative experience that restores hope. Ms. Lennon emphasized the need for such services in the community.

Cailin ten Bensel, 4200 Mission Road, said she is a licensed social worker and homeless services mental health clinician in Johnson County. She spoke in favor of the proposed service center, describing it as a critical next step to address homelessness in the community. She expressed disappointment with the false perception that the center would primarily benefit non-residents. She explained that communities nationwide are working to ensure that individuals receive services from their own regions, with some cities already implementing ordinances to return unhoused individuals to their place of origin. Ms. ten Bensel pointed out that Johnson County has been relying on neighboring cities to handle homelessness, leaving residents with nowhere to go but the streets or an overburdened winter shelter. She emphasized the difficulty of providing mental health care to the homeless population due to the County's limited resources and praised the proximity of the proposed center to existing services, allowing providers to collaborate and reduce police involvement. She urged the Council to consider not just the location

but the importance of taking action while the opportunity and funding are available, warning that delaying could allow the problem to grow out of control. She asked the Council to vote yes and do what is necessary for the community's integrity.

Savanna Muellner, 2126 E 152nd Street, expressed her support for the proposed shelter. She emphasized that housing is a right, not a privilege, and described the shelter as an important first step in helping individuals experiencing homelessness transition to permanent housing. She voiced her support for the shelter to assist the county's most vulnerable residents and thanked the Council for their consideration.

Jill O'Connor, 12632 Walmer Street, expressed her opposition to the proposed HSC. She mentioned that the facility was originally presented as the "Johnson County Homeless Shelter" but later changed to the "Homeless Services Center." Ms. O'Connor sarcastically renamed it the "World Homeless Center" and stressed that the focus should be on Johnson County residents. She praised the Lenexa Planning Commission for denying the SUP and urged the council to do the same. She claimed that the project only moved forward because Mike Kelly pursued it, accusing him of "virtue signaling" and calling it a "resume builder." She criticized other commissioners who supported the project and highlighted upcoming elections, encouraging people to vote for specific candidates to replace those who supported the shelter. She concluded by urging the Council to vote against the project, stating it brings no benefit to the City.

Steve Wirtz, a resident of Overland Park and advocate for the homeless, expressed opposition to the proposed HSC, calling it a deeply flawed project. He suggested that this issue is better addressed by faith-based organizations rather than government, arguing that governments manage things while people take care of people. He praised two local organizations, Hillcrest Hope and City Union Mission, as better alternatives, highlighting Hillcrest Hope's financial stability and readiness to assist. Mr. Wirtz urged the Council to reconsider the project and explore better solutions, emphasizing the dangers of the proposed location, which he identified as a hotspot for human trafficking and drugs like fentanyl. He concluded by encouraging the Council to "do the next right thing."

Marg Lawlor, 800 S Edgemere Drive, emphasized that everyone in the room, including those experiencing homelessness in Johnson County, are neighbors. She stressed that viewing neighbors from a moral perspective, rather than just geographically, changes how people approach the issue. Ms. Lawlor highlighted that the HSC is about helping vulnerable neighbors, referencing author Elizabeth Gilbert's idea that those who are warm and safe have a responsibility to support those who are not. While she acknowledged that shelters may not always solve homelessness, Ms. Lawlor believes they help by getting people off the streets. She admitted reStart's plan isn't perfect, but considered it a significant step in the right direction. She recognized the legitimate concerns of those opposing the HSC but cautioned against the spread of misinformation. She urged the council to approve the permit and prioritize people over things, demonstrating compassion for their vulnerable neighbors.

Gentry Griesse, 2030 E College Way, expressed support for the SUP for the homeless shelter, addressing concerns that the shelter would create a dangerous environment near schools. She shared a personal story from 2022 when a homeless woman took refuge in

the hallway of her apartment building near Rosehill Elementary School. Ms. Griesse and her neighbors provided food and allowed the woman to use their restroom, highlighting that homelessness is already present in the community. She pointed out that the shelter would be farther from the school than her apartment was, and emphasized that homelessness is a reality in the area. Ms. Griesse argued that denying the shelter would send the wrong message to children, implying that people who are different or in lower socioeconomic classes are scary. She encouraged the Council to reject fear-based arguments and make a decision that reflects compassion and responsibility for all community members.

