



**MINUTES OF THE
AUGUST 5, 2025
LENEXA CITY COUNCIL MEETING
COMMUNITY FORUM, 17101 W 87th STREET PARKWAY
LENEXA, KS 66219**

CALL TO ORDER

Mayor Sayers called the meeting to order at 7 PM.

ROLL CALL

Councilmembers Handley, Eiterich, Charlton, Nicks, Arroyo, Williamson, Denny, and Herron were present with Mayor Sayers presiding.

Staff present included 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 July 15, 2025 City Council meeting draft minutes and Councilmember Eiterich seconded the motion. Motion passed unanimously.

MODIFICATION OF AGENDA

There were no modifications to the agenda.

PRESENTATIONS

The NAACP Silver Life Membership was presented to Mayor Sayers by Katrina Robertson, President Johnson County NAACP.

CONSENT AGENDA

1. Bid award to Kansas Heavy Construction for the 87th Street Parkway & Bluejacket Street Stormwater Improvements Project
Routine inspections by City staff identified numerous pipes in need of rehabilitation near 87th Street Parkway & Bluejacket Street. Kansas Heavy Construction bid \$1,969,629.90 to perform the work.
2. Acceptance for maintenance
 - a. Acceptance of the Lenexa City Center Multi-Purpose Trail Relocation public improvements for maintenance
An existing multi-use trail was relocated in order to accommodate the Kiewit Engineering Campus expansion. The project included grading and concrete trail construction. The work was privately funded.

- b. Acceptance of the 99th Street & Clare Road Project for maintenance
This project extended 99th Street east to future Clare Road and extended Clare Road south from 97th Terrace to connect with 99th Street. Improvements included arterial road standards, sidewalks, a multi-use trail, storm sewers, street lighting, traffic signal upgrades, and water quality facilities. The final contract amount with V.F. Anderson Builders, LLC was \$6,395,765.27.
3. Approval of the purchase of 6,000 tons of rock salt to be used for the 2025-2026 winter season
This purchase will replenish the City's rock salt storage for treating roads this winter. The award is through a cooperative bid for a total of \$316,980.
4. Approval of the purchase of batteries from Colorado Standby for the traffic signal backup energy system
These batteries will be used with a traffic signal backup energy system, which will provide up to 24 hours of runtime for the traffic signal during a power outage. The traffic signal backup batteries cost a total of \$89,950 from Colorado Standby.
5. Approval of an engineering agreement with HNTB Corporation for the design of the 87th Street Parkway & Scarborough Street Intersection Improvements and Pedestrian Accommodations Project
This agreement is for a design for the installation of traffic signals and pedestrian facilities for both eastbound and westbound 87th Street Parkway at Scarborough Street. The design's total cost is \$177,288.
6. Approval of an engineering agreement with Olsson, Inc. for the design of the K-10 Highway & Canyon Creek Boulevard Improvements Project
This agreement is for a design to widen Canyon Creek Boulevard to accommodate a northbound left-turn lane and widen the westbound K-10 Highway exit ramp to accommodate a right-turn lane. The design's total cost is \$78,367.
7. Approval of an engineering agreement with Wilson & Company Inc. Engineers for the design of the 95th Street & Lackman Road Intersection Improvements Project
This agreement is for a design for the replacement of traffic signals, modifications to pedestrian accommodations, and additional turn lanes at this intersection. The design's total cost is \$298,940.
8. Approval of an agreement with Spaces, Inc. for the furniture in the LiveWell Health Clinic
Workstations and furniture for private offices, conference/training rooms, and the lobby have been selected for the LiveWell Health Clinic located inside Lenexa City Hall. The total cost is \$124,081.79.
9. Resolution authorizing the sale, possession, and consumption of alcohol at the 2025 Lenexa Chili Challenge
The 2025 Lenexa Chili Challenge will be held October 10-11, 2025. 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.

END OF CONSENT AGENDA

Councilmember Williamson made a motion to approve items 1 through 9 on the consent agenda and Councilmember Arroyo seconded the motion. Motion passed unanimously.

