



Agenda

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

**APRIL 7, 2026
7:00 PM
COMMUNITY FORUM**

CALL TO ORDER Pledge of Allegiance

ROLL CALL

APPROVE MINUTES

February 17, 2026 City Council meeting draft minutes
(located in the Appendix)

March 3, 2026 City Council meeting draft minutes (located
in the Appendix)

**MODIFICATION OF
AGENDA**

PROCLAMATIONS

SevenDays Week April 20-28
Fair Housing Month
National Safe Digging Month
Volunteer Recognition Month

RECOGNITION

2026 Volunteer Hall of Fame Inductees –
Ben Harber and Stephanie Mason

CONSENT AGENDA

Item Numbers 1 through 19

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. Approval of the purchase of 11 vehicles and one piece of equipment for multiple departments

Annually, a select number of vehicles are purchased through the Equipment Reserve Fund. Eleven vehicles and one piece of equipment have been selected for replacement due to high mileage, wear and tear, and high maintenance costs for a total cost of \$1,034,265.

2. Approval of the purchase of an Altec hydraulic derrick auger truck for the Municipal Services Department

This truck will allow Municipal Services staff the ability to safely remove and set streetlight poles, lift heavy materials, and install large signs and posts. The total purchase price is \$288,833.

3. Approval of an agreement with C&C Group for software, support, and mobile credentials for the City's camera systems

The City uses a security system for the citywide camera system and access control. The network is accessed by all departments for various functions involving security and safety measures. This agreement will provide ongoing software service support for the camera system, as well as mobile access user licenses. C&C Group will provide the software, support, and mobile credentials at an annual cost of \$68,869.

4. Approval of a Presenting Sponsorship Agreement with Everfast Fiber Networks, LLC for the 2026 Great Lenexa BBQ Battle, Enchanted Forest, and Lenexa Chili Challenge

Everfast Fiber Network, LLC proposes to be a 2026 Presenting Sponsor of these events, which requires City Council approval.

5. Approval of an intergovernmental services agreement with the City of Bonner Springs, Kansas, to cooperate in the planning and providing of recreational travel opportunities to residents of the community

Lenexa and the City of Bonner Springs have worked together for a number of years planning and providing combined travel opportunities for seniors. This agreement outlines each City's respective rights and responsibilities regarding the provision of the combined travel opportunities.

6. Approval of a cooperative agreement with Johnson County, Shawnee, Olathe, and Overland Park for the distribution of funds under the Edward Byrne Memorial Justice Assistance Grant (JAG) Program

The Lenexa Police Department will receive \$11,971 as its portion of the grant and will purchase two electric pedal-assist bicycles for the Bicycle Patrol Unit with the funds.

7. Approval of an interlocal agreement with the City of Shawnee for public improvements to Gleason Road north of 83rd Street

As part of the City's 2026 Residential Ultra-Thin Bonded Asphalt Surfacing (UBAS) and Overlay Project, some maintenance work will be completed on Gleason Road north of 83rd Street, a portion of which is within the Shawnee city limits. An interlocal agreement is necessary to complete the maintenance.

8. Approval of Change Order No. 1 to the contract with HNTB for the design of the 83rd Street Improvements - Gleason to Clare Project

The City previously approved a contract with HNTB for design services for project. Recently, staff asked HNTB to submit a cost proposal to perform additional services related to engineering design and surveying. The cost of Change Order No. 1 is \$409,136.

9. Approval of an engineering consultant agreement with Braun Intertec Corporation to provide sampling and testing services of construction materials

The Community Development Department uses a third party consultant to perform quality assurance testing during construction of Capital Improvement Projects and Public Improvement Projects. Braun Intertec Corporation was selected, and the contract has a maximum not to exceed fee of \$150,000.

10. Consideration of action items concerning the Clare Road Roundabout Replacement Project

- a. Approval of an inspection and materials testing agreement with George Butler & Associates, Inc. for the project
- b. Bid award to Realm Construction, Inc. to construct the project

This project includes reconstruction of the existing asphalt pavement within the four roundabouts on Clare Road between 83rd Street and Prairie Star Parkway with concrete pavement, as well as construction of a new 10-foot-wide trail connection from Wild Bill Hickok Park to Prairie Star Parkway. The inspection and material testing services agreement with George Butler & Associates is for \$320,406.50. The construction contract with Realm Construction, Inc. is for \$3,071,309.74.

11. Consideration of action items concerning the 87th Street Traffic Signals - Scarborough to Winchester Project

- a. Approval of an agreement with the Secretary of Transportation for the State of Kansas for the project
- b. Resolution declaring it necessary to appropriate private property for the project

This project was selected to receive federal funding from the Carbon Reduction Program (CRP) and the Congestion Mitigation & Air Quality (CMAQ) program totaling \$1 million. Construction consists of traffic signals and pedestrian facilities for both eastbound and westbound 87th Street Parkway at Scarborough Street.

12. Consideration of action items concerning the 95th Street Improvements - Renner to Lackman Project

- a. Approval of an agreement with the Secretary of Transportation for the State of Kansas (KDOT) for the project
- b. Resolution declaring it necessary to appropriate private property for the project

This project was selected to receive federal funding from the Congestion Mitigation & Air Quality (CMAQ) Program in the amount of \$1.4 million. Construction consists of the replacement of traffic signals, modifications to pedestrian accommodations, and additional turn lanes at this intersection.

13. Resolution authorizing Mayor to execute a Kansas quit claim deed for the conveyance of property located in the vicinity of Prairie Star Parkway and future Woodsonia Drive

The City is proposing to exchange property in the vicinity of Prairie Star Parkway and Woodsonia Drive to facilitate the construction of Woodsonia Drive from 83rd Street to Prairie Star Parkway as part of the Woodsonia Special Benefit District.

14. Resolution calling for a public hearing to consider approving Tax Increment Financing (TIF) Redevelopment Project Plan 2D in the City Center TIF District (The Rise at City Center Project)

On April 6, 2026, the Lenexa Planning Commission will be considering Tax Increment Financing (TIF) Project Plan 2D to determine if it is consistent with the City's Comprehensive Plan. If the Planning Commission makes this finding, the City Council must pass a resolution calling for a public hearing. This action is strictly procedural and merely sets a public hearing for May 19,

2026, at which time the Governing Body will consider adoption of a TIF project plan covering 1.54 acres at the northeast corner of Renner Boulevard & City Center Drive to help finance construction of an 11-story mixed-use project with office and/or retail and active-adult boutique residential units as well as structured parking.

15. Resolution authorizing the execution of documents in connection with the assignment and assumption of base lease, lease, and payment in lieu of tax agreement, and transfer of the bonds, related to the City's industrial revenue bonds - Series 2021 (95th and Loiret Office/Warehouse Project, commonly known as Collins Aerospace)

On November 1, 2021, the City issued its industrial revenue bonds in the approximate amount of \$62 million to finance the construction of a facility consisting of 80,000 square feet of office and 180,000 square feet of warehouse space located at the southeast corner of 95th Street & Loiret Boulevard in the Kansas Commerce Center, and authorizing a tax abatement for the project as set forth in a payment in lieu of tax (PILOT) agreement. The developer is selling the property to new entities to own the property and has requested the City consent to the assignment and assumption of the base lease, lease, and the PILOT.

16. Resolution consenting to the enlargement of the Consolidated Main Sewer District of Johnson County, Kansas to include property located northwest of 83rd Street & Cedar Niles Road (Stoneridge North, 4th Plat)

This consent will allow Consolidated Main Sewer District (CMSD) of Johnson County to enlarge its sanitary sewer system to serve Stoneridge North, 4th Plat.

17. Resolution consenting to the enlargement of the Consolidated Main Sewer District of Johnson County, Kansas to include property located northwest of 83rd Street & Clare Road (Enclave at Twin Creeks)

This consent will allow Consolidated Main Sewer District (CMSD) of Johnson County to enlarge its sanitary sewer system to serve the Enclave at Twin Creeks.

18. Ordinance authorizing the issuance of industrial revenue bonds in the principal amount not to exceed \$22 million (Vista Village Multi-Family Project)

The City Council has authorized the issuance of approximately \$22 million in industrial revenue bonds (IRBs) to help finance the acquisition, construction, and equipping of a multi-family development located southeast of Prairie Star Parkway & Ridgeview Road in the Vista Village development. The

development is close to completion and the developer is requesting issuance of \$22 million in IRBs.

19. Ordinance authorizing the acquisition of lands or interest therein by condemnation for the construction of certain public improvements associated with the construction of the Seven Hills Lake Stormwater Improvements Projects (Phase 1 and Phase 2)

For the construction of public improvements associated with the projects, an ordinance authorizing and providing for the acquisition of lands or interests therein by condemnation is needed. This ordinance authorizes City staff and its acquisition counsel to file a condemnation petition with the district court to acquire the easements and rights-of-way necessary. The total project budget is \$6,002,500.

END OF CONSENT AGENDA

PUBLIC HEARINGS

20. Consideration of action items concerning the fire-damaged structure at 7730 Noland Road
 - a. Public hearing to consider repairs or demolition of the fire-damaged structure
 - b. Resolution finding the fire-damaged structure to be unsafe and dangerous and directing it to be repaired or removed

In August 2025, a fire occurred at 7730 Noland Road, causing substantial damage to the structure. As required by state statute, the City previously adopted a resolution setting a public hearing for April 7, 2026, to be held if repairs did not commence in a manner acceptable to the Building Codes Administrator before that date. After hearing evidence from the owner of the structure and from City staff, the Governing Body must determine whether the structure is unsafe or dangerous and, if so, direct that the structure be repaired or removed.

BOARD RECOMMENDATIONS

21. Ordinance approving a 10-year special use permit for medical clinic uses for Green Prairie Office Center located at 13830 Santa Fe Trail Drive in the NP-O, Planned Neighborhood Office District

The applicant proposes to operate medical clinic uses within the NP-O, Planned Neighborhood Office Zoning District at 13830 Santa Fe Trail Drive, which requires a special use permit.