Mina Foster, 420 E Santa Fe, Social Services Director at the Salvation Army in Olathe, highlighted her organization's long history of providing family shelter services for Johnson County residents experiencing homelessness. She emphasized the growing need for a shelter specifically for single adults in the county. A few years ago, the Salvation Army received a grant for hotel vouchers to support homeless individuals and partnered with several local organizations, including Catholic Charities and Johnson County Mental Health, to provide comprehensive services at a hotel. These services included medical care, mental health support, case management, and employment assistance, all designed to help individuals secure housing and resources. Ms. Foster noted the program's success, with 98% of participants—mainly single adults experiencing chronic homelessness—being housed either before or shortly after the program ended. She emphasized that the program served Johnson County residents, ensuring that those from other areas were supported in returning to their home counties. Ms. Foster urged the Council to support the SUP for the new shelter, praising Lenexa's history of being a visionary community. She encouraged them to continue that legacy by approving the SUP and helping restore Johnson County residents experiencing homelessness, rather than hoping the problem would disappear.

Chester Bell, a homeless advocate, shared his personal experience of being homeless for three years in Kansas City. He explained that the key factor in escaping homelessness was being gifted a room, which helped him get clean, address mental health issues, and return to feeling normal. He described the challenges of homelessness, including exposure to dangerous elements, drugs, and traffickers, which people endure out of necessity. Mr. Bell emphasized that programs like the proposed shelter allow individuals the freedom to address their issues at their own pace, rather than being forced into solutions. He stressed that such programs help people become whole again. He strongly urged the Council to vote in favor of the project, warning that a "no" vote would harm the community and leave a negative legacy.

Mayor Sayers called a 10-minute break.

*Councilmember Williamson made a motion to extend the meeting past Midnight and Councilmember Eiterich seconded the motion. Motion passed unanimously.*

Mayor Sayers said that the questions during the public comment period were found to be rhetorical, so the Governing Body would start with questions and comments for staff and the applicant.

Councilmember Nicks asked when the TIF district started and Mr. McCullough said in 2007. Councilmember Nicks asked about the “extra rooms” in the hotel and Mr. McCullough said that there are about 95-100 hotel rooms, 50 of which would be for the shelter and 25 for the transitional housing with the 25 remaining rooms designated for administrative uses. Mr. McCullough said that staff’s concern with drop-offs at the site is that those 25 administrative rooms could be used for occupants, which could cause the shelter to exceed the capacity allowed by the SUP.

Councilmember Nicks asked Ms. Boyer to clarify what she meant in her presentation about 30% public money in operating and where that would come from. Ms. Boyer said that would come from the various City contributions based on the population-based formula.

Councilmember Williamson asked Chief Layman about the Board of County Commissioner’s letter dated September 12th, which indicated Johnson County would work with Lenexa to expand a territorial agreement and provide additional services by the sheriff’s office, if the SUP were to be approved. Chief Layman said she has not talked to the County about that and that on paper it sounds good, but she does not know how that can be promised with a new sheriff being elected in November. She talked about the police department’s staffing plan and said unless the County is able to provide someone 24/7 in that district, she is not sure how it would work. Ms. Yocham added that the letter said the County would look into or consider providing additional support, but did not commit to it, and that staff is concerned about the SUP being approved without that commitment, which may not even be possible considering the sheriff is elected every four years.

Councilmember Herron asked if the City would still have to come up with the money for the three additional officers and if there is a plan for that. Ms. Yocham said that is not included in the budget, but would have to be considered in the budget request for 2026.

Councilmember Williamson asked Ms. Boyer a series of questions regarding her background, position as CEO with reStart, and experience with non-profit organizations. Ms. Boyer said she has been reStart CEO almost six years and prior to that she opened and operated the first behavioral health crisis center in Kansas City, Missouri, as well as working in the Kansas City Municipal Court with vulnerable populations. She said she has found that the common thread has been a lack of stable housing and having basic needs met.

Councilmember Williamson asked if reStart anticipated adding 25 new employees specifically for the HSC and Ms. Boyer said yes, with additional oversight from existing staff such as the housing director and shelter director and herself.

Councilmember Williamson asked about the 90% success rate and how many of those have reentered the system. Ms. Boyer said their systems are not great at tracking that kind of data, but that they do not typically see those who have the safe and stable exit return, because they have built relationships with them and if a situation arises, they contact them for resources and assistance with maintaining their housing.