PUBLIC HEARINGS

10. Consideration of establishing Project Plan 6 in the Mining TIF District (Ross Canyon Multi-Family Project - Phase 1)
 - a. Public hearing to consider establishing Mining TIF Project Plan 6
 - b. Ordinance approving Mining TIF Project Plan 6
 - c. Approval of a Disposition and Development Agreement with Petra Lenexa, LLC
 - d. Resolution determining the intent of the City to issue approximately \$130,500,000 in industrial revenue bonds to help acquire, construct, and equip a multifamily development

Tax Increment Financing (TIF) Project Plan 6 contemplates construction of approximately 353 multifamily units in five buildings, as well as associated infrastructure located on approximately 11 acres adjacent to 93rd Street between Mill Creek Road and Renner Boulevard in the Mining TIF District. After the public hearing, the Governing Body will consider adoption of TIF Project Plan 6. If passed by a 2/3 vote, the Governing Body will consider adoption of a Disposition and Development Agreement with Petra Lenexa, LLC setting forth the terms and conditions for reimbursement of TIF-eligible costs with TIF revenues generated from the TIF District. The Governing Body will also consider issuing approximately \$130,500,000 in industrial revenue bonds for the project.

Sean McLaughlin, City Attorney, talked about Mining TIF Project Plan 6, Phase One, which was approved in 2024, saying Phase One includes 353 class-A multi-family units, associated infrastructure, and mine mitigation work, with approximately \$15 million in eligible private reimbursement under the TIF, largely for mine filling. He said the public reimbursement is estimated at \$8 million for road construction and resurfacing and the projected TIF revenue over 20 years is \$20.1 million.

Mr. McLaughlin said this resolution also authorizes issuance of up to \$130,500,000 in industrial revenue bonds (IRBs) for multiple phases. Project construction is expected to begin following completion of the incentives process.

Mr. McCullough said staff recommends approval.

Ben Bigham, Polsinelli Law Firm, thanked staff for its work on this project and clarified that the IRBs are for both phases.

Councilmember Nicks asked about the traffic calming and Scott McCullough, Community Development Director, talked about that being done with the street improvements. Councilmember Nicks said that neighbors are worried about cut-through traffic and asked what the calming elements would be. Mr. McCullough said the City has a traffic calming policy that outlines acceptable elements, maintenance considerations, snow removal, and cost factors. He added that the policy requires neighborhood funding and broad neighborhood support before such elements are implemented.

Councilmember Handley added that some residents have recently expressed concerns about the quantity and type of incentives offered by the City. He noted this project aligns with the City's established philosophy, as undermined areas require costly mitigation for any type of development. Due to these unique conditions and associated expenses, he said he was comfortable with the incentives in this case.

Mayor Sayers opened the public hearing at 7:11 PM.

Alan Shorthouse, 9387 Lind Road, who is the president of the Cottonwood Canyon Homes Association, representing 124 homes south of Lenexa City Center and west of Ross Canyon, expressed concerns about the high concentration of multifamily housing in the area. He noted that three nearby developments total approximately 1,200 units, with the potential for more. He talked about roundabouts on Renner Boulevard reducing speeds but also diverting traffic into Cottonwood Canyon as drivers avoid the intersections, a trend expected to worsen with the completion of the Advent Medical Center and other commercial growth. He reported that traffic studies confirmed volumes and speeds in the neighborhood exceed typical levels, with some vehicles traveling over 50 mph in a 25-mph zone. While supportive of development, he questioned project density and stressed that traffic calming measures—estimated in the hundreds of thousands of dollars—should be funded by the City rather than the 124 households impacted. He also expressed frustration over repeated, unanswered requests to meet with the Community Development Department regarding next steps.

Mike Feller, 20324 W. 98th Street, raised multiple questions regarding the proposed multifamily development incentives. He sought clarification on the \$130 million in IRBs versus \$23 million in TIF-eligible costs, asking if the \$107 million difference represented Phase 2. He questioned whether taxpayers would cover \$8 million in infrastructure costs without reimbursement for 12.5 years, and whether the project would generate no property tax revenue for 20 years. He asked about expected sales/use tax revenue, noting recent apartment projects show no sales tax benefit in the preliminary 2026 budget, and whether residents of tax-incentivized apartments are using services without contributing property taxes, thus shifting costs to other taxpayers. He

inquired if the use of incentives explains Lenexa's higher mill rate compared to neighboring cities, saying that over half of housing is now multifamily rentals, and asked if this trend will continue. He questioned why similar incentives are not offered for single-family developments, whether councilmembers receive constituent requests for more high-end apartments, and who besides developers would benefit from the plan, acknowledging land challenges from the mines.

