

From: altwegg@yahoo.com <altwegg@yahoo.com>

Sent: Monday, February 17, 2025 2:49 PM

To: CD Planning <Planning@lenexa.com>

Subject: Re: Lenexa HOMELESS SHELTER Permit Zoning Use

Hello

I am writing to oppose expanding the Lenexa permit / zoning / codes to allow more homeless shelters / beds to expand and or open in Lenexa that as I understand it do not require proof of prior legal residence in Lenexa such as rental agreement or mortgage statement or property tax bill or property utility bill such as gas or electric.

I am a bit surprised that this has come up for a vote, as a similar vote was held not long ago in Lenexa. When I heard about this, I thought it was in reference to the prior vote. I am not sure why another similar vote is already coming up.

Any approvals for existing homeless shelters operating in Churches should have a reasonable limit such as a few dozen people as well as be for only local residents who live in Lenexa who have fallen on hard times. Having space for people who are part of our community who need help is reasonable and I think good for our community, but opening up hundreds of free housing situations and busing in non residents who are not from Lenexa will change the community and introduces unknown safety variables to schools and homes that are around them.

There should also be background checks, so we do not have people with criminal records moving into our community that puts kids at risk.

If these Churches have buses to bus people in, there is already homeless shelters such as City Union Mission, who are in areas where the local community is not put into unknown impacts. It is also more efficient financially to support City Union Mission, than to open a unknown number of small Homeless shelters in Lenexa (or in Churches).

The taxpayers and residents who live here, work here and are paying the bills for the city of Lenexa to operate need to have their property and families protected and while I am sure the people who are trying to open more homeless shelters or with Churches have good intentions, those same resources, time and efforts are better invested in helping with City Union Mission and they do not

add unknown community impact to Lenexa and the neighborhoods around these Churches that are seeking to without the consent of their neighbors change the community.

Thank you for your time and attention in hearing my concerns about the planned vote and request to vote against expanding the permits and zoning process that has long kept Lenexa the great place it is to live. The process and zoning in place has been working, I oppose changes that may change the community and would not likely be easy to reverse later.

Matt Altwegg

From: Katy Askeland <dwoo4001@yahoo.com>

Date: February 17, 2025 at 4:54:27 AM PST

To: Julie Sayers <jsayers@lenexa.com>

Subject: Project 1020

Mayor Sayers,

I'm writing to encourage you to vote yes to increase the nightly occupancy at Project 1020 from 30 to 50. This is the only option for the homeless in Johnson County as you know, and everyone deserves a warm bed to sleep in at night.

Sincerely,

Kathryn Askeland

8721 Noland Rd

Lenexa, KS 66215

Sent from my iPhone

From: Steven Begshaw <sbegshaw@swbell.net>

Date: February 17, 2025 at 5:42:43 PM CST

To: Julie Sayers <jsayers@lenexa.com>, Courtney Eiterich <ceiterich@lenexa.com>, John Handley <jhandley@lenexa.com>

Subject: Proposed homeless shelter expansion

Mayor Julie Sayers:

Councilwoman Courtney Eiterich:

Councilman Handley:

Lenexa Mayor and City Council

RE: Proposed Homeless Shelter expansion.

February 17, 2025

I recently heard that the City Council will be hearing a proposal to increase the number of homeless people allowed to temporarily stay in shelters in Lenexa. I understand that I don't fully understand the issue and where the facilities might be located but I have some serious concerns.

I am as generous as most people and understand there are many families down on their luck and need assistance due to the inflation of the past few years. Increases in prices as well as increasing property taxes have affected everyone, especially retired people like me.

My first concern deals with public safety and security. About five years ago my daughter's car broke into at night while parked in my driveway. The officer investigating said this is not unusual in the west part of the town since the perpetrator can get to the highway and get out of town before they can get there. Are we encouraging

people to come to our city and take advantage of the situation. I know most people are honest but how do we know?

My second concern, since we don't know anything about potential homeless people visiting the city, we are opening our community to numerous illnesses. I am sure you have heard of the recent measles outbreaks in nearby communities.

Third concern, what is the mental health of these individuals? Are they a threat to themselves or others? Are they carrying weapons or drugs or other illegal contraband? If these individuals are not somehow pre-screened the people supervising the shelters are putting themselves at risk and ultimately put more pressure on the police department to manage the situation.

Overall, I think there needs to be considerably more study and communication with the citizens before moving forward. In the end it will be much more difficult to correct problems that arise than to prevent them in the first place. I urge you to vote no or at least delay action and provide more information to the public.

Sincerely,

Steve Begshaw

21307 W. 81st Place

From: Elaine Cavener <ecavener@icloud.com>

Date: February 17, 2025 at 9:46:00 AM PST

To: Julie Sayers <jsayers@lenexa.com>, Courtney Eiterich <ceiterich@lenexa.com>, John Handley <jhandley@lenexa.com>, Bill Nicks <bnicks@lenexa.com>, Mark Charlton <mcharlton@lenexa.com>, Melanie Arroyo <marroyo@lenexa.com>, Chelsea Williamson <cwilliamson@lenexa.com>, Craig Denny <cdenny@lenexa.com>, Chris Herron <cherron@lenexa.com>

Subject: Homeless Shelter

Dear Mayor Sayers and City Council Members,

Please vote NO on the issue coming before you regarding space to accommodate up to 250 homeless people within the City of Lenexa. There are no provisions to check out criminal records, mental stability, etc. of these individuals, and even if they are legally in this country. Is the location of the anticipated shelter really appropriate considering the possible effect of it on the nearby neighborhoods? Is this project really something that the people who voted for you want for Lenexa?

This issue has already been addressed in the past and rejected. Please just say NO again!!!

Elaine Cavener
Overland Park, KS

Supplemental Correspondence received from 2 /14 /25 through 11 AM 2 /18 /25 regarding Amendments to City Code Section 4-1-B-23-AK pertaining to the supplementary use regulations applied to certain homeless shelters operated as an accessory use to a church or place of worship.

From: Elaine Ellenz <elaineellenz@gmail.com>

Sent: Monday, February 17, 2025 10:42:36 PM

To: Mark Charlton <mcharlton@lenexa.com>

Subject: Homeless shelter

Dear council member,

As a resident of JOCO I urge you to vote against any and all homeless shelters that do not require residents to be from JOCO or even Kansas. They must also abide by the no substance policy for the safety of the surrounding community.

Thank you!

Elaine Ellenz

From: Sandy Bible Finney <sbiblefinney@gmail.com>

Date: February 16, 2025 at 7:42:24 PM PST

To: Julie Sayers <jsayers@lenexa.com>

Subject: Project 10-20

Dear Mayor Sayers and Council members,

I am a Lenexa resident and I am in full support of project 10-20's petition to increase their nightly number to 50 persons. The shelter is very well-run and has much volunteer support from churches and residents in the area. Lenexa should be proud of being a city with a heart that values the dignity of each person who comes into our community. Being unhoused is not a crime and should not be treated as such.

Thank you in advance for allowing Project 10-20 to help as many people experiencing homelessness as possible in a safe and secure manner.

Sincerely,

Sandra Finney

8006 Mullen Road

66215

Sent from my iPhone

From: Rachel Gamage <rachelgamage1@gmail.com>

Sent: Monday, February 17, 2025 4:06:25 PM

Subject: Request to Vote to Approve Amendments to City Code for supplementary use for homeless shelters

Greetings -

I am writing to you today to urge you to vote Yes to approve the proposed amendment to the Unified Development Code with regulations related to homeless shelters including increasing capacity at tomorrow evening's City Council meeting on February 18th, 2025.