Councilmember Williamson asked what makes reStart different than other similar organizations and Ms. Boyers said she understood they were selected because of innovative approaches such as their diversified strategy for operating funds, as well as the transitional housing component that would generate a rental income to help support the operating funds, in addition to the cities' support.

Councilmember Williamson asked Ms. Boyer how they could guarantee the first year of operational funds if all the cities have not voted to support the project. Ms. Boyer talked about funding needed to get through the renovation and construction to the facility's opening, saying they have a private donation to guarantee coverage of those resources to gear up for the project. She talked about her staff planning for and working on grants and individual support, but not being able to move forward with those until the SUP is approved.

Councilmember Williamson asked about rent per unit for the transitional housing and also the use of vouchers. Ms. Boyer said rent will change yearly in October based on the fair market rate, but currently it's \$985 for a studio. She talked about people being able to take the vouchers into the community as well.

Councilmember Williamson asked Ms. Boyer if she's ever been through a funding crisis. Ms. Boyer said that every non-profit has, it happens, but having a back-up plan and being able to pivot can help reduce cutting services; private donors like to step in when things like that happen. She talked about reStart going to [the City of Kansas City, MO] for one year of funding for emergency shelter when she first came to the organization, but said they do not typically receive a lot of funding for their programs. She confirmed the organization asked [Kansas City, MO] for \$250,000 and they were about \$1 million in the whole and if they did not receive the funding they would have shut the facility down. She added that she believes they have demonstrated how to get back on track and have continued growth since then, with a budget of \$9.5 million now.

Councilmember Williamson asked follow-up questions about the management plan, specifically regarding the number of on-site case workers, transportation, meals, and security. Ms. Boyer responded by saying that case workers are only on site during operational hour and that other staff are available for assistance overnight and weekends for oversight and security. She said each case worker has 12 to 16 people on their caseload. She said they help get them to appointments, take them to apply for housing, and helping them meet their goals. She clarified that even though case managers provide 90% of the transportation, it does not take them away from the rest of their clients because appointments are staggered. She said they make sure there is appropriate coverage during operational hours. She said that reStart has passenger vans that could be utilized, but most managers prefer taking a person in their car most of the time unless there is a group of people.

Ms. Boyer addressed Councilmember Williamson's question about the facility only having a warming kitchen and by saying that staff would bring hot meals from downtown for all of the residents and there would not be meals cooked on site. She also said talked about the site perimeter not being fenced in, but there being access gates for vehicles, and that they would be open to looking into fencing the entire perimeter to keep people from walking onto the site but they felt like having the highway along one side and a half-wall



barrier along another side were natural barriers.

Councilmember Herron said the initial plan said there would be no walk-ups, but now there is talk about having rooms for walk-ups. He asked for clarification. Ms. Boyer responded that staff had concerns about walk-ups, so they have added a walk-up policy and propose setting aside a couple beds for that case, but they will still be a referral-based facility. Councilmember Herron asked how this facility is going to be different than others facilities that have been brought up and Ms. Boyer said this facility would operate 24/7 and those others are usually day or night only, which causes problems and more drop-offs and transient guests. Councilmember Herron asked what accommodations were offered to address the deficiencies and when were they provided to staff. Ms. Boyer said they would work with the City and businesses to find the funding establish a CID that would provide “roamers” or people trained to intervene in situations with unsheltered people and to address issues in the neighborhoods and with businesses to decrease the need for law enforcement response. She added that they have offered to add a funder to set aside \$500,000 in an escrow account to cover the calls for service should that be necessary. She also said that the County has offered the additional sheriff’s office and co-responder resources such as having a co-responder on site in the evenings to assist without having to call on law enforcement.

Councilmember Eiterich asked if the transitional housing (The Residences) was also non-congregate and Ms. Boyer answered yes, only 1 person per room. She said once it was determined that HUD funding would not be used, the facility became singles only for both The Lodge and The Residences. Councilmember Eiterich asked why the entire property is not fenced and voiced her concern about drop-offs being able to get on the site, but not inside. Ms. Boyer said they are open to revisiting the fencing, but it never came up in comments.

Councilmember Eiterich asked when people are able to get coordinated entry and how. Ms. Boyer said that outreach workers and staff can do the assessment when they arrive at the facility or take them to a hub to be assessed. She said a bed would be provided for the night, to meet the immediate need, and then the assessment and coordinated entry process would take place the following day. Councilmember Eiterich questioned the case manager to guest ratio. Ms. Boyer said the staffing plan is geared toward the primary use, The Lodge, not including the transitional housing component. Councilmember Eiterich asked how the case managers would be able to do their work if they are driving people around to 90% of their appointments 90%. Ms. Boyer said they may leave the building only once or a few times per day to transport, which is planned into their schedules.