22. Ordinance approving a three-year special use permit for a personal services use for Mind, Body and Soul located at 9716 Rosehill Road in the NP-O, Planned Neighborhood Office District

The applicant proposes to operate a personal services use within the NP-O, Planned Neighborhood Office Zoning District at 9716 Rosehill Road, which requires a special use permit.

NEW BUSINESS

COUNCILMEMBER REPORTS

STAFF REPORTS

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.

EXECUTIVE SESSION

23. Executive session for privileged attorney-client consultation pursuant to K.S.A. 75-4319(b)(2)

ADJOURN

APPENDIX

24. February 17, 2026 City Council meeting draft minutes
25. March 3, 2026 City Council meeting draft minutes
26. SevenDays 2026 Proclamation

27. Fair Housing Month Proclamation
28. National Safe Digging Month Proclamation
29. Volunteer Recognition Month Proclamation
30. Item 6 -- JAG Grant Cooperative Agreement
31. Item 14 -- Project Plan 2D

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.



ITEM 1

SUBJECT: Approval of the purchase of 11 vehicles and one piece of equipment for multiple departments

CONTACT: Nick Arena, Municipal Services Director

DATE: April 7, 2026

ACTION NEEDED:

Approve the purchase of 11 vehicles and one piece of equipment for multiple departments.

PROJECT BACKGROUND/DESCRIPTION:

Every year through the budget process, a select number of light-, medium-, and heavy-duty vehicles and equipment are purchased through the Equipment Reserve Fund (ERF). Vehicles are selected to be replaced due to high mileage, wear and tear, and high maintenance costs. The 11 vehicles and one piece of equipment include:

- 4 -- 2026 Ford Utility Pursuit All-Wheel Drive Interceptors for the Police Department
- 3 -- 2026 Ford F-150 Crew Cab Responders for the Police Department
- 2 -- 2026 Ford F-450 Regular Cab and Chassis Trucks for the Municipal Services Department
- 1 -- 2026 Ford F-550 Crew Cab Pick Up for the Fire Department
- 1 -- 2026 Ford F-450 Crew Cab and Chassis Truck for the Parks & Recreation Department
- 1 -- 2026 Global Street Sweeper for the Municipal Services Department

All 11 of these vehicles and one piece of equipment are used by their respective departments on a daily basis, are critical to performing daily tasks, and are used in emergency operations.

After reviewing other cooperative agreements and state bids, the pricing was secured through Sourcewell Cooperative Purchasing ("Sourcewell") and the Mo-Kan Council of Public Procurement (MKCPP), as they provided the lowest bid price and best value to the City.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

These purchases are budgeted in the 2026 ERF.

Department	Make	Vendor	Price	Qty	Total Price	Cooperative Bid
Police	2026 Ford Utility Pursuit All-Wheel Drive Interceptor	Shawnee Mission Ford	\$46,597	4	\$186,388	MKCPP
Police	2026 Ford F-150 Crew Cab Responder	Shawnee Mission Ford	\$49,358	3	\$148,074	MKCPP
Municipal Services	2026 Ford F-450 Regular Cab and Chassis Truck	Shawnee Mission Ford	\$56,364	2	\$112,728	MKCPP
Fire	2026 Ford F-550 Crew Cab Pick Up	Shawnee Mission Ford	\$60,603	1	\$60,603	MKCPP
Parks & Recreation	2026 Ford F-450 Crew Cab and Chassis Truck	Shawnee Mission Ford	\$56,530	1	\$56,530	MKCPP
Municipal Services	2026 Global Street Sweeper	Berry Tractor	\$469,942	1	\$469,942	Sourcewell
					\$1,034,265	

STAFF RECOMMENDATION:

Approve the purchases.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

Guiding Principles

Superior Quality Services
Prudent Financial Management

ATTACHMENTS

None



ITEM 2

SUBJECT: Approval of the purchase of an Altec hydraulic derrick auger truck for the Municipal Services Department

CONTACT: Nick Arena, Municipal Services Director

DATE: April 7, 2026

ACTION NEEDED:

Approve the purchase of an Altec hydraulic derrick auger truck for the Municipal Services Department.

PROJECT BACKGROUND/DESCRIPTION:

The vehicle in this purchase is an Altec hydraulic derrick auger truck that will be assigned to the Municipal Services Department. Currently, the City does not own a derrick truck and relies entirely on contracted services for streetlight pole installation, large post setting, heavy lifting, and auger work. Adding this equipment to the City's fleet will reduce operational delays, and improve service responsiveness. This equipment will expand staff's ability to self-perform work and reduce dependence on outside contractors.

After reviewing other cooperative agreements and state bids, the pricing and availability was secured through Sourcewell Cooperative Purchasing as it provided the lowest bid price and best value to the City.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

The total purchase price is \$288,833. This will be a new vehicle added to the fleet and was approved as part of the 2026 Municipal Services operating budget.

STAFF RECOMMENDATION:

Approve the purchase.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

Guiding Principles

Prudent Financial Management
Superior Quality Services

ATTACHMENTS

1. Exhibit





ITEM 3

SUBJECT: Approval of an agreement with C&C Group for software, support, and mobile credentials for the City's camera systems

CONTACT: Eric Schmitz, Police Chief

DATE: April 7, 2026

ACTION NEEDED:

Approve an agreement with C&C Group for software, support, and mobile credentials for the City's camera systems.

PROJECT BACKGROUND/DESCRIPTION:

For a number of years, the City has utilized a Genetec Security System for the citywide camera system and access control. The video/access control network is utilized by virtually all departments for various functions involving security and safety measures. This agreement will provide ongoing software service support for the City's camera system, as well as mobile access user licenses for City staff that need to access the camera system on mobile devices.

This agreement is available for review in the City Clerk's office.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

The annual cost of these services will be \$68,869. This is an annual price increase of \$9,997. The City will be electing a three-year term, which will hold this pricing stable for three years.

STAFF RECOMMENDATION:

Approve the agreement.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040
Healthy People

Guiding Principles
Superior Quality Services

ATTACHMENTS

None



**CITY COUNCIL
MEMORANDUM**

ITEM 4

SUBJECT: Approval of a Presenting Sponsorship Agreement with Everfast Fiber Networks, LLC for the 2026 Great Lenexa BBQ Battle, Enchanted Forest, and Lenexa Chili Challenge

CONTACT: Mandy Danler, Assistant Parks & Recreation Director

DATE: April 7, 2026

ACTION NEEDED:

Approve a Presenting Sponsorship Agreement with Everfast Fiber Networks, LLC ("Everfast") for the 2026 Great Lenexa BBQ Battle, Enchanted Forest, and Lenexa Chili Challenge.

PROJECT BACKGROUND/DESCRIPTION:

Annually, the City offers sponsorships to provide opportunities for community involvement by individuals and entities who desire to support and be associated with the City's festivals. These sponsorships serve as an important tool to enhance and improve the City's festivals and help to offset the costs of offering such festivals.

In January 2026, staff issued a Request for Sponsorships seeking proposals from individuals or entities interested in becoming a festival Presenting or Major Sponsor. Proposals were evaluated using the sponsorship criteria contained in the City Sponsorship Policy ("Policy"). Staff recommends Everfast be approved as a Presenting Sponsor for the following festivals:

- Great Lenexa BBQ Battle
- Enchanted Forest
- Chili Challenge

Everfast also submitted a proposal to be a Major Sponsor of the Lenexa Spinach Festival, which Policy authorizes the City Manager to approve.

This agreement uses the City's standard form and is available for review in the City Clerk's office.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

In total, Everfast will be making an \$11,000 cash contribution to become a sponsor for each of the above-listed events, and will be making in-kind contributions of candy for a minimum of 3,000 children for the Enchanted Forest event and providing BBQ pulled pork sandwiches and chicken legs for the Friday night tasting at the Great Lenexa BBQ Battle.

STAFF RECOMMENDATION:

Approve the agreement.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040
Inviting Places

Guiding Principles
Extraordinary Community Pride

ATTACHMENTS

None



**CITY COUNCIL
MEMORANDUM**

ITEM 5

SUBJECT: Approval of an intergovernmental services agreement with the City of Bonner Springs, Kansas, to cooperate in the planning and providing of recreational travel opportunities to residents of the community

CONTACT: Logan Wagler, Parks & Recreation Director

DATE: April 7, 2026

ACTION NEEDED:

Approve an intergovernmental services agreement with the City of Bonner Springs, Kansas, to cooperate in the planning and providing of recreational travel opportunities to residents of the community.

PROJECT BACKGROUND/DESCRIPTION:

Since 2020, the Parks and Recreation Department has successfully worked with various cities, including the City of Bonner Springs, to provide combined travel opportunities for seniors, such as day trips to casinos and overnight trips to regional destinations. Through intergovernmental services agreements, the participating Cities have been able to reduce the number of trip cancellations and to more efficiently serve their respective communities by avoiding duplication of planned trips.

The proposed agreement with the City of Bonner Springs outlines the powers and duties of each city and is substantially similar to the former agreements. The agreement's cost-recovery model requires a minimum number of registered participants in order to run a program at no cost to either City. If there is an insufficient number of participants registered to cover the costs to provide the trip, the trip is canceled. The Cities are mutually responsible for planning and scheduling the travel opportunities. Each City is individually responsible for marketing and advertising the travel.

Under the agreement, each City has a designated principal and they work together to coordinate the logistics for each trip. These principals determine the anticipated number of participants from each City and together determine the maximum number of participants per trip. Each City provides trip escorts. Each City has a designated pick-up location for the trip, the Bonner Springs Community Center and the Lenexa Old Town Activity Center. The duration of the agreement is through December 31, 2026.

The agreement executed by the governing body of Bonner Springs on February 23, 2026 uses standard form and is available for review in the City Clerk's office.