I volunteer with Project 10-20 and am grateful to the city of Lenexa and its dedicated employees for enabling us to assist our neighbors in need. I attended the City Planning Commission meeting on February 3rd and commend the commissioners for their thoughtful considerations with regard to curating the request of both Project 10-20 and subsequent Staff suggestion for a plan of action from Mr. McCullough. It would seem, from a city planning and ordinance perspective, the largest point of concern is the hypothetical that all of a sudden the qualifying churches under the ordinance will open their doors, and there will be several homeless shelters operating at the new capacity within the city limits. The reality is, they have not - and the likelihood that an increase in capacity would somehow be a new appeal is just not the case. The cap proposed by the City Planning Commission also alleviates this concern. And, it's important to remember when talking about capacity - we're talking about people. Neighbors. Giving a person who spends their days wondering where they can go to keep warm, a safe place for rest in the evening for a short four months of every year. Since 2019, Project 10-20 has been welcomed at Shawnee Mission Unitarian Universalist Church and is entirely volunteer operated, with the exception of one social worker and security. The rest of the organization is staffed by thoughtful, compassionate humans, namely Barb McEver who devotes her life to the mission of 10-20. And that's what it takes, at this moment in time, to help those experiencing homelessness in Johnson county. It's also why you won't see doors swinging open to do the same when, hopefully, this amendment is approved.

All in all, consider Lenexa not as "the only" city to have an established code with a regular active shelter to help our neighbors, but as "the first". As an ordinary citizen, I don't know the specifics of what it might take to create a new collaborative initiative across cities in Johnson County to develop shelter solutions and resources, but Lenexa is uniquely positioned to lead the way. With the approval of this amendment, Project 10-20 can continue its service and Lenexa could be the pioneer in fostering efforts between cities and throughout the county as a whole.

Thank you for your time and consideration,

Rachel Gamage

From: Cathy Gardner <cathyegardner@gmail.com>

Date: February 18, 2025 at 9:53:10 AM CST

To: Julie Sayers <jsayers@lenexa.com>

Subject: Project 1020

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Sayers,

I am writing to request that you support the resolution to allow Project 1020 to increase its maximum occupancy from 30 to 50. Especially knowing that it is the only cold weather shelter in Johnson County, it is essential that they be allowed to serve those that they have the space and staff to accommodate. Thank you for your time and consideration in this matter.

Sincerely,
Catherine Gardner
Sent from my iPhone

From: Gail Garland <garlandg13@gmail.com>

Date: February 16, 2025 at 6:40:12 PM PST

To: Julie Sayers <jsayers@lenexa.com>

Subject: Project 1020 cold weather shelter

Dear Mayor Sayers,

Thank you for taking the time to read this email.

My name is Gail Garland and I am a hearing impaired/deaf woman, currently homeless and staying at the Project 1020 cold weather shelter. I first learned of this shelter from a kind person at a library and am grateful for this shelter being in existence, and for all the volunteers and team members that have been kind, decent, and respectful to all people of any faith and all walks of life, who are residing at the shelter. When I came to this shelter I was constantly considering suicide and had mentioned about it at a mental health facility and didn't get much help there because I didn't have health insurance. After I arrived at this shelter and spent time with other people here, The suicidal feelings has decreased some. Project 1020 is very well kept, safe and secure, and is cleaned everyday and night. There is hot fresh meals at dinnertime, with snacks as well as breakfast. This organization also provides transportation to Lenexa, Overland Park, Merriam, and Olathe, driving the people to libraries, laundromats, mental health therapy appointments, and the department of children and families, as well as help get someone to their place of employment. The medical team that comes to visit has also been so helpful to me and others. I have learned so much information of resources from this shelter and case managers at Department of children and families. This shelter should be kept open and allowed to expand to accept more homeless civilians for them to be safe from the extreme cold weather and to be healthy with the resources provided to them.

Mayor Sayers, please vote in favor or support of Project 1020 to allow them to expand to help more civilians get the help they need.

Thank you

Gail Garland

garlandgail933@gmail.com

From: Jack and Marilyn Gregory <jmdgregory@gmail.com>

Date: February 15, 2025 at 1:32:55 PM CST

To: Craig Denny <cdenny@lenexa.com>

Subject: Project 1020

Craig,

I hope all Lenexa residents who support Project 1020 have your vote for increased per night occupancy. Our congregation has served meals and collected needed items for the Project. Barb will speaking at our church in March. Being on the scene leads me to believe Project 1020 under Barb McEver's leadership is a well run program worthy of support and a featured story in our city's magazine. Research tells me homelessness is a complicated and growing concern, even in Johnson County. Please let Project 1020 know the city is honored to support such an outstanding mission under truly excellent leadership!

Jack Gregory

913-620-3683

Sent from my iPhone

Supplemental Correspondence received from 2 /14 /25 through 11 AM 2 /18 /25 regarding Amendments to City Code Section 4-1-B-23-AK pertaining to the supplementary use regulations applied to certain homeless shelters operated as an accessory use to a church or place of worship.

From: Pam Hughes <artiepam82@yahoo.com>

Date: February 17, 2025 at 3:20:35 PM CST

To: Julie Sayers <jsayers@lenexa.com>

Subject: Homeless

As homeowners in Lenexa we are so upset that there could be a homeless shelter. We love Lenexa, please vote no to protect our homes, children and communities. Thank you, Pam Hughes
Sent from my iPhone

From: Janet Hurtt <janethurtt@msn.com>

Date: February 16, 2025 at 1:22:25 PM PST

To: Julie Sayers <jsayers@lenexa.com>

Subject: Project 1020

Dear Ms. Sayers,

I am writing to express my support for the above-referenced amendment that will be heard at the February 18, 2025 Lenexa City Council meeting.

My primary concern is that the daily capacity census at Project 1020's Cold Weather Shelter can be set at a maximum of 50 (as I understand it) as opposed to the current 30 - which is a much-needed change.

Over the past five years, Project 1020 and its partnership with Shawnee Mission Unitarian Universalist Church, has proven itself to be a compassionate, effective and safe provider to homeless adults. Their security protocols have been effective and the shelter, which operates for four months each year, has not unduly increased the City's resources.

Thank you for your time and consideration and for all you do!

Janet Hurtt

22061 W 97th Street

Lenexa, KS 66220

From: Cole Johnson <coleajohnson@msn.com>

Date: February 17, 2025 at 10:59:20 PM CST

To: Craig Denny <cdenny@lenexa.com>

Subject: Project 10-20 Ordinance

Hello Council Member Denny,

I am writing to you from Ward 4 in strong support of the ordinance increasing the occupancy at the Project 10-20 shelter. Having volunteered there in the past, I can say it is very well-run. I have no doubts they will be able to accommodate more of our neighbors who need a place to stay.

Please support this ordinance so Project 10-20 can keep playing a critical role as a lifeline in our community.

Thank you,

Cole Johnson

14127 W 88th Ter, Lenexa

From: Dianne Karis <dkaris52@yahoo.com>

Sent: Friday, February 14, 2025 5:11:03 PM

To: John Handley <jhandley@lenexa.com>

Subject: Homeless Shelter

Subject: Homeless Shelter Expansion – February 18 – VOTE NO

Dear Mayor Sayers and city council members,

I have numerous concerns and questions pertaining to the expansion request from Project 1020 to increase the number of available “low barrier” beds for homeless individuals. Due to this request, Lenexa’s Planning Commission has recommended to “offer” space to 250 homeless within the city of Lenexa if the additional 7 churches apply to be homeless shelters.