Councilmember Eiterich asked what happens when a rule is violated and Ms. Boyer explained how the response varies by the rule and depends on the offense with escalated consequences. Councilmember Eiterich asked if the only way to get to the hot room was through the dining room and Ms. Boyer said there is no other way to get there, but that intakes are scheduled and would not typically happen during mealtime. Councilmember Eiterich asked if the side door by the pool could be used for intakes and Ms. Boyer said they intended to use the secure entry, but might be able to do that.

Councilmember Eiterich asked about the donor funds for first year. She also asked what diversified really means. Ms. Boyer said it is hard to get any long term guarantees, but sometimes donors will make three- to five-year commitments. She said they have



longstanding private donors and organizations that they work with.

Councilmember Arroyo asked about the letter from Johnson County Transit Services disagreeing that the walk to the nearest bus stop is 17 minutes. Ms. Boyer said the walk is more like nine minutes.

Councilmember Charlton asked about the surveillance system and if the Lenexa Police Department (LPD) would be able to monitor it. Chief Layman said the LPD uses Genetec and that they have talked to reStart about LPD dispatchers having access to it, but LPD would not monitor it. Councilmember Charlton asked Ms. Boyer about the success rate and the 10% failure rate and rule violations. He asked if people ever get removed from the program. Ms. Boyer said the case worker would work with the individual on a safe exit plan, help them look for other resources like family and friends, or other program that would be a better fit, but sometimes they might just leave. In that case, the community outreach workers would be notified and try to engage with them out in the community.

Mayor Sayers talked about how reStart's letter claims inconsistencies in the staff report and how she is also hearing from staff that there are inconsistencies in the information reStart has provided. She talked about how applicants need to provide guarantees of how things are going to be for those who review the applications and how being unclear on details important to the project, like the length of time it takes to walk to a bus stop, creates uncertainty for deliberations. She talked about discrepancies between what has been said and what is written in the policy and how this opens up opportunity for operational challenges.

Ms. Boyer said they are trying to prepare those in transitional housing to live independently, so case managers would address their issues, but the shelter guests would have more oversight and restriction. She added that the two groups would not intermingle because of security access. She noted that people in the transitional housing would understand the expectations because they would have previously been living in the shelter.

Councilmember Denny thanked the community for its participation and feedback on the issue. He expressed sympathy for the homeless' situation but was disappointed by the spread of misinformation and disinformation. While acknowledging that homelessness is often not the fault of the individuals affected, he said his focus was on whether the proposed location is appropriate for the facility. He highlighted that the existing hotel is functioning well, contributing significantly to the City's tax revenue, and said he is concerned about the financial burden of replacing it with a nonprofit shelter. Additionally, he believes the proposed facility does not align with the City's master plan. Citing his long-term residency in Lenexa, he expressed support for the staff's and Planning Commission's recommendation to deny the application and concluded by stating he would not vote in favor of the shelter proposal.

Councilmember Herron thanked the community for its participation and feedback, acknowledging that many had good intentions but also noting the presence of misinformation and disinformation in the discussions. He expressed sympathy for the homeless' situation, sharing personal experiences with financial difficulties and understanding the challenges of poverty. Despite this empathy, he said he feels obligated

to make a decision for the broader population of Lenexa. He explained that while he recognized the risks involved, he cannot support the homeless shelter proposal due to concerns about its financial impact on the City, estimating a cost of \$600,000 annually, which would increase over time. He also raised concerns about unintended consequences, such as the shelter becoming a drop-off point for people. He said he agreed with City staff's decision to deny the application.

Councilmember Arroyo expressed her gratitude to the City and the community for their input, though she acknowledged receiving some disappointing, xenophobic remarks. She said she ran for City Council to advocate for mental health in city development, emphasizing the need for trauma-informed perspectives in governance. She said she appreciates the City's staff, but believes that their decision to recommend denial of the SUP application stems from a misunderstanding of homelessness. She highlighted several issues, including the harmful stereotypes in the City staff's recommendation and how denying the shelter would negatively affect public health. She stressed that the unhoused face severe health risks without proper shelter and that approving the application would actually save lives. She argued that the proposed HSC should not be blamed for issues beyond its control, such as unauthorized drop-offs, and outlined the contradictions in the City's reasoning for denying the application. She concluded urging the City Council to approve the application, stating that addressing homelessness is urgent and that delaying action will only worsen the problem. She stressed that she believes that approving the shelter is a step toward reducing homelessness and supporting vulnerable populations and that achieving functional zero by 2029 is possible.