Gaylene VanHorn, 8131 Rosehill Road, referenced the comprehensive feasibility study for Phase One of the Ross Canyon Project, which concluded that Project Plan 6 would provide significant benefits over 20 years, with revenues projected to cover approved TIF costs. She requested specifics on what those benefits are and asked about the long-term impacts on City and County infrastructure, including police, fire, roads, parks, wastewater, emergency management, and schools. She questioned whether the developer bears any responsibility for increased infrastructure costs during the 20-year tax abatement period or if those costs will be shifted to property tax-paying residents. She cited countywide housing projections and questioned how Ross Canyon's 353 units fit into Lenexa's total numbers, including built, under construction, approved, and awaiting consideration, as well as potential numbers for future phases. She asked for details on rental rates, expected renter incomes, turnover rates, likely age demographics, and how high-end Class A units address affordable housing needs given Lenexa's median household income of \$102,000. She inquired about the potential for additional TIFs and IRBs for future Ross Canyon phases and expressed concern that the shift toward multifamily rentals, combined with millions in tax abatements, shifts the tax burden to homeowners. She requested information on how much revenue has been diverted through such incentives and what portion of the property tax increases from 1997 to 2024 is attributable to TIFs and IRBs.

David Hanks, 22635 W 89th Street, shared his concerns about the concentration of recent and planned multifamily developments in Lenexa, citing projects such as Reflections, Solera, Ross Canyon, and an upcoming development near 83rd Street & Prairie Star Parkway. He estimated that at 50% occupancy, these projects could generate at least 500 additional vehicles, increasing traffic and impacting local amenities. He talked about Lenexa trending toward becoming a bedroom community, outlining potential drawbacks including long commutes, limited local employment, fewer amenities, transient population, dependence on nearby cities, infrastructure strain, loss of green space, and reduced diversity. He urged the Governing Body to consider these issues when reviewing the project and not to approve it just because the Planning Commission has.

Councilmember Arroyo made a motion to close the public hearing and Councilmember Eiterich seconded the motion. Motion passed unanimously.

The public hearing closed at 7:30 PM.

Councilmember Charlton said he had previously raised concerns about the

traffic impacts, saying he was not aware of the City doing traffic studies in that area, and questioning why no changes have been made or traffic calming measures implemented if the study indicated speed and volume issues. He talked about the potential costs to the neighborhood and residents' ability to afford such measures.

Scott McCullough, Community Development Director, responded that traffic engineers have engaged with the neighborhood since before the Ross Canyon project, acknowledged the cut-through traffic issue, and noted that while studies often show speed outliers, they may not indicate an overall problem. He committed to meeting with residents to review policies, study data, and discuss possible solutions.

Councilmember Denny made a motion to approve Item 10b and Councilmember Herron seconded the motion. Motion passed unanimously.

Councilmember Nicks made a motion to approve Item 10c and Councilmember Arroyo seconded the motion. Motion passed unanimously.

Councilmember Herron made a motion to approve Item 10d and Councilmember Denny seconded the motion. Motion passed unanimously.

NEW BUSINESS

There was no new business.

COUNCILMEMBER REPORTS

Councilmember Arroyo talked about the ICE raids in Lenexa and Kansas City, Kansas, expressing concern over their impact on the community and describing them as disturbing, inhumane, and harmful to Lenexa's values. She shared that she was reported to state authorities questioning her citizenship after publishing an op-ed, leading to a request from Lenexa Police to provide proof of citizenship. While acknowledging the police acted in good faith, she described the process as invasive and emotionally damaging, emphasizing the need for measures to prevent similar situations and keep such matters outside the police's scope. She urged the Council to support measures to protect residents from false or wasteful reports, uphold integrity and honor in policing, and ensure outside authorities meet the same standards. She called for unity, human rights advocacy, and change, while extending forgiveness to the person who reported her.