The fact that these are “low barrier” shelters is a huge concern. There’s no check for sobriety, criminal records, Lenexa or Johnson County residency, or even a check that these “guests” are in our country legally.

The Johnson County Chairman and its commissioners are pushing their agenda for homeless on Lenexa! We do not want Lenexa to be the mecca of homelessness for Johnson County.

Many homeless individuals are affected with mental illness and/or drug addiction, for which Johnson County has a budget of nearly \$70 MILLION for 2025 and 487 FTEs. What in the world are all these tax-paid employees doing? And why isn’t this money being used to treat the problem of mental illness instead of throwing the individuals into a homeless shelter? Let’s treat the problem, not the symptom.

Further complicating this issue, is that some “eligible” churches appear to be in Lenexa’s predominant single-family district. Do you really think that families want to have a homeless shelter in their neighborhood where their small children play and go to school? Are residents in these affected districts aware of this issue?

Remember that you report to residents – residents do NOT report to you. We desperately need clearly thought-out reasonable guidelines for residents whose housing options have failed for various reasons.

Further, it is my understanding that Johnson County has NOT “Paid” Project 1020 the promised \$137,000. Certainly, this calls in to question the trustworthiness of Johnson County’s leadership. Do NOT allow Mike Kelly and the Johnson County Commissioners to manipulate Lenexa into making bad decisions for the residents of Lenexa.

Dianne Karis

12816 Flint Street

Overland Park, KS 66213

From: "Cynthia B. Kelley" <cynbk@aol.com>

Date: February 16, 2025 at 6:31:48 PM PST

To: Julie Sayers <jsayers@lenexa.com>

Subject: Outreach

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

John and I volunteer with 2 pantries, JOCO Food Ministry in Olathe, Lenexa Pantry and a few more Outreach programs through our church. John does help with breakfast at Project 1020. He only has praise for this program. We were VERY unhappy with the outcome of the LA Quinta project because it was very misrepresented. I hope that Lenexa could at the very least pass the proposal to increase the number to 50 with the assistance necessary to support. Janee Hanzlick spoke at our church just last week on homelessness in JOCO. They are not numbers. They are people of which many have sad histories that need support even more than December to March. With the present politics, we ALL will have to support those who are in the path. Thank you, Cindy

Reach for Happiness!

Cindy Kelley

From: Don Kelley <Don_Kelley11@msn.com>

Date: February 14, 2025 at 3:53:46 PM CST

To: Julie Sayers <jsayers@lenexa.com>, Courtney Eiterich <ceiterich@lenexa.com>, John Handley <jhandley@lenexa.com>, Bill Nicks <bnicks@lenexa.com>, Mark Charlton <mcharlton@lenexa.com>, Melanie Arroyo <marroyo@lenexa.com>, Chelsea Williamson <cwilliamson@lenexa.com>, Craig Denny <cdenny@lenexa.com>, Chris Herron <cherron@lenexa.com>

Subject: Homeless Shelter Expansion – February 18 – VOTE NO

Dear Mayor Sayers and city council members,

I have numerous concerns and questions pertaining to the expansion request from Project 1020 to increase the number of available “low barrier” beds for homeless individuals. Due to this request, Lenexa’s Planning Commission has recommended to “offer” space to 250 homeless within the city of Lenexa if the additional 7 churches apply to be homeless shelters.

The fact that these are “low barrier” shelters is a huge concern. There’s no check for sobriety, criminal records, Lenexa or Johnson County residency, or even a check that these “guests” are in our country legally.

The Johnson County Chairman and its commissioners are pushing their agenda for homeless on Lenexa! We do not want Lenexa to be the mecca of homelessness for Johnson County.

Many homeless individuals are affected with mental illness and/or drug addiction, for which Johnson County has a budget of nearly \$70 MILLION for 2025 and 487 FTEs. What in the world are all these tax-paid employees doing? And why isn’t this money being used to treat the problem of mental illness instead of throwing the individuals into a homeless shelter? Let’s treat the problem, not the symptom.

Further complicating this issue, is that some “eligible” churches appear to be in Lenexa’s predominant single-family district. Do you really think that families want to have a homeless shelter in their neighborhood where their small children play and go to school? Are residents in these affected districts aware of this issue?

Remember that you report to residents – residents do NOT report to you. We desperately need clearly thought-out reasonable guidelines for residents whose housing options have failed for various reasons.

Further, it is my understanding that Johnson County has NOT “Paid” Project 1020 the promised \$137,000. Certainly, this calls in to question the trustworthiness of Johnson County’s leadership. Do NOT allow Mike Kelly and the Johnson County Commissioners to manipulate Lenexa into making bad decisions for the residents of Lenexa.

Sincerely and best regards,

Don Kelley

8928 Pine Street, Lenexa

From: Kelley Korb <kellykorb@gmail.com>

Date: February 17, 2025 at 7:28:48 AM PST

To: Julie Sayers <jsayers@lenexa.com>

Subject: 10/20 cold weather shelter

As a volunteer for several years, I'd love to share with you my experience. Our homeless population won't go away just because we don't want them in our city. The voting down of the project slated for the old hotel was devastating and showed such lack of compassion for fellow humans it was sickening. That project would have provided stability and services that would have given so many the chance to regain their lives off the streets. So many of the reasons given were unfounded and showed clear lack of understanding. So that leaves 10/20. These services are so brief and are really in place to just meet the needs of the community in the coldest months leaving the rest of the year vacant of services for the underserved in our area. 10/20 is currently allowed to feed any/all that come in but can not house them for the night, leaving them to seek shelter in a vehicle or encampment in the coldest months. Not exactly a humane gesture, and something that weighs so heavily on everyone's shoulders. Increasing the nightly limit would at least allow 10/20 to not have to turn as many away when it's so cold outside.

Barb knows every single person that comes through those doors, as do so many of us volunteers. We all go far beyond just serving a meal and letting people sleep in a warm place. We make calls to set up services. We help find jobs, and cars, and doctors and apartments. We drive our friends to the grocery and doctors appointments. We follow up with them even after they've found jobs and housing, because we know these people have been dealt hands most people don't even take the time to understand. So many just see homeless and tag these fellow citizens as thief's and drug addicts. It's such a lazy approach and says so much more about the people of lenexa than it does the actual homeless.

As a whole, the kindness of the homeless far exceeds that of the lenexa population. They are so appreciative. They never fail to thank us for their meals. Their manners are so great. They help out. They are generous, even with the little they have. They gather after dinner and have bible studies. They read. They watch tv and engage in friendly conversations about the world. Are there times that disagreements arise? Of course! But we can walk into the hy vee on 87th and encounter that. But it's nothing that can't be resolved, even if that means sometimes having to ask someone to leave. I personally have been at oak park mall during a shooting. That was about five years ago. I have been in the mall approx 3 times since then. Because it was terrifying! I have never felt even scared serving the homeless in any capacity, and I have helped in lenexa, KCMO, and Los Angeles. So that says I feel our local mall is more dangerous than entire homeless encampments!!

With all that being said, please consider increasing the nightly numbers that 10/20 can provide shelter to for the night. And if the proposal for the other project arises again, I hope that it will be better looked at and can be used to improve the quality of life for our community in need.

Warm regards

Kelley Korb

From: Retta Webb <rettaw88@gmail.com>

Date: February 16, 2025 at 2:41:58 PM PST

To: Julie Sayers <jsayers@lenexa.com>, Courtney Eiterich <ceiterich@lenexa.com>, John Handley <jhandley@lenexa.com>, Bill Nicks <bnicks@lenexa.com>, Mark Charlton <mcharlton@lenexa.com>, Melanie Arroyo <marroyo@lenexa.com>, Chelsea Williamson <cwilliamson@lenexa.com>, Chris Herron <cherron@lenexa.com>

Subject: From concerned Lenexa resident- Please read

Hi,

My name is retta kritzer and I'm a resident of west Lenexa. Please vote no for the homeless shelter this Tuesday for the reasons listed below. Thank you!