Councilmember Williamson thanked everyone for their participation and acknowledged the importance of open dialogue. She expressed the personal, professional, and civic difficulty of making a decision on the project. She said she was shocked and disappointed by the hateful, intolerant rhetoric in many of the emails received, noting that negative assumptions about the homeless were appalling and hurtful. Drawing from her experience, she reflected on how quickly people's lives can change due to circumstances like illness, job loss, or domestic violence, emphasizing that homelessness can happen to anyone. Despite receiving many negative emails, the supportive emails she received restored her faith in the community. However, she ultimately feels the proposal for the homeless shelter falls short. She believes it is more of a temporary solution rather than a comprehensive support system and is also concerned about inconsistencies and uncertainties in the management plan. She expressed a desire for a more robust, long-term solution that provides full services to help people exit homelessness permanently. She urged the County to slow down the process, reconsider the proposal, and involve more stakeholders to create a better plan. While she is not voting to approve the current proposal, she said she remains hopeful that the project can be improved and emphasized the importance of not giving up on finding a solution.

Councilmember Nicks acknowledged the county-wide need for more services for the homeless and commended Ms. Boyer and her staff for their valuable contributions. However, he expressed concern that the proposed homeless shelter does not align with the character of the surrounding neighborhood, which includes schools, parks, single-family homes, and businesses like Sam's Club and Costco. He said he also places significant weight on the recommendations from the Planning Commission and the professional staff, both of whom advised denying the project. He added that the planning

staff had the time and resources to thoroughly review the application, making their recommendation an important factor in his decision not to support the project.

Councilmember Charlton expressed his gratitude to the community, particularly the Good Faith Network, religious organizations, and caseworkers for their dedication to helping those in need, acknowledging their remarkable efforts across city lines. He also said he appreciated the Council's input and compassion in addressing the issue of homelessness. While inspired by success stories like Mr. Bell's, who overcame homelessness, he said he has concerns about whether the proposed project fits with the character of the neighborhood. He said he worries about the potential economic impacts and the need to consider the broader community. Due to these concerns, he said he ultimately cannot support the SUP for the project at this time.

Councilmember Eiterich expressed her appreciation for the civic participation surrounding the issue, noting the large number of emails that were received. While she values the genuine and heartfelt communications from many, she also addressed the presence of hateful rhetoric, which she felt was disheartening and unproductive. She clarified the role of the City Council in the process, explaining that councilmembers do not drive the process and only receive information at the same time as the public. She said her role is to evaluate the SUP and the accompanying management plan, not to decide where businesses will go or judge whether the county made the right decisions. She acknowledged concerns about potential issues with the homeless shelter, such as law enforcement burdens, but said she believes the specific concerns tied to this location differ from a drop-off shelter. She expressed concern over inconsistencies in the information provided. While recognizing the plan is not perfect, she said she believes it is worth pursuing and fixable. She emphasized the importance of taking action and said she supports the proposal, even though she is unsure whether her vote will ultimately impact the outcome. She concluded by acknowledging the complexity of the situation, saying she needs to be on the right side of the issue.

Mayor Sayers reflected on Lenexa's commitment to solving complex problems in a thoughtful and collaborative manner. She emphasized that the issue of homelessness requires a county-wide solution, and this process has been a learning opportunity rather than a failure. She acknowledged the efforts of various stakeholders and highlighted Johnson County's leadership in convening cities to develop a framework for financial support for a facility that serves the entire community.

While recognizing the value of partnering with organizations like reStart, Mayor Sayers noted that the specific location proposed for the homeless shelter is not suitable for Lenexa. She said she hopes other cities in Johnson County will adopt similar codes to allow more appropriate properties to be available for homeless shelters.

Mayor Sayers stressed the importance of having robust dialogue with all stakeholders, including the public, business community, and faith leaders, to ensure proper site selection for a center such as this. She said that though this particular location was not ideal, the process has provided valuable insights that will inform future efforts. She concluded that Lenexa is committed to participating in ongoing county-wide discussions to find a comprehensive solution to homelessness.