Sean McLaughlin, City Attorney, acknowledged the difficulty of the situation and explained that the Lenexa Police Department received a Kansas Bureau of Investigation referral regarding Councilmember Arroyo's citizenship, based on public testimony she had previously given. The report cited the City ordinance requiring councilmembers to be qualified electors and U.S. citizens. While staff did not suspect an issue, he stated the City had an obligation to investigate. Chief Layman notified Councilmember Arroyo as a courtesy, explaining the process. Staff emphasized the investigation was handled professionally, with sensitivity, and conducted without prejudice or preference, consistent with standard procedure. They affirmed the action was taken solely to meet

City code requirements and noted the City does not otherwise investigate residents' immigration status.

Councilmember Herron spoke about the ICE raid, clarifying that the City did not initiate, invite, or participate in the action. He commended the Lenexa Police for not being involved, noting this aligns with policies that ensure local resources are used to maintain safety, build community trust, and enforce laws within the City's jurisdiction. He talked about the importance of governing by shared values—justice, fairness, accountability, public safety, and respect for all residents—and committed to decision-making that protects community dignity and integrity. He pledged to lead with integrity, listen carefully, and act in the community's best interest, even in situations beyond the City's control.

Councilmember Williamson expressed support for Councilmember Arroyo. She talked about being deeply concerned over the ICE raid, noting it was reportedly related to labor violations, which she stated do not necessarily require arresting employees or doing so in the reported manner. She reaffirmed her oath to uphold the Constitution, emphasizing equal protection, due process, and human dignity for all, regardless of immigration status. She commended the Lenexa Police Department for not assisting in the operation, stating this upheld their mission to serve and protect the community rather than enforce federal immigration law. She talked about how such raids foster fear, divide families, and undermine trust, and affirmed support for immigrant neighbors and a Lenexa where all are treated with dignity and respect.

Councilmember Eiterich expressed support of Councilmember Arroyo. She spoke of her surprise and frustration upon learning of the recent ICE raid, condemning the treatment of those affected and affirming the importance of due process and dignity for all. She described visiting the scene to gather firsthand accounts and meeting with the Police Chief to clarify the City's role, concluding that there is a trust problem with certain federal agencies. She spoke of concerns about constitutional violations and lack of due process nationwide, which can place local governments in difficult situations. While acknowledging no immediate solutions, she committed to exploring ways to ensure Lenexa remains a safe and welcoming community for all residents.

Councilmember Handley said he is responding in real time to news of the situation, and said everyone should feel safe at home, in the community, and at work, including Councilmember Arroyo. He said he valued the City's sense of belonging and expressed a willingness to listen and help, while acknowledging no immediate solutions. He thanked Councilmember Arroyo for sharing her experience, his colleagues for addressing the issue, and the community for their presence and support, noting it will take collective effort to move forward.

Mayor Sayers shared that she had a phone conversation with Councilmember Arroyo earlier in the day to hear her perspective on recent events, which helped her understand. She spoke about the Governing Body and staff working together, focusing on solving problems collectively. She said that conversations will continue to identify lessons learned and to ensure such a situation never happens again.

STAFF REPORTS

Todd Pelham, Deputy City Manager, said there would be a Committee of the Whole meeting next Tuesday at 7 PM.

END OF RECORDED SESSION

BUSINESS FROM FLOOR

The following individuals spoke on recent immigration matters:

Evie Craig, 20907 Whispering Drive
Jae Moyer, 8005 Perry Street
Cassie Woolworth, 306 N. Pinon Street
Jen Hill, 4320 Elledge Drive
Rep. Susan Ruiz, 7306 Bond Street
Rev. Jacquie Fernandez, 14123 W. 88th Place
Anne Parelkar, 9618 W. 116th Street
Trinidad Molina, Sr., 10119 Rosehill Road
Amanda Vega-Mavec, 13451 W 106th Street
Rick Hammon, 202 Fawn Valley
Mark Snodgrass, 11563 S. Webster Street
Amber Hruska, 9402 W. 98th Terrace
Marta Silva, 25834 W 96th Street
Diane Etzel-Wise, 7737 Darnell Street
Rija Khan, 679 W. Cedar
Sarah Rohleder, 9282 Reeder Drive
Avery Bell, 8065 Hall Street
Janet Hurtt, 22061 W. 97th Street
Magaly Nieves, 11939 W. 66th Street
Pat Porzelt, 14524 W. 92nd Street
Hannes Zacharias, 7924 Mullen Road

ADJOURN

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

The meeting adjourned at 9:04 PM.

/s/ Jennifer Martin
City Clerk