Dear Mayor Sayers and city council members,

I have numerous concerns and questions pertaining to the expansion request from Project 1020 to increase the number of available "low barrier" beds for homeless individuals. Due to this request, Lenexa's Planning Commission has recommended to "offer" space to 250 homeless within the city of Lenexa if the additional 7 churches apply to be homeless shelters.

The fact that these are "low barrier" shelters is a huge concern. There's no check for sobriety, criminal records, Lenexa or Johnson County residency, or even a check that these "guests" are in our country legally.

The Johnson County Chairman and its commissioners are pushing their agenda for homeless on Lenexa! We do not want Lenexa to be the mecca of homelessness for Johnson County.

Many homeless individuals are affected with mental illness and/or drug addiction, for which Johnson County has a budget of nearly \$70 MILLION for 2025 and 487 FTEs. What in the world are all these tax-paid employees doing? And why isn't this money being used to treat the problem of mental illness instead of throwing the individuals into a homeless shelter? Let's treat the problem, not the symptom.

Further complicating this issue, is that some “eligible” churches appear to be in Lenexa’s predominant single-family district. Do you really think that families want to have a homeless shelter in their neighborhood where their small children play and go to school? Are residents in these affected districts aware of this issue?

Remember that you report to residents – residents do NOT report to you. We desperately need clearly thought-out reasonable guidelines for residents whose housing options have failed for various reasons.

Further, it is my understanding that Johnson County has NOT “Paid” Project 1020 the promised \$137,000. Certainly, this calls in to question the trustworthiness of Johnson County’s leadership. Do NOT allow Mike Kelly and the Johnson County Commissioners to manipulate Lenexa into making bad decisions for the residents of Lenexa.

Sent from my iPhone

From: Megan Langford <langford.megan@gmail.com>

Date: February 17, 2025 at 9:25:55 AM PST

To: Julie Sayers <jsayers@lenexa.com>, Courtney Eiterich <ceiterich@lenexa.com>, John Handley <jhandley@lenexa.com>, Bill Nicks <bnicks@lenexa.com>, Mark Charlton <mcharlton@lenexa.com>, Melanie Arroyo <marroyo@lenexa.com>, Chelsea Williamson <cwilliamson@lenexa.com>, Craig Denny <cdenny@lenexa.com>, Chris Herron <cherron@lenexa.com>

Subject: Support Project 10-20

Mayor Sayers and Councilmembers,

I am a Lenexa resident and I am writing to voice my support for increasing occupancy limits for Project 10-20. It is obviously a well-run program that has had only positive impacts on our community. Seeing as the City rejected the more comprehensive Johnson County shelter proposal, I hope you will allow the expansion of our county's only homeless shelter. We know that even expanding to 50 beds is not enough to meet the need, and Shawnee Mission Unitarian Universalist Church has more than enough space.

I urge you to volunteer your time at Project 10-20 and see for yourselves that we have little to fear by expanding this program.

Thank you for hearing constituent voices and taking this into consideration.

Megan Langford

Lenexa, KS

From: diane lee <dianalee99@hotmail.com>

Date: February 17, 2025 at 3:38:40 PM CST

To: Julie Sayers <jsayers@lenexa.com>, Courtney Eiterich <ceiterich@lenexa.com>, John Handley <jhandley@lenexa.com>, Bill Nicks <bnicks@lenexa.com>, Melanie Arroyo <marroyo@lenexa.com>, Chelsea Williamson <cwilliamson@lenexa.com>, Craig Denny <cdenny@lenexa.com>, Chris Herron <cherron@lenexa.com>

Subject: HOMELESS SHELTERS IN LENEXA

To the Mayor and City Council Members of Lenexa, Ks.

I have lived in Johnson County for 36 years and currently in Lenexa for the majority of those years. Of all the cities in JOCO, we chose Lenexa as the place to raise our children who attended all Lenexa schools including daycare. We also attend church here in Lenexa. We have a wonderful close-knit community in which we all come together in good times and times of need. We value our city as a loving heart for one another. We are well aware of the once again JOCO BOCC wanting to put multiple homeless shelters here in Lenexa. We are also aware of organizations from Missouri, Wyandotte CO and other cities wanting to dump all of this on Lenexa as well. I speak for myself, my family, many neighbors and many members of our church who I know will be writing you as well. We do NOT want these shelters in Lenexa! We have spent millions of our tax dollars to build up and clean up Lenexa and do NOT want it ran in to the ground by low barrier non-residents who have no place here. This is our city, our community, our place of comfort and safety. Our police are the best in the county and we do not want them overwhelmed with the lawlessness that will come with these non-residents who will walk our streets. We ask of you to please vote against these shelters. WE the citizens of Lenexa DO NOT want this here.

Thank you for your attention regarding this matter,

From: Lyn Levine <lyn1_14227@yahoo.com>

Date: February 16, 2025 at 10:33:13 PM PST

To: Julie Sayers <jsayers@lenexa.com>, Courtney Eiterich <ceiterich@lenexa.com>, John Handley <jhandley@lenexa.com>, Chris Herron <cherron@lenexa.com>, Bill Nicks <bnicks@lenexa.com>, Mark Charlton <mcharlton@lenexa.com>, Melanie Arroyo <marroyo@lenexa.com>, Chelsea Williamson <cwilliamson@lenexa.com>, Craig Denny <cdenny@lenexa.com>

Subject: Homeless Shelter in Lenexa

To the Mayor and Lenexa Council:

Please do not take action on this homeless shelter as this plan is too vague. This homeless shelter affects all of Johnson County.

The plan says nothing about:

Who will pay for the fixing of the church so that people can stay there?

Who will pay for their food and clothes? Is the church and/or charities or taxpayers paying?

What about the security, it cannot just be our local police.

Will the people be checked for drugs or alcohol?

What happens to the violent ones?

Will the people staying there just come and go when they please or will it be like the City Mission in KS where there are rules?

How long will the homeless be allowed to stay there?

Do you always pick up the same people, meaning people that have been homeless for quite a while?

Do you keep transferring people from one shelter to another?

How will you motivate them to go and get a job?

Will there be any education for them?

Will this affect our property taxes?

Will our homes lose their value?

Will our taxes get increased?

If it does affect our property taxes, YOU are responsible for some of the homeowners becoming homeless!

Will you be using the e-verify system and asking for their id so we know if they are American citizens?

American citizens should get the help first, not prioritize non-citizens over Americans. Our country has a big deficit and we need to watch our spending. People that have been affected by disasters need help.

Thank you for taking the time to read this. Please do NO go forward until you have more concrete plans. Kindly think of how this shelter will affect us.

Thank you for your time.

Lyn Levine
Overland Park, KS

Supplemental Correspondence received from 2 /14 /25 through 11 AM 2 /18 /25 regarding Amendments to City Code Section 4-1-B-23-AK pertaining to the supplementary use regulations applied to certain homeless shelters operated as an accessory use to a church or place of worship.

From: Tim Mahony <tmahony68@gmail.com>

Date: February 14, 2025 at 9:56:13 AM CST

To: Craig Denny <cdenny@lenexa.com>

Subject: Homeless shelter Vote

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Councilman Denny,

Please vote against this new attempt at bringing a Johnson County Homeless shelter to the current limited shelter near Old Town. Our neighborhoods have suffered over the last two decades from lack of attention, while all the focus was on the new "City Center". The current limited shelter has also further degraded the quality of life, as we are now accustomed to finding homeless individuals in Sar Ko Par, and under the bridge at 89th and Acuff (50 yards from our house).