STAFF RECOMMENDATION:

Approve the agreement.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040
Healthy People

Guiding Principles
Superior Quality Services

ATTACHMENTS

None



ITEM 6

SUBJECT: Approval of a cooperative agreement with Johnson County, Shawnee, Olathe, and Overland Park for the distribution of funds under the Edward Byrne Memorial Justice Assistance Grant (JAG) Program

CONTACT: Eric Schmitz, Police Chief

DATE: April 7, 2026

ACTION NEEDED:

Approve a cooperative agreement with Johnson County, Shawnee, Olathe, and Overland Park for the distribution of funds under the Edward Byrne Memorial Justice Assistance Grant (JAG) Program.

PROJECT BACKGROUND/DESCRIPTION:

For a number of years, the Cities of Lenexa, Shawnee, Olathe, and Overland Park, and Johnson County have agreed to apply jointly for the JAG award from the Office of Justice Programs, U.S. Department of Justice. The parties each receive a different amount of the total award, determined by a formula based primarily on community crime levels.

The City of Olathe is the group's facilitator and will be responsible for distributing the awards, which are intended for furthering and supporting each community's efforts in preventing or reducing local crime and violence through state and local initiatives, technical assistance, training, personnel, equipment, supplies, contractual support, information systems for criminal justice, and criminal justice related research and evaluation activities.

The Lenexa Police Department will use its \$11,971 portion of the grant to purchase two electric pedal-assist bicycles for the Bicycle Patrol Unit, which has existed for over two decades and has proven to be an invaluable asset. These officers are commonly found engaging with residents during community events, patrolling recreational areas, and proactively patrolling areas in need of a police presence. The electric pedal-assist bikes allow these officers to respond to critical situations more quickly and help ease fatigue.

This agreement, which requires approval by the Council, is a standard agreement the Cities have used for this program for years.

STAFF RECOMMENDATION:

Approve the agreement.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040
Healthy People

Guiding Principles
Superior Quality Services

ATTACHMENTS

1. Agreement located in the Appendix



ITEM 7

SUBJECT: Approval of an interlocal agreement with the City of Shawnee for public improvements to Gleason Road north of 83rd Street

CONTACT: Nick Arena, Municipal Services Director

DATE: April 7, 2026

ACTION NEEDED:

Approve an interlocal agreement with the City of Shawnee for public improvements to Gleason Road north of 83rd Street.

PROJECT BACKGROUND/DESCRIPTION:

The City's 2026 Residential Ultra-Thin Bonded Asphalt Surfacing (UBAS) and Overlay Project has 0.22 lane-miles of roadway that are within the Shawnee city limits. Gleason Road is the city limit from just south of 80th Place to 79th Street. This agreement provides that the City of Shawnee will reimburse Lenexa for its share of the project costs.

Bids were opened for the project on February 25, 2026. The City awarded the contract to McAnany Construction, Inc. at the March 3, 2026 City Council meeting. Improvements on Gleason Road will consist of pavement patching, UBAS surfacing, and pavement markings.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

The cost of the Gleason Road portion of the Residential UBAS Project is estimated at \$82,619.75. Shawnee's share of the project cost is \$13,149.60.

The total Residential UBAS Project cost is \$4,992,310.05 and will be paid through the Pavement Management Program (Capital Improvement Program Project No. 68014) and funded by a portion of the 3/8-cent Sales Tax, property tax revenue, and the City's share of motor fuel tax revenue (Special Highway Fund).

STAFF RECOMMENDATION:

Approve the agreement.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

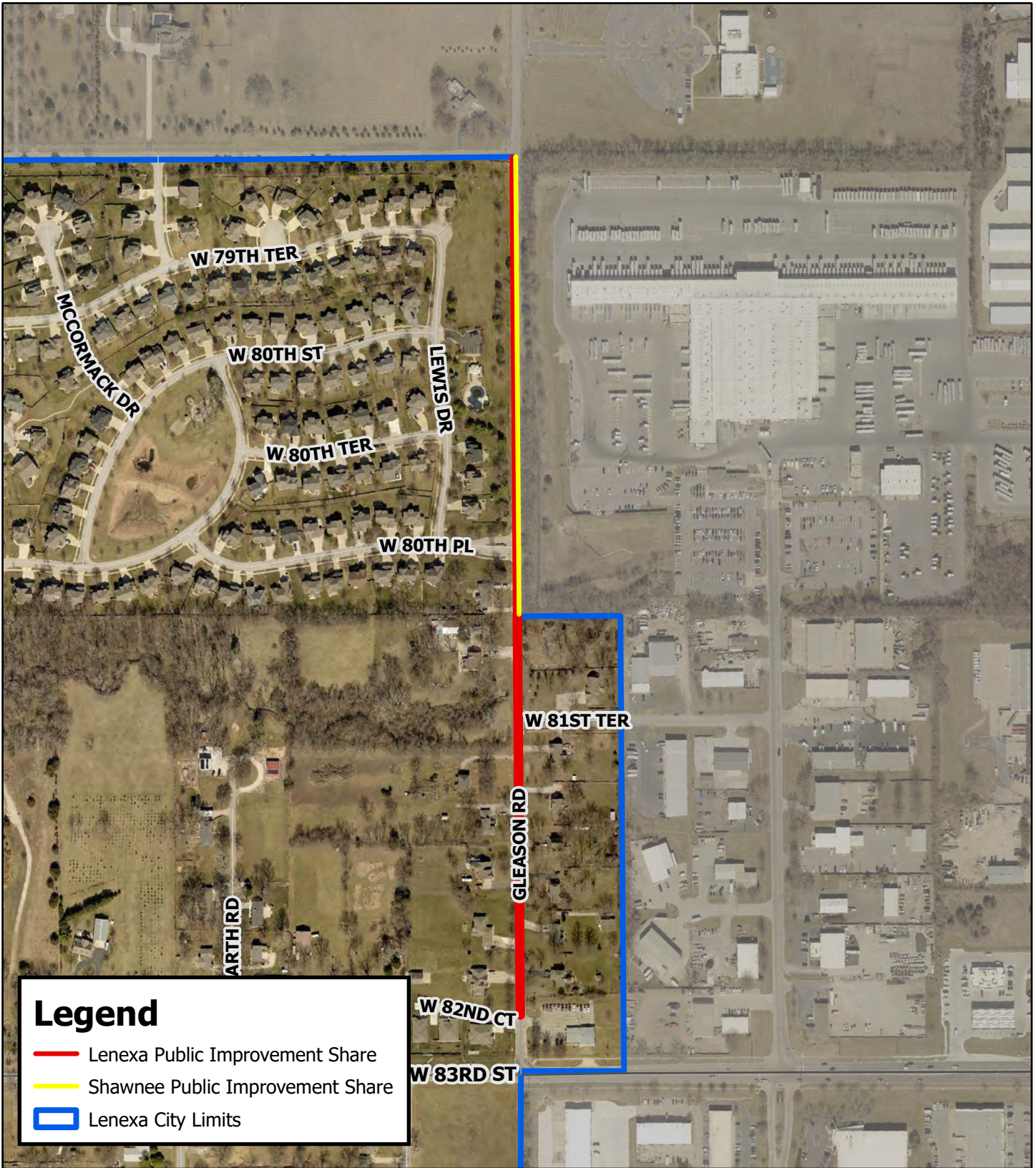
Integrated Infrastructure & Transportation

Guiding Principles

Superior Quality Services
Strategic Community Investment

ATTACHMENTS

1. Map
2. Agreement



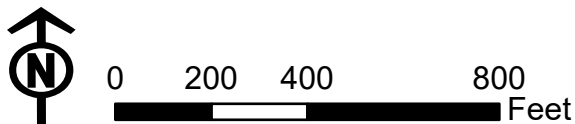
Legend

- Lenexa Public Improvement Share
- Shawnee Public Improvement Share
- Lenexa City Limits

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

Gleason Road Public Improvements

2026 Pavement Management Program - UBAS & Overlay



**AGREEMENT BETWEEN
THE CITY OF SHAWNEE, KANSAS, AND THE CITY OF LENEXA, KANSAS, FOR
PUBLIC IMPROVEMENTS OF GLEASON ROAD BETWEEN WEST 83RD STREET
AND WEST 79TH STREET**

THIS AGREEMENT is made and entered into effective the 23 day of Feb., 2026 by and between the City of Shawnee, Kansas ("Shawnee") and the City of Lenexa, Kansas ("Lenexa"), collectively "the Parties," for the purpose of public improvements of Gleason Road from West 83rd Street to 79th Street (hereinafter referred to as the "Improvements").

WHEREAS, the Parties have determined that it is in the public interest to jointly make the Improvements, as hereinafter provided;

WHEREAS, because Gleason Road serves as a city limit between Shawnee and Lenexa, the Improvements will be physically located partially within the jurisdictional boundaries of each Party;

WHEREAS, the Parties desire to enter into this Agreement to set forth their responsibilities for completion and future maintenance of the Improvements;

WHEREAS, K.S.A. 68-169 and K.S.A. 12-2908 authorize the Parties to cooperate in making public improvements;

WHEREAS, Shawnee Governing Body approved and authorized this Agreement on the 23 day of Feb., 2026 and;

WHEREAS, Lenexa Governing Body approved and authorized this Agreement on the ___ day of _____, 20__.

NOW, THEREFORE, in consideration of the above recitals, the mutual covenants and agreements herein contained, and for other good and valuable considerations, the Parties hereto agree as follows:

1. PURPOSE OF AGREEMENT. The Parties hereto enter into this Agreement for the purpose of jointly undertaking the Improvements. The Improvements include:

A 2-inch mill and asphalt overlay throughout the subject area, Ultrathin Bonded Asphalt Surface (UBAS), pavement markings, 4" Solid Yellow (Thermoplastic), Asphalt Patching (Full Depth), Asphalt Patching (2"), Asphalt Patching (4"), and traffic control on Gleason Road.

