



Agenda

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

**NOVEMBER 4, 2025
7:00 PM
COMMUNITY FORUM**

CALL TO ORDER

Pledge of Allegiance

ROLL CALL

APPROVE MINUTES

October 21, 2025 City Council meeting draft minutes
(located in the Appendix)

MODIFICATION OF AGENDA

CONSENT AGENDA

Item Numbers 1 through 3

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. Acceptance for maintenance

- a. Acceptance of the 100th Street from Canyon Creek Boulevard to 99th Street public improvements for maintenance

This project constructed public street, stormwater, and streetlight improvements. The work was privately funded.

- b. Acceptance of the Santa Fe Trail Drive Street and Trail Improvements Project for maintenance

This project added new curb, gutter, streetlights, stormwater, trail, and a water quality feature to Santa Fe Trail Drive. It also widened the roadway to add new bike lanes between 95th Street and Pflumm Road and included mill and overlay from 95th Street to Quivira Road. The final contract amount with J.M. Fahey Construction Co. was \$2,351,972.28.

2. Approval of an encroachment agreement with Zimmerman Living Trust for placement of certain private improvements within portions of existing public drainage easements

Stone retaining walls were installed within public drainage easements at 21201 W. 94th Terrace. Because the walls could be an impediment to future stormwater pipe rehabilitation, staff recommends the City enter into an encroachment agreement with the property owner to allow the encroachments to remain in place.

3. Resolution approving the annual investment policy for operating funds

The Pooled Money Investment Board for the State of Kansas requires government entities with expanded investment powers to review and adopt an investment policy on an annual basis. Staff and the City's investment consultant have reviewed the existing policy and are recommending no changes.

END OF CONSENT AGENDA

PUBLIC HEARINGS

4. Consideration of tax abatement and issuance of industrial revenue bonds (IRBs) for the STAG Industrial Building 1 Project located at 14050 Marshall Drive
 - a. Public hearing to consider exemption from ad valorem taxes for property financed with IRBs
 - b. Resolution determining the intent of the City to issue approximately \$16.8 million in IRBs and approving a 10-year tax abatement with payment in lieu of taxes agreement

The City received an application requesting the City issue approximately \$16.8 million in IRBs to finance the acquisition, construction, and equipping of a 186,300-square-foot office/warehouse facility located at 14050 Marshall Drive. The applicant has also requested a 10-year, fixed tax abatement for the project. Pursuant to state law, the City must hold a public hearing to consider the cost benefit analysis and the granting of a tax abatement for the project.

5. Consideration of tax abatement and issuance of industrial revenue bonds (IRBs) for the Santa Fe Commerce Center Project located at the northeast corner of Santa Fe Trail Drive & Lakeview Avenue

- a. Public hearing to consider exemption from ad valorem taxes for property financed with IRBs
- b. Resolution determining the intent of the City to issue approximately \$30 million in IRBs and approving a 10-year tax abatement with payment in lieu of taxes agreement

The City received an application requesting the City issue approximately \$30 million in IRBs to finance the acquisition, construction, and equipping of a 152,000-square-foot office/warehouse building and a 70,550-square-foot office/warehouse building both located at the northeast corner of the intersection of Santa Fe Trail Drive & Lakeview Avenue. The applicant has also requested a 10-year, fixed tax abatement for the project. Pursuant to state law, the City must hold a public hearing to consider the cost benefit analysis and the granting of a tax abatement for the project.

NEW BUSINESS

None

COUNCILMEMBER REPORTS

STAFF REPORTS

6. Quarterly Financial Report

END OF RECORDED SESSION

BUSINESS FROM FLOOR

The Chair, at their discretion, may limit the amount of time each person has to address the Governing Body during Public Hearings or public comment regarding items listed on the agenda, or Business from the Floor, and may grant additional time at their sole discretion.

ADJOURN

APPENDIX

7. October 21, 2025 City Council meeting draft minutes
8. Item 3 -- Investment Policy

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.