During the last 15 years, we suffered with a neighbor who took in multiple homeless individuals, where conditions degraded and the homeowner ended up in a coma from a rare infection (likely from the filth). The city leadership refused to address violations for nearly 10 years.

We cannot be assured that the city will address the probable issues from the shelter in the future. Also, the current City Manager, was a key part of the problem then, and cannot be trusted.

Tim & Donna Mahony

8911 Acuff Lane

Lenexa KS, 66215

From: Eileen Manza <eileen.manza@outlook.com>

Date: February 16, 2025 at 11:09:07 AM PST

To: Julie Sayers <jsayers@lenexa.com>, Chelsea Williamson <cwilliamson@lenexa.com>, Melanie Arroyo <marroyo@lenexa.com>

Subject: Supporting Project 1020

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Just so each of you knows, we attended the city council meeting in early February and were exceedingly pleased with the presentation on Project 1020. Since then we have been out of town, then ill and unable to follow up.

Please know we are in full support of expanding service to 50 persons in need of warmth and care, and have no tolerance for the 'nimby' mindset. The need is great and real.

We appreciate your continuing support most of all!

Eileen and Pete Manza

Lenexa

PS And yes, we voted for you!

Sent from my iPhone

Supplemental Correspondence received from 2 /14 /25 through 11 AM 2 /18 /25 regarding Amendments to City Code Section 4-1-B-23-AK pertaining to the supplementary use regulations applied to certain homeless shelters operated as an accessory use to a church or place of worship.

From: Jeff and Natalie <jeffandnatalie2013@gmail.com>

Date: February 16, 2025 at 9:38:25 PM PST

To: Julie Sayers <jsayers@lenexa.com>

Subject: Homeless shelters

I strongly support the Ordinance approving amendments to City Code Section 4-1-B-23-AK pertaining to the supplementary use regulations applied to certain homeless shelters operated as an accessory use to a church or place of worship Project 1020, the operator of a cold weather homeless shelter at Shawnee Mission Unitarian Universalist Church, and request that the City amend its supplementary use regulations pertaining to certain homeless shelters to increase guest occupancy for its cold weather shelter from 30 to 50 people and modify the number of staff/volunteers required to be present in the facility during shelter operational hours.

Natalie McDonough

Concerned constituent

Supplemental Correspondence received from 2 /14 /25 through 11 AM 2 /18 /25 regarding Amendments to City Code Section 4-1-B-23-AK pertaining to the supplementary use regulations applied to certain homeless shelters operated as an accessory use to a church or place of worship.

From: Barb Mulvany <barbmulvany@gmail.com>

Date: February 16, 2025 at 4:45:55 PM PST

To: Julie Sayers <jsayers@lenexa.com>, celterich@lenexa.com, Bill Nicks <bnicks@lenexa.com>, Mark Charlton <mcharlton@lenexa.com>, Melanie Arroyo <marroyo@lenexa.com>, Chelsea Williamson <cwilliamson@lenexa.com>, denny@lenexa.com, Chris Herron <cherron@lenexa.com>

Subject: No to Amendment city Code

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please vote no to Amendment to city code that would make Lenexa a homeless hub to Johnson County.

Barb Mulvany

From: Doug Pratt <prattenter@aol.com>
Date: February 17, 2025 at 4:39:28 PM CST
To: Julie Sayers <jsayers@lenexa.com>
Subject: Vote NO on 2-18 to Expand Homeless Shelter

Dear Mayor Sayers,

I have major concerns about a "low barrier" homeless shelter, I thought we took care of this issue when JoCo Commissioner's tried to purchase the La Quinta Inn by Sam's Club.

Now Lenexa is trying to expand the Homeless Shelter number and it have been recommended for approval with the Planning Committee to expand to 250 individuals.

Is Lenexa trying to follow JoCo Commissioners and not its own Citizen's?

Did you not see what the President is doing and his popularity? Why are so may apartments being built, that will just add to more homeless in the area.

"Low Barrier" meaning, no questions if you live in Lenexa or JoCo County or if you are even a legal citizen of this country or county.

Maybe you are trying to drive out the residence like us that have lived in Lenexa for 33 years.

Please vote "NO" to the expansion of the Homeless number and quit doing what JoCo Commissioners are pushing.

We are Lenexa and not KCMO.

Thank you,

Robert D Pratt

20312 W 94th Ter

Lenexa, KS 66220

From: Sheridan Pyle <pylesheridan@gmail.com>

Date: February 17, 2025 at 8:22:09 AM PST

To: Julie Sayers <jsayers@lenexa.com>, Courtney Eiterich <ceiterich@lenexa.com>, Bill Nicks <bnicks@lenexa.com>, Mark Charlton <mcharlton@lenexa.com>, Melanie Arroyo <marroyo@lenexa.com>, Chelsea Williamson <cwilliamson@lenexa.com>, Craig Denny <cdenny@lenexa.com>, Chris Herron <cherron@lenexa.com>

Subject: Proposed Amendment to Lenexa's City Code

Dear Lenexa City Council members,

We are urging you to NOT pass the proposed amendment which would allow Lenexa "churches" to provide housing for homeless. While this proposal sounds humane in its intent, it is vague and would not be in the best interests of Lenexa or indeed of Johnson County. The wording is vague, allowing bureaucrats to feel self-righteousness while they use one city as a dumping ground for homeless across the state, even for non-citizens bussed in from a distance. While homelessness must be addressed, it should be addressed locally, by each city or county so that no one area must bare the burden for a huge geographic area. Please send this proposal back to its writers asking for more specific language and a narrowing of scope regarding who exactly qualifies to enter a city's homeless shelters.

Sincerely,

Sheridan Pyle

pylesheridan@gmail.com

Sent from Sheridan's iPhone

Supplemental Correspondence received from 2 /14 /25 through 11 AM 2 /18 /25 regarding Amendments to City Code Section 4-1-B-23-AK pertaining to the supplementary use regulations applied to certain homeless shelters operated as an accessory use to a church or place of worship.

From: Peggy Richardson <peggyrichardson@me.com>

Date: February 17, 2025 at 3:41:51 PM CST

To: Julie Sayers <jsayers@lenexa.com>

Subject: Voting City Code Section 4-1-B-23-AK

Hello Mayor Sayers,

I want you to vote "yes" tomorrow evening at the city council meeting on City Code Section 4-1-B-23-AK. This involves Project 1020 to increase quest occupancy from 30 to 50. A cold day like to today makes me want to give those people a warm place to get out of the weather. Thank you.

Peggy

Sent from my iPhone

From: Sharon Rodriguez <srodriguez22@att.net>
Date: February 17, 2025 at 10:40:31 AM PST
To: Julie Sayers <jsayers@lenexa.com>
Subject: Vote for enlarging capacity at Project 10 20
Reply-To: Sharon Rodriguez <srodriguez22@att.net>

Mayor Sayers,

I saw Barb McKeever start Project 10 20. I used to go out with her to find the Homeless! Barb has stayed the course to help the Homless. She has not flinched when the going got rough; She has continually been there to make sure that those that don't have a place to stay during the frigid nights had a place to stay.

I have seen groups from Churches and Government Resources that have quit the crusade to help with shelter. As a private citizen Barb has been steadfast in creating a Shelter one step at a time!

Please vote to enlarge the population of Project 10 20. This would be a great way to help the community.