2. ESTIMATED COST OF THE PROJECT.

a. The total estimated cost of the Improvements is \$82,619.75 as detailed in **Exhibit A** attached hereto and incorporated by reference, with Lenexa's portion designated as \$69,470.15 and Shawnee's portion designated as \$13,149.60. However, the Cities understand and agree that this is just an estimate and the actual costs may be more or less. Shawnee agrees and intends to reimburse Lenexa for its share of the

actual cost of completion of the Improvements. At completion of the Improvements, Shawnee will certify to Lenexa that Shawnee has accepted the portion within its city limits, as constructed. Within thirty (30) days from certification of final completion of the Improvements, Lenexa shall submit to Shawnee a final accounting of all the Improvement costs. Shawnee shall reimburse Lenexa no later than sixty (60) days following receipt of the final accounting by Shawnee.

- b. The cost of making the Improvement shall include
 - i. Labor and material used in making the Improvement; and
 - ii. Such other expenses which are necessary in making the Improvement, exclusive of the cost for acquiring real property and any improvement thereon for the location of the Improvement. These expenses included but are not limited to design, project administration, construction inspection, material testing and utility relocations.
- c. The final actual cost of making said Improvement shall be distributed between the parties as follows:
 - i. Shawnee's portion of the Project Cost shall be approximately 16% of the local share of said Improvements (estimated to be Thirteen Thousand, One Hundred and Forty Nine and 60/100 Dollars (\$13,149.60)), as outlined in the attached **Exhibit A**.
 - ii. Lenexa's portion of the Project Cost shall be approximately 84% of the local share of said Improvements (estimated to be Sixty Nine Thousand, Four Hundred and Seventy and 15/100 Dollars (\$69,470.15)), as outlined in the attached **Exhibit A**,

3. FINANCING THE PROJECT. Shawnee and Lenexa shall each pay their portion of the cost with monies budgeted and appropriated funds.

4. DEDICATION OF EASEMENTS. Parties agree to dedicate or timely acquire and compensate for any and all temporary easements and permanent easements necessary for construction of the Improvements. Such dedications shall include, but shall not be limited to, Public Right-of-Way, Temporary Construction Easements, Permanent Drainage Easements, and Permanent Traffic Signal Easements. Such dedication shall occur on the forms approved by Parties within thirty days following execution of the Agreement.

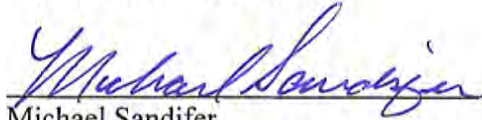
5. ADMINISTRATION OF THE PROJECT. Lenexa will be the Administrator for the Improvements. As Administrator for the Improvements, Lenexa will assume and perform the following duties:

- a. Coordinate and review the completion of the Improvements.
- b. Require the Improvements to be completed in conformance with the generally recognized and prevailing standards for completion.

- c. Require the contractor to comply with all applicable laws and regulations governing construction of the Improvements.
 - d. Solicit bids for and enter into a contract for the making of the Improvements in the manner required by law and require the contractor to comply with all applicable laws and regulations governing public contracts, including all non-discrimination laws and regulations.
 - e. Require statutory and performance bonds for the Improvements from all contractors and require that all contractors discharge and satisfy any mechanics or materialman's liens that may be filed. As Administrator, Lenexa on its own, or at Shawnee's request, will make any claim upon the statutory and performance bonds and require that the contractor fully perform all obligations under the statutory and performance bonds.
 - f. Require a maintenance bond for the Improvements from all contractors for a two-year period commencing on the date of substantial completion. As Administrator, Lenexa on its own, or at Shawnee's request will make any claim upon the maintenance bond and require that the contractor fully perform all obligations under the maintenance bond.
 - g. Require evidence of insurance from the contractor for loss or damage of life or property arising out of the contractor's negligent acts or omissions in an amount not less than \$2,000,000. The Parties shall be named as additional insureds on all applicable certificates of insurance issued by any contractor for the Improvement.
 - h. Require construction contracts to obligate the Contractor to defend, indemnify and save the Parties harmless from and against all liability for damages, costs, and expenses arising out of any claim, suit or action for injuries or damages sustained to persons or property by reason of the acts or omissions of the Contractor and the performance of his or her contract.
6. **DURATION OF THE AGREEMENT.** This Agreement shall continue in full force and effect until completion of the Improvements. Notwithstanding the previous sentence, Shawnee's and Lenexa's future maintenance obligations shall survive the termination of the Agreement. The Improvements shall be deemed completed upon receipt of written certification by Lenexa to Shawnee.
7. **FUTURE MAINTENANCE.** Upon completion of the Improvements and acceptance of the same by the Parties, unless otherwise agreed to in writing, the Parties shall individually maintain those portions of the Improvements located within their respective jurisdictions or easements.
8. **AMENDMENTS.** This Agreement cannot be modified or changed by any verbal statement, promise or agreement, and no modification, change nor amendment shall be binding on the Parties unless it shall have been agreed to in writing and signed by both Parties.
9. **JURISDICTION.** This Agreement shall be construed according to the laws of the State of Kansas and may be enforced in any court of competent jurisdiction.

IN WITNESS WHEREOF, the above and foregoing Agreement has been executed by the authority of their respective governing bodies the day and year first above written.

City of Shawnee, Kansas



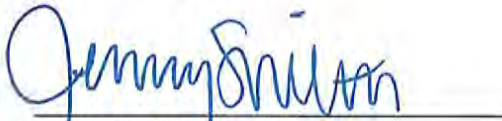
Michael Sandifer
Mayor

Attest:



Stephanie Zaldivar, City Clerk

Approved As To Form:



Jenny Smith
City Attorney

City of Lenexa, Kansas

Julie Sayers
Mayor

Attest:

Jennifer Martin, City Clerk

Approved As To Form:

Spencer L. Throssell
Assistant City Attorney



ITEM 8

SUBJECT: Approval of Change Order No. 1 to the contract with HNTB for the design of the 83rd Street Improvements - Gleason to Clare Project

CONTACT: Tim Green, Deputy Community Development Director

DATE: April 7, 2026

ACTION NEEDED:

Approve supplemental design services to the contract with HNTB for the design of the 83rd Street Improvements - Gleason to Clare Project ("Project").

PROJECT BACKGROUND/DESCRIPTION:

Last May, the City entered into a design contract with HNTB to perform final design services to reconstruct 83rd Street from Gleason Road to Clare Road. Due to increased traffic volumes, safety concerns, and deteriorating pavement conditions, City staff identified a need to improve the corridor. The Project includes widening 83rd Street to a four-lane divided arterial with roundabouts constructed at Gleason Road and Clare Road.

The intent of this Project is to design and construct improvements that will improve safety, walkability, and traffic flow efficiency of the corridor. Due to unforeseen conditions and challenges identified during the design phase, the City asked HNTB to provide a supplemental scope of services intended to address the following general items:

- geotechnical borings and lab work for three retaining wall locations and design of an additional retaining wall;
- location, design, coordination, and construction of septic systems found to be in conflict with the Project;
- additional topographic survey for expanded areas of improvement;
- revised property acquisition documents due to changes in property ownership and changes to the design as a result of public feedback and communications with residents;
- design services for a new utility duct bank to better condense the locations of wire utilities along the corridor;
- water main design on behalf of WaterOne due to the reimbursable nature of the present utility;
- field locating completed utility relocations to help reduce risk to the construction schedule;

- design of two water quality basins to help with stormwater management and treatment of drainage from the Project site; and
- other minor incidental design tasks resulting from unforeseen conditions or requests by City staff.

The change order does not affect the original contract completion date of December 20, 2026.

This agreement is available for review in the City Clerk's office.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

Pursuant to City policy on contracts of less than \$1 million, the City Council must approve change orders over \$50,000. The cost of Change Order No. 1 is \$409,136. The Project is included in the 2026-2030 Capital Improvement Program (Project No. 60067). The adopted Project budget is \$13,671,790. The City will be partially reimbursed for the design of the water main by WaterOne, and fully reimbursed for the design of the duct bank by the participating utility companies.

STAFF RECOMMENDATION:

Approve the change order.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

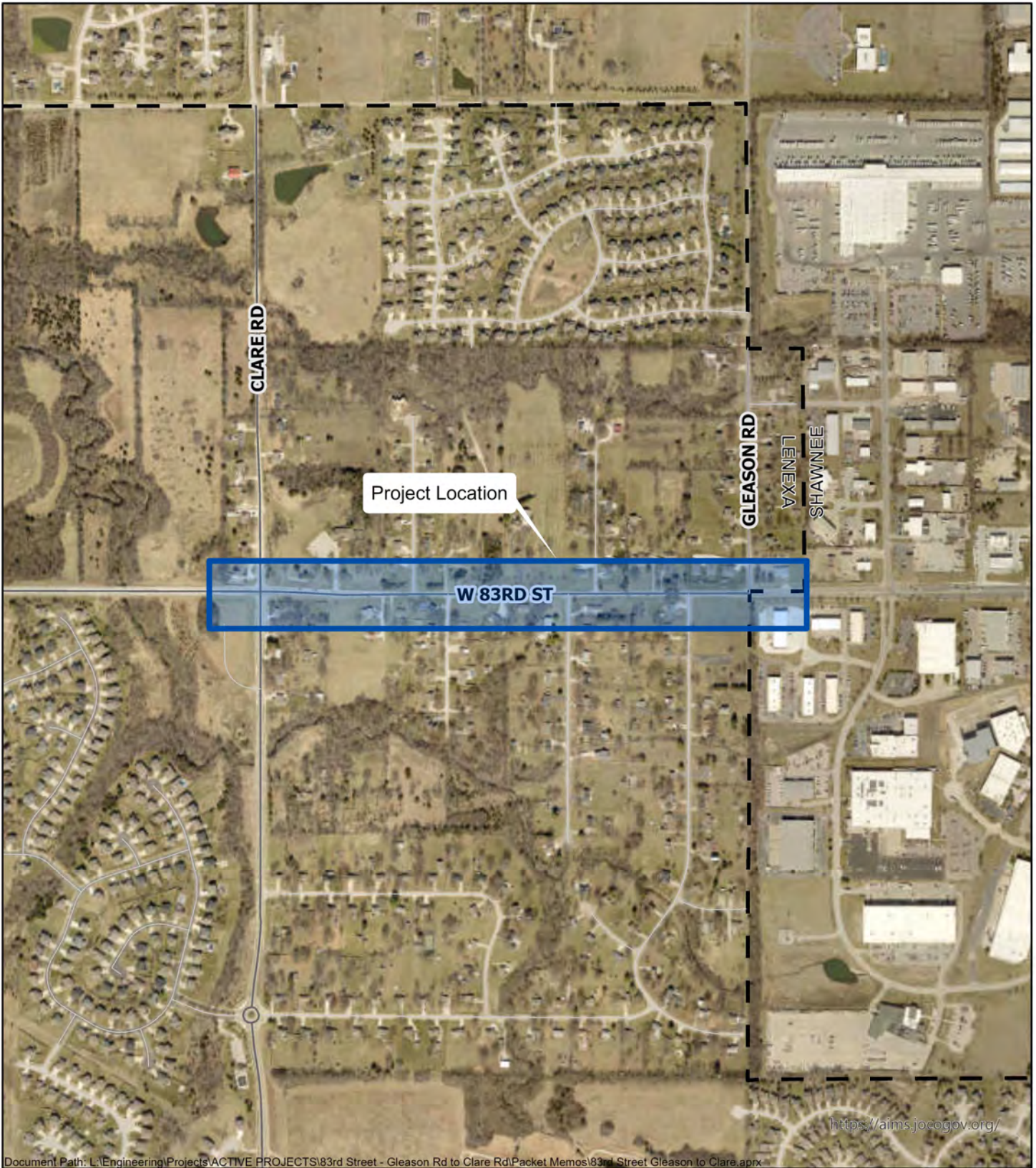
Integrated Infrastructure & Transportation

Guiding Principles

Strategic Community Investment

ATTACHMENTS

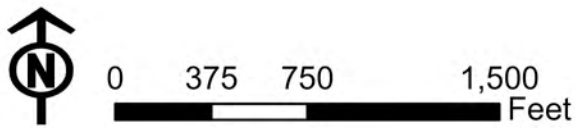
1. Map
2. Change Order



Document Path: L:\Engineering\Projects\ACTIVE PROJECTS\83rd Street - Gleason Rd to Clare Rd\Packet Memos\83rd Street Gleason to Clare.aprx

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

83rd Street (Gleason Road to Clare Road)





**DESIGN
CHANGE ORDER FORM**

PO: 2500110

17101 W. 87TH STREET PARKWAY · LENEXA, KANSAS 66219 · PH. (913) 477-7500 FAX (913) 477-7730 · WWW.LENEXA.COM

Date: 4/1/2026 Change Order Request # 1
 Project Manager: Brandon McElhiney
 Project Number: 60067.2520.3514
 Project Name and Location: 83rd Street Gleason to Clare Road - Final Design
 Consultant Name: HNTB Corporation

Reason for change order (Check all that apply):

- | | |
|---|--|
| <input checked="" type="checkbox"/> Unforeseen Conditions | <input type="checkbox"/> Utility Conflict |
| <input type="checkbox"/> Design Omission | <input type="checkbox"/> Work to accommodate another project |
| <input checked="" type="checkbox"/> Scope Change (City Initiated) | <input type="checkbox"/> Scope Change (Contractor Initiated) |
| <input type="checkbox"/> Other | <input type="checkbox"/> Quantity Error |

Urgency of Change Order:

- Consultant cannot proceed with any project work until change order is approved.
- Consultant cannot proceed with major project work, but can continue work.
- Consultant can proceed with all work except the immediate portion affected by the change order.
- Consultant must proceed with work before the change order can be approved.
- Change order is desirable, but not absolutely necessary to complete the project.

Contract Summary:

The original Contract Sum was:	\$954,488.00
Net change by previously authorized Change Orders:	\$0.00
The Contract Sum prior to this Change Order was:	\$954,488.00
The Contract Sum will be modified by this Change Order in the amount of:	\$409,136.00
The new Contract Sum will be:	\$1,363,624.00
% <u>Increase</u> (decrease) from current contract amount:	43%
The Contract Time will be increased (decreased) by:	0 days

Sufficient budget available to cover the requested change order? YES NO

Additional Required Approval:

Governing Body Approval Required: YES NO

Contracts \$0 to \$1,000,000: Change Orders greater than or equal to \$50,000

Contracts \$1,000,000 to \$3,000,000: Change Order increases contract by greater than 5%

Contracts greater than \$3,000,000: Change Order greater than or equal to \$150,000

Administrative Team Member Approval Required: ≤ \$20,000 YES NO

City Manager Approval Required: None of the above criteria apply YES NO

**The change order dollar thresholds listed above are non-cumulative*

Description of work to accomplish the change order:

(Attach appropriate backup material necessary to document the requested change order)

ITEM NO. 1 Additional Services

\$409,136.00


This change order adds engineering design, field exploration, and surveying services to the original scope of services. This work is needed to address unforeseen conditions discovered during preliminary design and to accommodate design changes resulting from the public

TOTAL CHANGE ORDER:


\$409,136.00

Approved: 
Project Manager

4/1/2026
Date

Approved: 
Tim Green, P.E.
City Engineer

4/1/26
Date

Approved: 
Scott McCullough
Community Development Director

4/1/26
Date

APPROVED AS TO FORM:

Steven Shrout, Assistant City Attorney

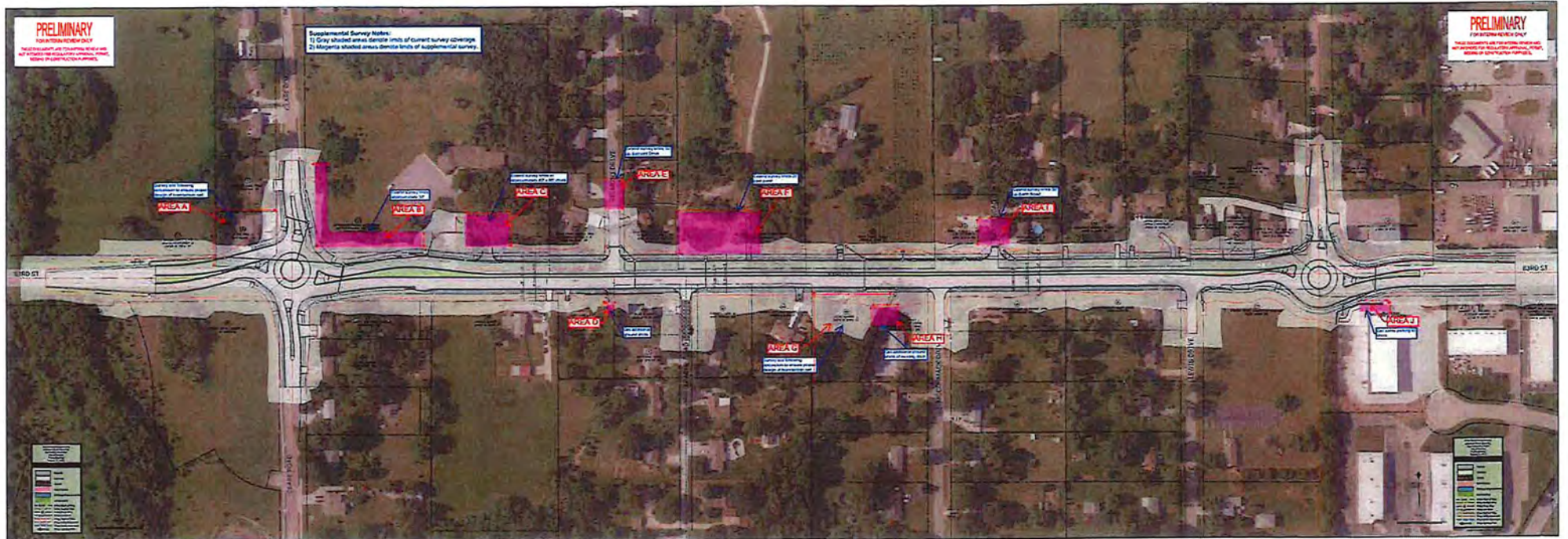
Approved: _____
Julie Sayers
Mayor

Date

Approved: _____
HNTB Corporation

Date

EXHIBIT A





ITEM 9

SUBJECT: Approval of an engineering consultant agreement with Braun Intertec Corporation to provide sampling and testing services of construction materials

CONTACT: Tim Green, Deputy Community Development Director

DATE: April 7, 2026

ACTION NEEDED:

Approval of an engineering consultant agreement with Braun Intertec Corporation ("Braun Intertec") to provide sampling and testing services of construction materials.

PROJECT BACKGROUND/DESCRIPTION:

The Community Development Department uses a third party consultant to perform quality assurance testing during construction of Capital Improvement Projects and Public Improvement Projects. These services include, but are not limited to:

- obtaining samples of fill material to perform Moisture-Density Relationship tests and Atterberg limits which define the critical water contents at which fine-grained soils transition between solid, semi-solid, plastic, and liquid states;
- performing in-place moisture and density tests for fill placed;
- testing concrete;
- testing asphaltic concrete materials;
- special inspection services for vertical/structural construction; and
- providing a project manager or staff engineer for consulting and report review/writing or other correspondence.