*Councilmember Charlton made a motion to deny Item 7a and Councilmember Denny seconded the motion. Motion passed 5-2 with Councilmembers Arroyo and Eiterich voting against.*

*Councilmember Williamson made a motion to deny Item 7b and Councilmember Herron seconded the motion. Motion passed 5-2 with Councilmembers Arroyo and Eiterich voting against.*

Mayor Sayers called a five-minute break.

#### **NEW BUSINESS**

There was no new business.

#### **COUNCILMEMBER REPORTS**

There were no councilmember reports.

#### **STAFF REPORTS**

There were no staff reports.

#### **END OF RECORDED SESSION**

#### **BUSINESS FROM FLOOR**

There was no business from the floor.

#### **ADJOURN**

*Councilmember Eiterich made a motion to adjourn and Councilmember Williamson seconded the motion. Motion passed unanimously.*

The meeting adjourned at 1:23 AM, September 18, 2024.

# Proclamation

**WHEREAS**, the City of Lenexa is committed to ensuring the safety and security of all those living in and visiting our city; and

**WHEREAS**, fire is a serious public safety concern and people are at greatest risk from fire in their homes. Roughly three out of five deaths happen in homes with either no smoke alarms or with no working smoke alarms; and

**WHEREAS**, working smoke alarms cut the risk of dying in reported home fires almost in half; and

**WHEREAS**, Lenexa residents should install smoke alarms in every sleeping room, outside each separate sleeping area, and on every level of the home and make sure their smoke alarms meet the needs of all family members, including those with sensory or physical disabilities; and

**WHEREAS**, the 2024 theme, “***Smoke alarms: make them work for you.***” reminds us of the importance of having working smoke alarms in the home.

**NOW, THEREFORE**, I, Julie Sayers, Mayor of Lenexa, Kansas do hereby proclaim the month of October 2024 in Lenexa to be

## FIRE PREVENTION MONTH

**IN WITNESS WHEREOF**, I have hereunto set my hand this 1st day of October, 2024.

# Proclamation

**WHEREAS**, the arts and humanities embody much of the accumulated wisdom, intellect, and imagination of humankind, enhancing and enriching the lives of every American; and,

**WHEREAS**, the arts and humanities play a unique role in the lives of our families, communities, and country; and,

**WHEREAS**, the humanities help diverse communities across the nation explore their history and culture with the support and partnership of the National Endowment for the Humanities, 56 district humanities councils, and local institutions like the Legler Barn Museum and Depot; and,

**WHEREAS**, from a recent Arts and Economic Prosperity study through Americans for the Arts, the nonprofit arts and culture industry has an economic impact of \$38.5 million in Johnson County. Nationally arts and culture makes a \$1.102 trillion dollar impact and in the state of Kansas the impact is \$4.6 billion; and,

**WHEREAS**, the arts are an important part of the lives of the citizens of Lenexa, and the many and varied programs of the Lenexa Arts Council help create a vibrant and livable city

**NOW, THEREFORE**, I, Julie Sayers, Mayor of Lenexa, Kansas do hereby proclaim the month of October 2024 as

## NATIONAL ARTS AND HUMANITIES MONTH

**IN WITNESS WHEREOF**, I have hereunto set my hand this 1st day of October, 2024.



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Julie Sayers  
Mayor of Lenexa, Kansas



# Proclamation

**WHEREAS**, change is constant and affects all cities, suburbs, counties, and other places; and,

**WHEREAS**, community planning and plans can help manage this change in a way that provides better choices for how people work and live; and,

**WHEREAS**, community planning provides an opportunity for all residents to be meaningfully involved in making choices that determine the future of their community; and,

**WHEREAS**, the month of October is designated as National Community Planning Month throughout the United States of America; and,

**WHEREAS**, the celebration of National Community Planning Month gives us the opportunity to publicly recognize the participation and dedication of professional staff, the members of the Planning Commission, and citizens who have contributed their time and expertise to the improvement of the City of Lenexa.

**NOW, THEREFORE**, I, Julie Sayers, Mayor of Lenexa, Kansas do hereby proclaim October in the City of Lenexa to be

## NATIONAL COMMUNITY PLANNING MONTH

**IN WITNESS WHEREOF**, I have hereunto set my hand this 1st day of October, 2024.



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Julie Sayers  
Mayor of Lenexa, Kansas