Thank you for all that you do

Sharon Rodriguez, MSOD

FB: Sharon Rodriguez Photography

Instagram: sharodphoto

phone: 913-406-7064

email: srodriguez22@att.net

From: Daryl and Christy Roller <dcroller@yahoo.com>
Date: February 16, 2025 at 1:20:40 PM PST
To: Julie Sayers <jsayers@lenexa.com>
Subject: In support of Project 1020
Reply-To: Daryl and Christy Roller <dcroller@yahoo.com>

I wholeheartedly support increasing the guest occupancy of Project 1020 from 30 to 50 people and modifying the number of staff/volunteers required to be present in the facility during shelter operational hours.

Project 1020 is a well-run program and is the only homeless shelter in Johnson County. As much as we hate to admit it, Johnson County does have a homeless population that is in need of housing. Adding 20 more beds to Project 1020 is the least we can do to help these people.

Please vote in favor of the proposal.

Thank you,

Christy Roller

Lenexa, KS

From: lauren shiffman <laurenschiffman2@gmail.com>

Date: February 15, 2025 at 3:06:32 PM PST

To: Julie Sayers <jsayers@lenexa.com>, Courtney Eiterich <ceiterich@lenexa.com>, John Handley <jhandley@lenexa.com>, Bill Nicks <bnicks@lenexa.com>, Mark Charlton <mcharlton@lenexa.com>, Melanie Arroyo <marroyo@lenexa.com>, Chelsea Williamson <cwilliamson@lenexa.com>, Craig Denny <cdenny@lenexa.com>, Chris Herron <cherron@lenexa.com>

Subject: NO TO HOUSING MORE HOMELESS

Hello Council,

I understand you have a meeting on Tuesday to discuss housing 250 more homeless people in Lenexa. I am urging you to vote NO!

We were just here a few months ago and there was resounding community outcry against the homeless shelter trying to be built on 95th and 35. I can't believe that we're here again, you must not heard us that we do not want this in our communities.

There is already enough concerning crime in Lenexa. My kids go to Holy Trinity Catholic school and we've had people in the rafters at the early education center, strangers lurking around the playground during recess, and several other concerning events around the school.

It is even more concerning that you wouldn't check the identities of these individuals. And would potentially let in illegal immigrants. Let's not let Lenexa be next on the list for an increase in migrant crime

For the sake of our children and keeping our community safe you must vote NO!

Thanks!

Lauren Shiffman

21300 w 96th Terr Lenexa, KS

913-638-7590

Sent from my iPhone

From: Cynthia Smith <cyndi.smith64@gmail.com>

Date: February 17, 2025 at 10:11:15 AM PST

To: Julie Sayers <jsayers@lenexa.com>

Subject: Project 1020 please support action to increase capacity from 30 to 50 Tuesday 2/18/25

Good morning,

I am writing as a concerned citizen to advocate on behalf of Project 1020 the only shelter for the homeless in Johnson County, KS during the cold winter months.

This program is extremely well run and staffed by caring volunteers and is a life saver for many people in need.

I have been following the news about Project 1020 the past year and was very disappointed to learn that the previous plan to purchase the La Quinta Inn (as a permanent shelter to provide housing and support services to address the causes of housing instability) which was rejected by the council citing its proximity to the existing church Project 1020 temporary shelter (which is a mile away at 9400 Plum Rd).

This makes no sense to me. Obviously, the planned LA Quinta Inn would become the new JOCO homeless resource center and there would not be a need to house people at the church on a temporary basis.

While I understand some businesses and people in the community would prefer to look the other way and say "not in my backyard" there IS a homeless problem in the wealthiest county in Kansas and we have an obligation to help address this issue.

As a real estate investor and former developer I personally would love to see more new Cooperative housing units being built in Johnson County which could provide safe, stable affordable housing for generations of people. A Cooperative is comprised of a Land Trust and people buy the right to occupy a unit (similar to a townhome) it is not a fee simple property as the Land Trust Cooperative owns the land and manages the project.

An example in JOCO is Quail Valley Cooperative off 87th In Lenexa in which tenants buy shares to occupy a unit (around \$10K last I heard) and pay a monthly fee around \$650 which covers maintenance, taxes, trash, some utilities, etc. There are typically income guidelines and by laws / regulations in place that govern eligibility and occupancy. The Cooperative has rules and some may be partly funded by HUD or Community Block grants. (I have some experience in this arena having redeveloped the historic William T Maunder house). Another Cooperative could very well be an ideal solution to help address housing affordability in JOCO.

In the interim with extreme cold weather advisory and another winter storm rapidly approaching the metro KC area tomorrow, I hope you will lend your support increasing capacity from 30 to 50 at Project 1020 as a temporary reprieve for unhoused people that are just trying to survive. Thank you for your kind consideration and have a blessed day.

Sincerely,

Cynthia Smith

From: Steve Snitz <steve@therecgroupinc.com>

Date: February 15, 2025 at 9:08:42 PM PST

To: Julie Sayers <jsayers@lenexa.com>, Courtney Eiterich <ceiterich@lenexa.com>, John Handley <jhandley@lenexa.com>, Bill Nicks <bnicks@lenexa.com>, Mark Charlton <mcharlton@lenexa.com>, Melanie Arroyo <marroyo@lenexa.com>, Chelsea Williamson <cwilliamson@lenexa.com>, Craig Denny <cdenny@lenexa.com>, Chris Herron <cherron@lenexa.com>

Subject: "Homeless" Shelter Expansion -- Vote NO on 2/18

Dear Mayor Sayers and Lenexa city council members,

There is little doubt that homelessness is a national problem that's become significantly larger since 2020, and there is also little doubt that government policies at all levels have contributed to it! Americans are a generous people by nature and want to help homeless citizens ... those who find themselves on the streets having fallen on hard times and are unable to provide shelter for themselves and their family. Is everyone found living on the street "homeless" in this sense! The answer is emphatically NO! Our country and our state have been flooded with people from other countries crossing our borders. Called "migrants", a neat play on words, they are as a matter of law "illegal aliens" with no right to be here. Many have come here homeless and under the Project 1020 proposal there will be the barest of vetting as to who they are and how many there will be. The starting number is 250 if 7 of the churches termed "eligible" apply, but some of those appear to be in Lenexa's predominantly single-family neighborhoods a complicating factor as families when they find out will likely be strongly against having any type of homeless shelter in their neighborhood where young children play and attend school. Any number put forward at this point is nothing more than a guess.

The term "low barriers" to entry is another way to downplay the seriousness of the added risk of minimal vetting of residents, including no check on alcohol or drug addiction, mental illness issues, criminal records, JOCO residency or even that they are in our country legally. JOCO has well-funded programs to serve the mentally ill and drug addicted vs just housing them in a community center with others who don't.

Having already failed in Lenexa once, the Johnson County Board of County Commissioners under Chairman Mike Kelly are again pushing their agenda for care for the homeless no matter who they are, where they're from and what baggage they bring to the city of Lenexa and its residents. Citizens of Lenexa and other JOCO cities do not want Lenexa or JOCO in general to become a mecca of this kind of homelessness for Johnson County or possibly even the entire metro once a foothold here is established.

I live in Prairie Village, but I'm asking you to remember that you work for and report to the residents of Lenexa. Their care and protection is your number one responsibility, just as the PV city council and mayor are responsible first to our residents. The size of the real homelessness problem where residents had housing but have fallen on hard times for various reasons and lost their ability to afford housing must be determined accurately with development of clearly defined guidelines acceptable to Lenexa for vetting and acceptance into the program.