The City has used Braun Intertec since 2023. Their contract is now complete. Staff issued a Request for Proposals (RFP) to select a new consultant. The RFP was published in the Legal Record, Drexel Technologies, and the City of Lenexa website and the proposals were due December 19, 2025. The following firms submitted proposals:

- Braun Intertec
- Terracon
- TSi Geotechnical

A four-member staff selection committee reviewed the proposals and held interviews with each consultant. Upon review of the proposals and interviews, it was determined that Braun Intertec was the most qualified

firm. Braun Intertec is a Lenexa-based firm and has the experience and capabilities to perform the required tasks.

The initial term of this agreement shall be one year from the date a notice to proceed is given by the City to the consultant. The term of this agreement may be extended for up to two additional one-year terms at the sole option and discretion of the City.

This agreement uses the City's standard form and is available for review in the City Clerk's office.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

Invoices will be charged to each Capital Improvement Program project for which testing/sampling is performed. Public Improvement permit testing will be charged to the Community Development – Engineering budget. The contract has a maximum not to exceed fee of \$150,000.

STAFF RECOMMENDATION:

Approve the agreement.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

Integrated Infrastructure & Transportation

Guiding Principles

Superior Quality Services

ATTACHMENTS

None



ITEM 10

SUBJECT: Consideration of action items concerning the Clare Road Roundabout Replacement Project

CONTACT: Nick Arena, Municipal Services Director
Cody Wilbers, Assistant Municipal Services Director

DATE: April 7, 2026

ACTION NEEDED:

a. Approve an agreement with George Butler & Associates, Inc. ("GBA") for the Clare Road Roundabout Replacement Project ("Project"); and

b. Award a bid to Realm Construction, Inc. ("Realm") for the Project.

PROJECT BACKGROUND/DESCRIPTION:

This Project consists of:

- replacement of the asphalt pavement surrounding the four roundabouts on Clare Road between 83rd Street and Prairie Star Parkway with a reconstructed concrete roadway;
- replacement of deteriorating curb and gutter, sidewalk, and brick pavers, as needed;
- 2-inch asphalt mill and overlay of the remaining portion of Clare Road between 83rd Street and Prairie Star Parkway; and
- construction of a 10-foot concrete trail along Clare Road from 86th Terrace to Prairie Star Parkway.

Staff held an open house on Monday, March 23rd at Fire Station 3 to discuss the Project with residents in the surrounding neighborhoods. A total of 15 residents attended.

Staff has also negotiated a supplemental agreement with GBA in the amount of \$320,406.50 for full-time inspection and materials testing during construction of the Project. GBA was chosen through a qualifications-based selection process.

This agreement uses the City's standard form and is available for review in the City Clerk's office.

Bids for construction were opened April 1, 2026, with the following results:

<i>Engineer's Estimate</i>	\$3,522,965.01
*Realm Construction, Inc.	\$3,071,309.74
Freeman Concrete Construction, LLC	\$4,292,853.55
Superior Bowen Asphalt Company, LLC	\$3,782,295.35
McAnany Construction Inc.	\$3,700,000.00

*low bidder

While Realm has not completed any past projects for the City, they have successfully completed past projects for the State of Kansas, and other surrounding municipalities. Realm specializes in heavy roadway work and concrete paving. Staff believes they are qualified to perform the work.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

The Project is included in the 2026-2030 Capital Improvement Program (Project No. 60064) and is funded by the Capital Improvement Fund and Excise Tax. The inspection and material testing services agreement is for \$320,406.50. The construction contract is for \$3,071,309.74.

STAFF RECOMMENDATION:

Approve the agreement and award the bid.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

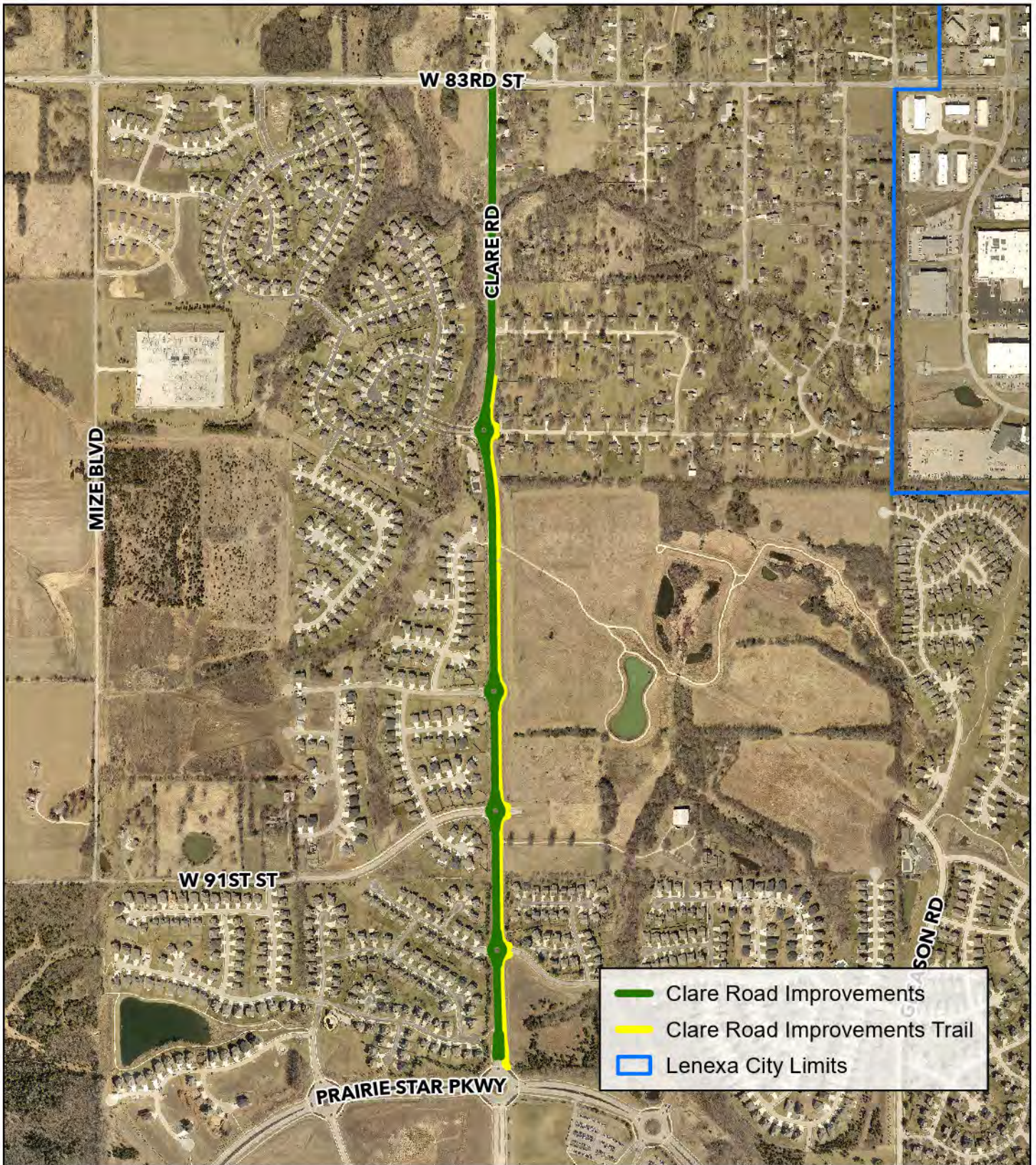
Intergrated Infrastructure & Transportation

Guiding Principles

Strategic Community Investment

ATTACHMENTS

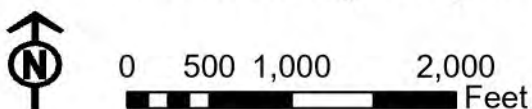
1. Map



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

Clare Road Infrastructure Improvements Project

Roadway Improvements and Trail Construction





ITEM 11

SUBJECT: Consideration of action items concerning the 87th Street Traffic Signals - Scarborough to Winchester Project

CONTACT: Tim Green, Deputy Community Development Director

DATE: April 7, 2026

ACTION NEEDED:

- a. Approve an agreement with the Secretary of Transportation for the State of Kansas ("KDOT") for the 87th Street Traffic Signals - Scarborough to Winchester Project ("Project"); and
- b. Adopt a resolution declaring it necessary to appropriate private property for the construction of the Project.

PROJECT BACKGROUND/DESCRIPTION:

This Project was selected to receive federal funding from the Carbon Reduction Program (CRP) and the Congestion Mitigation & Air Quality (CMAQ) Program for a total of \$1 million. The Project consists of:

- the construction of traffic signals at eastbound and westbound 87th Street Parkway at Scarborough Street;
- sidewalk enhancements along Scarborough Street;
- installation of street trees;
- amenity zone development;
- bus stop enhancements (shelter, bench, trash receptacle, and kiosk); and
- pedestrian connectivity to Renner Boulevard via trails within the interior of the parcel located between Scarborough Street and Renner Boulevard.

The agreement with KDOT is necessary to receive reimbursements of the federal funding.