In addition, before any votes are taken or approvals given, there must be documentation of the funding promised for the project. I have heard that Johnson County has NOT "Paid" Project 1020 a promised \$137,000 for the project. Johnson County's leadership must be required to document and deliver the plan and funding necessary to begin approve and begin the project. Whatever occurs, it is Lenexa who will carry the financial load of supporting this project once approved. Please apply "trust but verify" concepts to everything Mike Kelly and the Johnson County Commissioners promise to Lenexa. Your duty is to make good decisions for the residents of Lenexa.

Thank You,

Steve Snitz

Prairie Viillage

913-226-6400

From: Keith Stokes <keith@mightymac.org>

Sent: Sunday, February 16, 2025 7:49 PM

To: John Handley <jhandley@lenexa.com>

Subject: Support Project 1020 as if live depend on it

Support Project 1020 as if live depend on it, because they do.

I worship less than a half mile from Project 1020 and live two miles away.

I am thoroughly ashamed of the actions the City of Lenexa has done to keep homeless people sleeping in cardboard boxes and making it harder for them to break the cycle.

Permit Project 1020 to expand the number of people being helped and make the city stop being a force for evil.

How can our elected representatives look others in the face?

Keith Stokes

14305 W. 83rd Place

Lenexa, Kansas 66215

From: Whitney Trusty <whit.trusty@gmail.com>

Date: February 16, 2025 at 5:40:39 AM PST

To: Julie Sayers <jsayers@lenexa.com>

Subject: Support of Proposed Amendment to the Unified Development Code - Regulations related to homeless shelters. UDC25-01

Dear Mayor Sayers,

I am writing to express my support for the above-referenced amendment that will be heard at the February 18 City Council meeting.

My primary concern is that the daily capacity census at Project 1020's Cold Weather Shelter can be set at a maximum of 50 (as I understand it) as opposed to the current 30 - this is a much-needed change.

Over the past five years, Project 1020 and its partnership with Shawnee Mission Unitarian Universalist Church, has proven itself to be a compassionate, effective and safe provider to homeless adults. Their security protocols have been effective and the shelter, which operates for four months each year, has not unduly increased the City's resources.

Thank you for your time and consideration and for all you do!

Thanks,

Whitney Trusty

8915 Vista Dr, Lenexa, KS 66220

From: Joyce Whittier <jwhittier1@gmail.com>

Date: February 17, 2025 at 5:37:02 PM CST

To: Julie Sayers <jsayers@lenexa.com>, Courtney Eiterich <ceiterich@lenexa.com>, John Handley <jhandley@lenexa.com>, Bill Nicks <bnicks@lenexa.com>, Mark Charlton <mcharlton@lenexa.com>, Melanie Arroyo <marroyo@lenexa.com>, Chelsea Williamson <cwilliamson@lenexa.com>, Craig Denny <cdenny@lenexa.com>, Chris Herron <cherron@lenexa.com>

Subject: Project 1020 Homeless Shelter

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Sayers and members of the Lenexa City Council

Homelessness is becoming a much larger issue thanks to the Biden administration allowing millions of unvetted migrants into this country. Most people want to help Americans who have become homeless for one reason or another.

However, I do not believe that you should approve the plan submitted by Project 1020 for the following reasons:

- The latest Form 990 filed by Project 1020 for the fiscal year 2022 shows that their total net assets or fund balances at the end of the year are \$375,000.00.
- Project 10 20 lists excess distribution carryover of undistributed income to the year 2023 in the amount of \$328,698.
- The officers and directors are Barbara McEver, Lucinda White, Jim Schmidt and Jennifer Schmidt, all of whom list an address of 15617 Shannon Lane, Olathe, KS 66062.
- Barbara McEver is the wife of Marc McEver, the owner of Olathe Ford.
- The entity lists the following donations totaling \$69,236.
 - o Bethany Taylor, Olathe, KS - \$10,385
 - o Marc McEver, Olathe, KS - \$34,050
 - o Jewish Community Foundation of Greater KC, Overland Park, KS - \$10,000
 - o Old Mission UMC, Fairway, KS - \$8,236
 - o Aldersgate United Methodist Church., Olathe, KS - \$6,565
- Marc McEver and Barb McEver have been trying to find a place for a homeless shelter since at least 2019, as evidenced by the attached article from the Kansas City Star.

- Neighbors of the facility have expressed concerns about the safety of their children who must walk near the shelter on their way to elementary school. Neighbors are also concerned about the adverse effect on property values due to having a homeless shelter in a residential neighborhood.

For all the above reasons, I urge you to vote against the proposed homeless shelter and suggest to the McEvers that they locate in a non-residential area.

Thank you,

Joyce Whittier

Shawnee, Kansas

913-787-4587

<https://www.kansascity.com/news/politics-government/article226453345.html>

Olathe approved JoCo homeless shelter, then the rules changed – Plan now at risk

By Lynn Horley

Updated February 20, 2019

A non-profit called Project 1020 thought it had city approval to create a new shelter in Olathe for homeless adults. But the city's rules changed, requiring a special permit and city council approval.

Barb and Marc McEver wanted to do something good for Johnson County and meet a vital need sheltering homeless adults. So they spent more than \$250,000 this summer to buy a building in Olathe.

Before the purchase, they had verbal and email assurances from city officials that the zoning was allowed and that the former Masonic Lodge at 725 W. Park St., could be used as a homeless shelter.

But shortly after that purchase closed, the city's rules changed. Now, the McEvers are told a special-use permit for transitional housing is required, which means seeking neighborhood support.

At a tense meeting Monday night, where emotions ran high and voices were raised, it was clear there's significant neighborhood opposition. It could torpedo the whole project.

"It's turned into an unbelievable nightmare, to be honest with you," Marc McEver told a crowd of more than 100 people that was about evenly divided between staunch supporters of Project 1020, the non-profit that seeks to operate the shelter, and nearby residents who have major concerns. They raised questions about their children's safety, the impact on property values and the lack of communication before the purchase.

Marc McEver, a longtime city resident who co-owns Olathe Ford, said he never would have bought the building near Kansas 7 and less than a mile west of downtown Olathe, without the city's

guarantee that it could be used as intended. He never expected to end up in a fight with the neighborhood.

“We didn’t ask to get in this situation,” he said. “We’re good neighbors.”

Barb McEver who has spent the past five years as a passionate volunteer homeless advocate, agreed.

“We’re not trying to sneak something in,” she said, seeking to reassure residents that Project 1020 is listening to them and will be a positive addition to the area. “We want to see if there’s a way we can all work together.”

Some in the crowd suggested the McEvers should house the homeless in their own home, or at Olathe Ford.

They also raised serious concerns, such as whether the volunteer 1020 staff is trained in defusing arguments among shelter residents, and whether the residents would be allowed to loiter around the property during the day.

Fred Schmidt, who lives nearby and has three children, feels blindsided and worried.

Schmidt said he works in security in downtown Kansas City and frequently interacts with the homeless, who may have drug, alcohol and mental health issues. His children walk to a nearby elementary school and he frets about the encountering adults who may sleep at the shelter.

“We really don’t think this is the right spot,” he said. “There hasn’t really been a homeless shelter in a residential neighborhood.”

No shelter exists for homeless single men, and only a handful of beds are available for single women in Johnson County. For several years, Barb McEver and a dedicated group of Project 1020 volunteers have provided a meal and a safe place for dozens of vulnerable people to sleep on frigid nights, using temporary church settings.

Meanwhile, she scouted properties for a more permanent location, and she and her husband bought the old Masonic Lodge in August. She says she spoke to the immediate residential and commercial neighbors but relied on the city’s assurances that the facility could be renovated and used as planned.

This fall, city officials began imposing new requirements and halted the renovation plans. So as this brutal weather has gripped the area since late November, Project 1020 has been housed at The Branches Church on Blackbob Road, which has provided a place for 49 homeless men and women every night.

City spokesman Tim Dannenberg acknowledges the McEvers were initially told that a shelter use was not prohibited at 725 W. Park. But just at that same time, he says, the city was realizing it didn’t have sufficient rules for transitional housing in neighborhoods, a new issue that had arisen on other projects. The relevant ordinance was updated to deal with potential serious conflicts and problems.

"The city applauds 1020's intent," he said. "However, we have a responsibility to ensure the health and safety of those being served, and we recognize there are others impacted by this."

As a gesture of goodwill because of the confusion over the ordinance transition, Dannenberg said the city offered to buy the building back about a month ago.

The McEvers respond they don't want the city's money and they still want to make the shelter plan work. Marc McEver told the gathering he's willing to put \$30,000 into new sprinklers and even more money into other revisions to bring the building up to code and make it a neighborhood asset.

Dannenberg said The Branches Church shelter has had police calls this winter for trespassing, assault and other problems that have put a strain on city resources. The shelter transports some people in from elsewhere in Johnson County, and Dannenberg said city officials are concerned about becoming a magnet for the homeless from outside of Olathe.

Shelter volunteers downplayed the police calls to the church and said they were quickly resolved. They said the homeless clients police themselves and generally behave well because they deeply appreciate the shelter. During the day, the shelter residents are transported away from the church to jobs or services.

Dannenberg countered that the Salvation Army Lodge in Olathe and City Union Mission in Kansas City have professional security, screening of residents, and other resources and controls that shelters need to make sure they are properly run.

The need is clearly ever present, and the homeless are in Johnson County whether people want to accept it or not, advocate Jennifer Woolsey told the crowd Monday night.

"When individuals have a place to lay their heads they can be more productive," Woolsey said. "Barb has given them a place where they can be treated with dignity."

She argued that helping the homeless can actually reduce hospital and police calls to parking lots and tent camps where the homeless otherwise reside.

But critics countered this is not the right location.

"There are a lot of children in this neighborhood," said Ericka Dial, a mother of five. She said children walk past the shelter to get to a nearby elementary school and wondered if they would be threatened by the residents. She and others asked about screening, shelter hours and what services would be offered.

Fred Schmidt said nearby residents are trying to bolster their west Olathe neighborhood and raise their property values. "With this, I don't think it will help," he said.

Barb McEver and Wendy LeBlance, the Project 1020 volunteer coordinator, said The Branches shelter has rules, and there is always adult supervision, including at least one man on every shift. Shelter advocates agreed to provide more information on training, screening and the proposed shelter's hours of operation, to address concerns.

Supplemental Correspondence received from 2 /14 /25 through 11 AM 2 /18 /25 regarding Amendments to City Code Section 4-1-B-23-AK pertaining to the supplementary use regulations applied to certain homeless shelters operated as an accessory use to a church or place of worship.

The emergency shelter application goes to the City Planning Commission on March 11 and could go to the City Council for approval in April. But advocates acknowledged the meeting highlighted significant opposition, which could jeopardize the project.

This story was originally published February 19, 2019 at 2:33 p.m.

From: Mary Woltkamp <mbwoltkamp@gmail.com>

Date: February 15, 2025 at 4:11:42 PM PST

To: Julie Sayers <jsayers@lenexa.com>, Courtney Eiterich <ceiterich@lenexa.com>, John Handley <jhandley@lenexa.com>, Bill Nicks <bnicks@lenexa.com>, Mark Charlton <mcharlton@lenexa.com>, marroy@lenexa.com, Chelsea Williamson <cwilliamson@lenexa.com>, Craig Denny <cdenny@lenexa.com>, Chris Herron <cherron@lenexa.com>

Cc: Tom Woltkamp <tom.woltkamp@gmail.com>

Subject: Please Support Amending the Code Related to Homeless Shelters. UDC25-01

Dear Mayor Sayers and Members of the Lenexa City Council:

Please support amending the code that expands the number of people who can stay at the Shawnee Mission Universalist Unitarian Church from 30 to 50. As a volunteer on the Care Beyond the Boulevard bus which provides medical services to our homeless neighbors in Kansas City, KS, and Kansas City, MO, I routinely come face to face with people whose hands are so cold that can't get them into the gloves we're giving them, people who have lost part of their feet or hands to frostbite, and people with trench foot who will soon be losing their toes and possibly part of their feet. Sadly, and shockingly, at least one of the people we serve froze to death this winter.

Yes, some are mentally ill and some have drug habits. Some struggle with both issues, but a surprising number of them are simply people whose carburetor quit working one day so they couldn't get to work. Because they couldn't get to work, they lost their job and because they lost their job, they couldn't pay their rent and lost their home. They are alone and scared and freezing to death. These individuals are not an "issue," they are human beings who need assistance and a warm, safe place to be, especially when weather conditions are so dangerous. They are people who are so incredibly grateful for every little thing that is done for them that makes their life more bearable.

Homelessness is a huge, multi-faceted issue that we, as a society, have been unable to satisfactorily address. This amendment won't come close to solving the problem in Lenexa or anywhere else, but it will save the fingers, toes, hands, feet, noses, and possibly the lives of some incredibly vulnerable members of our society. All things considered, passing this amendment seems like a mighty small, but easy ask.

Thank you for taking time to read this message and for all you do to make Lenexa the wonderful city it is.

Respectfully,

Mary Woltkamp
9571 Landon Street
Lenexa, KS 66227

From: tom.woltkamp@gmail.com

Date: February 16, 2025 at 8:11:47 AM PST

To: Julie Sayers <jsayers@lenexa.com>, Chris Herron <cherron@lenexa.com>, Craig Denny <cdenny@lenexa.com>, Chelsea Williamson <cwilliamson@lenexa.com>, Melanie Arroyo <marroyo@lenexa.com>, Mark Charlton <mcharlton@lenexa.com>, John Handley <jhandley@lenexa.com>, Bill Nicks <bnicks@lenexa.com>, Courtney Eiterich <ceiterich@lenexa.com>

Cc: mbwoltkamp@gmail.com, tom.woltkamp@gmail.com

Subject: Support of Proposed Amendment to the Unified Development Code - Regulations related to homeless shelters. UDC25-01

Dear Mayor Sayers and Lenexa City Council Members,

I am writing to express my support for the above-referenced amendment that will be heard at the February 18 City Council meeting.

My primary concern is that the daily capacity census at Project 1020's Cold Weather Shelter can be set at a maximum of 50 (as I understand it) as opposed to the current 30 - this is a much-needed change.

My wife and I volunteer with an organization called Care Beyond Boulevard (<https://www.carebeyondtheboulevard.org/>). Care Beyond the Boulevard is an organization that provides support and medical assistance to the homeless and uninsured population in the Kansas City Metro area. When we are out with the CBB Mobile Medical Unit at night, we stop at various homeless camps and see the terrible impact of being without shelter on the street-particularly in times of extreme cold and extreme heat. We see the need for providing additional cold weather shelter to that population. Adding this additional capacity would be extremely beneficial to helping the homeless people of Lenexa.

Over the past five years, Project 1020 and its partnership with Shawnee Mission Unitarian Universalist Church, has proven itself to be a compassionate, effective and safe provider to homeless adults. Their security protocols have been effective and the shelter, which operates for four months each year, has not unduly increased the City's resources.

Thank you for your time and consideration and for all you do!

Tom Woltkamp

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