The City will need to acquire easements and this is the first step in acquiring necessary easements for the Project. This resolution empowers the Community Development Director, or their designee, to approve offers, negotiate for the acquisition of such private property, and enter into agreements to accomplish such acquisition, provided sufficient funding is available in the approved Project budget. This provision affirms the standard practice by which Community Development staff make all reasonable attempts to settle with property owners outside of condemnation. Should condemnation be necessary, staff will seek authorization from the Governing Body to initiate those proceedings. The City has retained Orrick & Erskine as acquisition counsel on the Project.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

The Project is budgeted in the 2026-2030 Capital Improvement Program (Project No. 60090) at \$2,455,338.00, which includes any necessary acquisition costs. Funding sources include:

Carbon Reduction Program (CRP)	\$640,000
Congestion Mitigation & Air Quality (CMAQ)	\$360,000
Transportation Improvement Program Fees	\$1,186,000
Tax Increment Funding	\$269,338
Total	\$2,455,338

STAFF RECOMMENDATION:

Approve the agreement and adopt the resolution.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

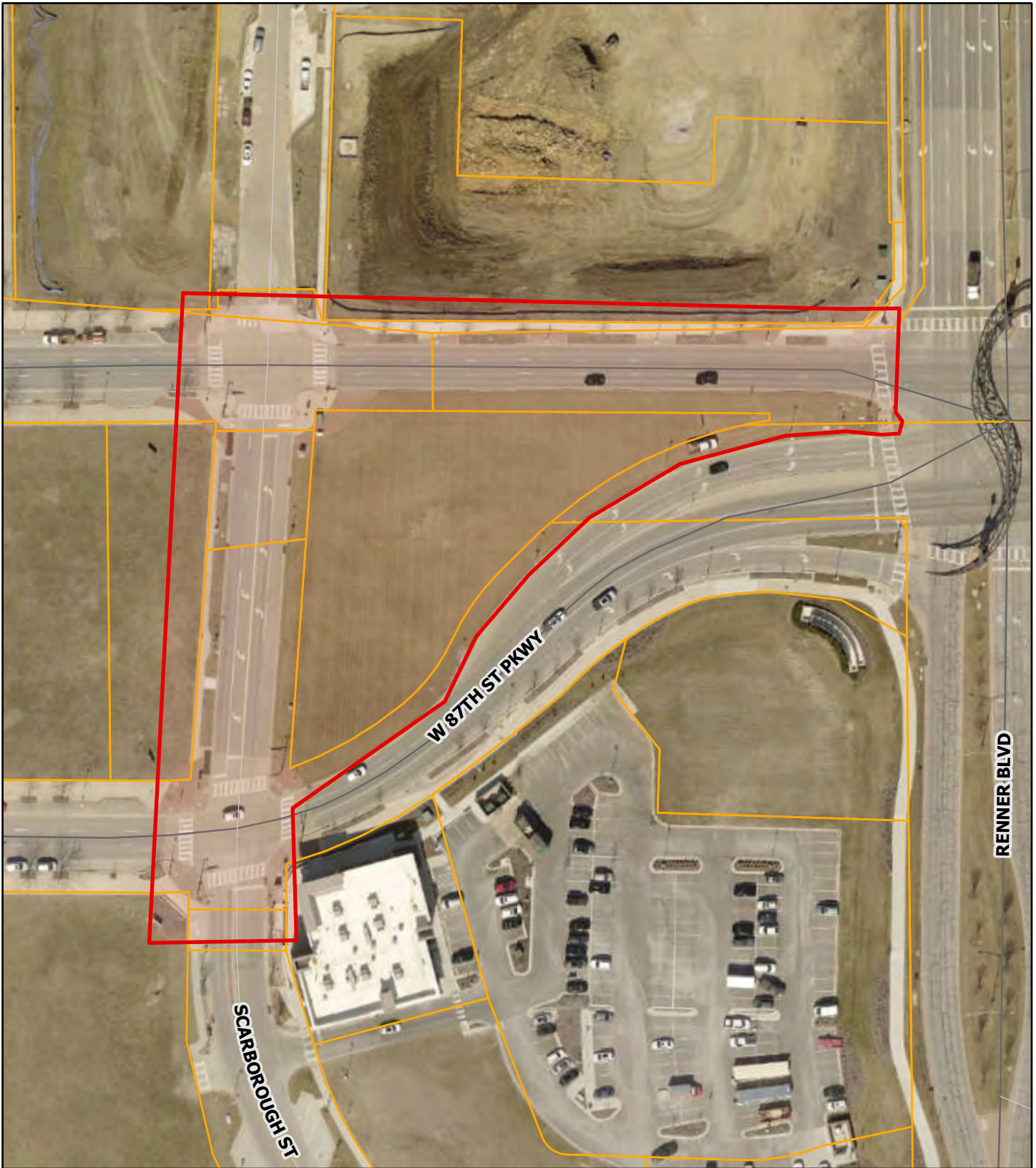
Integrated Infrastructure & Transportation

Guiding Principles

Strategic Community Investment

ATTACHMENTS

1. Map
2. Exhibits
3. Resolution

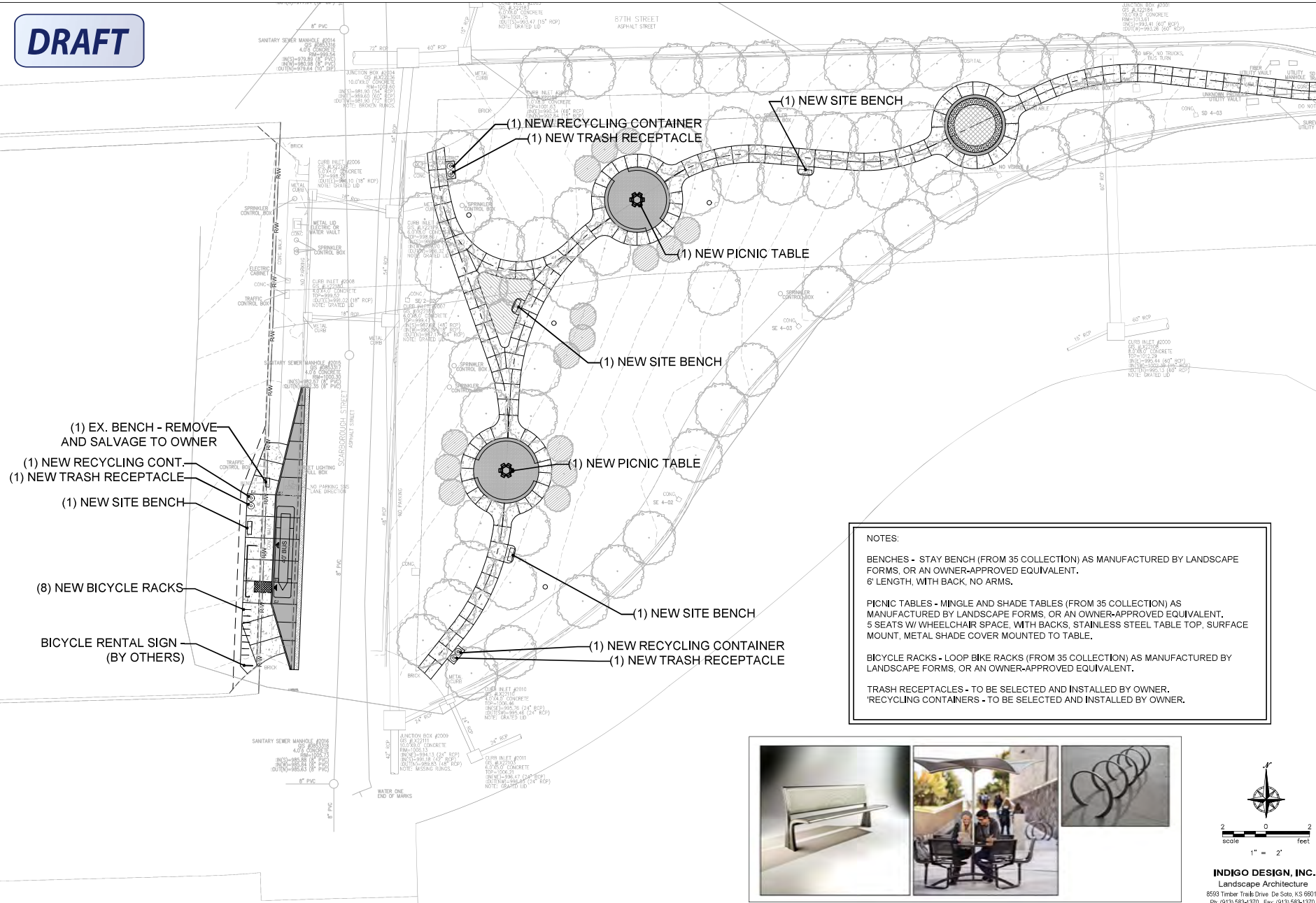


Data Source: City of Lenexa and Johnson County Kansas
For further information, please call 913-477-7500

87th Street Parkway & Scarborough Street Intersection Improvements & Pedestrian Accommodations



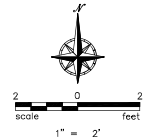
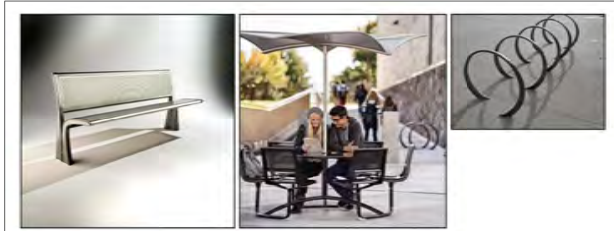
DRAFT



NOTES:

- BENCHES - STAY BENCH (FROM 35 COLLECTION) AS MANUFACTURED BY LANDSCAPE FORMS, OR AN OWNER-APPROVED EQUIVALENT. 6' LENGTH, WITH BACK, NO ARMS.
- PICNIC TABLES - MINGLE AND SHADE TABLES (FROM 35 COLLECTION) AS MANUFACTURED BY LANDSCAPE FORMS, OR AN OWNER-APPROVED EQUIVALENT. 5 SEATS W/ WHEELCHAIR SPACE, WITH BACKS, STAINLESS STEEL TABLE TOP, SURFACE MOUNT, METAL SHADE COVER MOUNTED TO TABLE.
- BICYCLE RACKS - LOOP BIKE RACKS (FROM 35 COLLECTION) AS MANUFACTURED BY LANDSCAPE FORMS, OR AN OWNER-APPROVED EQUIVALENT.
- TRASH RECEPTACLES - TO BE SELECTED AND INSTALLED BY OWNER.
- RECYCLING CONTAINERS - TO BE SELECTED AND INSTALLED BY OWNER.

- (1) EX. BENCH - REMOVE AND SALVAGE TO OWNER
- (1) NEW RECYCLING CONT.
- (1) NEW TRASH RECEPTACLE
- (1) NEW SITE BENCH
- (8) NEW BICYCLE RACKS
- BICYCLE RENTAL SIGN (BY OTHERS)

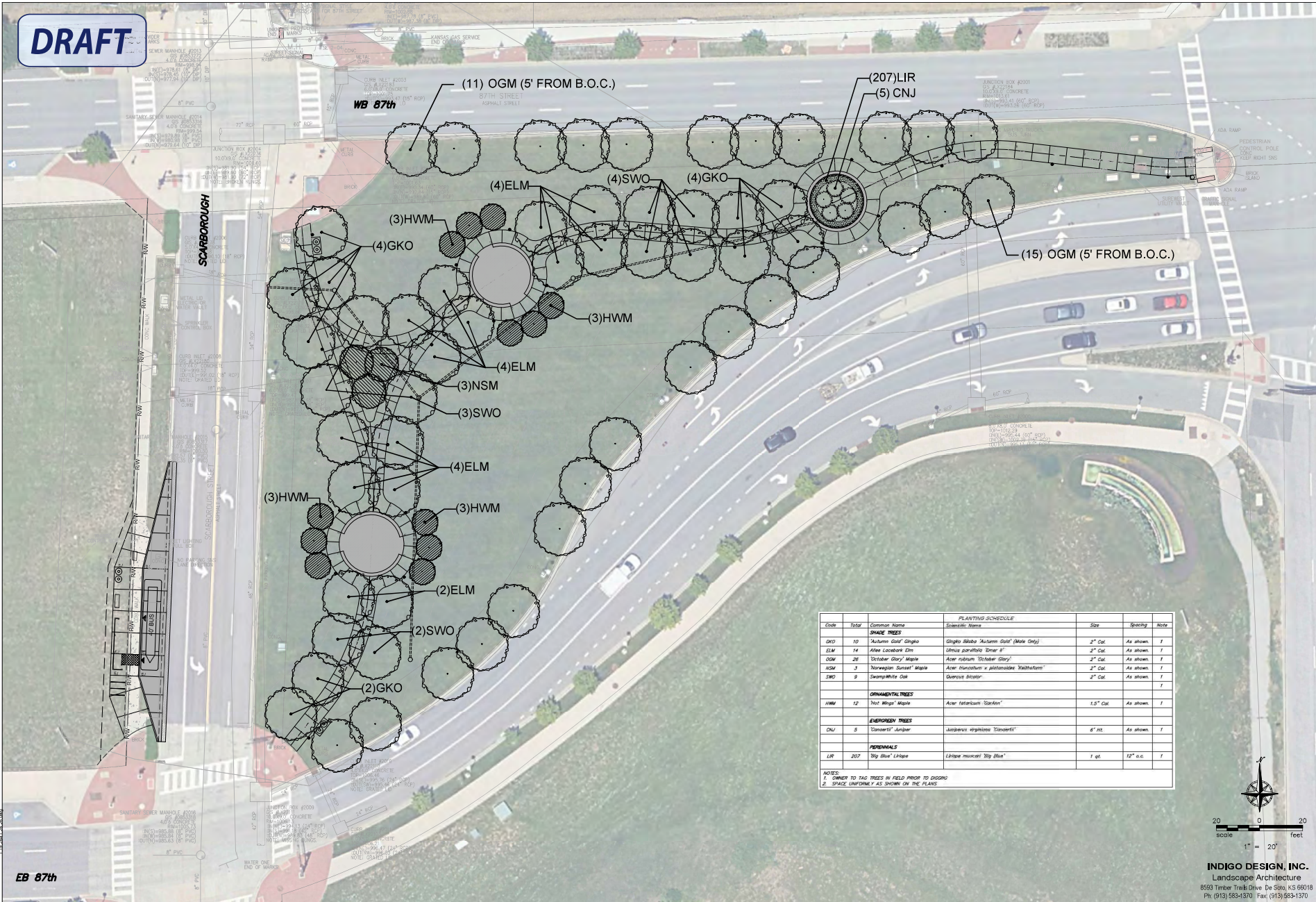


INDIGO DESIGN, INC.
 Landscape Architecture
 8559 Timber Trail Drive, De Soto, KS 66018
 Ph: (913) 583-1370 Fax: (913) 583-1370

87th STREET PARKWAY & CITY CENTER EAST GATEWAY
 SITE AMENITIES PLAN
 PRELIMINARY PLAN
 SHEET NO. **L400**
 HNTB
 Lenexa
 6300 SPRING PARKWAY, SUITE 100
 LENEXA, KS 66211
 (913) 492-9303
 DATE: 11/16/2018
 BY: AP/DT
 RELATIONS:

PLOTTED ON: MON 11/16/2018 2:32 PM
 PLOT STYLE: Lenexa 87th-CDE.dwg
 DESIGNED BY: Lenexa 87th-CDE_Gateway - LA Sheets -
 PREPARED BY: PRELIM_PLAN SET - 13,16,26.dwg
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 PRELIM_PLAN SET - 13,16,26.dwg

DRAFT



Code	Total	Common Name	Scientific Name	Size	Spacing	Note
SHADE TREES						
GKO	10	Autumn Glory Ginkgo	Ginkgo biloba 'Autumn Gold' (Male Only)	2" Cal.	As shown	1
ELM	14	Allee Lacebark Elm	Ulmus parvifolia 'Emar 3'	2" Cal.	As shown	1
OGM	26	'October Glory' Maple	Acer rubrum 'October Glory'	2" Cal.	As shown	1
NSM	3	'Norwegian Sunset' Maple	Acer platanoides 'platanoides 'Sunset'	2" Cal.	As shown	1
SWO	9	Swamp White Oak	Quercus bicolor	2" Cal.	As shown	1
ORNAMENTAL TREES						
HWM	12	'Hot Wings' Maple	Acer falsiparvum 'Spartan'	1.5" Cal.	As shown	1
EVERGREEN TREES						
DNV	5	'Compass' Juniper	Juniperus virginiana 'Compass'	6" Ht.	As shown	1
PERENNIALS						
LIR	207	'Big Blue' Liriodendron	Liriodendron 'Big Blue'	1 qt.	12" o.c.	1

NOTES:
 1. CHECK TO TAG TREES IN FIELD PRIOR TO ORDERING
 2. SPACE UNIFORMLY AS SHOWN ON THE PLANS



INDIGO DESIGN, INC.
 Landscape Architecture
 8559 Timber Trails Drive, De Soto, GA 30030
 Ph: (913) 583-4370 Fax: (913) 583-1370

PLOTTED ON: January 26, 2020 11:18 AM
 PLOT STYLE: Lenexa 200.ctb
 DESIGNED BY: Lenexa
 C:\Users\gao\OneDrive\Documents\Projects\Lenexa - 87th & SCB/CAD/Lenexa 87th-CDE-Gateway-LA Sheets - PRELIM PLAN SET - 1,18,26-1,26,26.dwg

EB 87th

6300 SPRING PARKWAY, SUITE 100
 LENEXA, KANSAS 66211
 (913) 492-9303

HNTB

Lenexa

NO.	DATE	BY	APP'D	RELATIONS
4				
3				
2				
1				

87th STREET PARKWAY & CITY CENTER EAST GATEWAY
LANDSCAPE PLAN

SHEET NO.
L300

PRELIMINARY PLANS

RESOLUTION NO. _____

A RESOLUTION DECLARING IT NECESSARY TO APPROPRIATE PRIVATE PROPERTY FOR THE USE OF THE CITY OF LENEXA, KANSAS FOR CONSTRUCTION OF 87TH STREET PARKWAY AND SCARBOROUGH STREET INTERSECTION IMPROVEMENTS AND PEDESTRIAN ACCOMMODATIONS PROJECT.

WHEREAS, the City of Lenexa, Kansas does hereby authorize and direct the following described improvement:

87th Street Parkway and Scarborough Street Intersection Improvements and Pedestrian Accommodations Project.

WHEREAS, it is necessary to acquire private property for the construction of the improvements.

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

SECTION ONE: It is hereby declared necessary to acquire private property for the use of the City of Lenexa, Kansas, for the following described improvements:

87th Street Parkway and Scarborough Street Intersection Improvements and Pedestrian Accommodations Project.

SECTION TWO: It is hereby authorized and directed that a survey and description of the lands or interests therein to be acquired be made by the City Engineering staff and filed with the City Clerk of the City of Lenexa, Kansas.

SECTION THREE: The Community Development Director, or designee, is hereby empowered to negotiate and approve offers for the acquisition of such private property and to enter into agreements accomplishing such acquisition, whose value does not exceed his authorization under the City's purchasing policy; and the City Manager, or her designee, is authorized to enter into all other agreements accomplishing such acquisition; provided there is sufficient funding available in the approved project budget to accomplish the same.

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

ADOPTED by the City Council this 7th day of April, 2026.

SIGNED by the Mayor this 7th day of April, 2026.

CITY OF LENEXA, KANSAS

[SEAL]

Julie Sayers, Mayor

ATTEST:

Jennifer Martin, City Clerk

APPROVED AS TO FORM:

Steven D. Shrout, Assistant City Attorney



ITEM 12

SUBJECT: Consideration of action items concerning the 95th Street Improvements - Renner to Lackman Project

CONTACT: Tim Green, Deputy Community Development Director

DATE: April 7, 2026

ACTION NEEDED:

- a. Approve an agreement with the Secretary of Transportation for the State of Kansas ("KDOT") for the 95th Street & Lackman Road intersection portion of the 95th Street Improvements - Renner to Lackman Project ("Project"); and
- b. Adopt a resolution declaring it necessary to appropriate private property for the construction of the Project.

PROJECT BACKGROUND/DESCRIPTION:

This Project was selected to receive federal funding from the Congestion Mitigation & Air Quality (CMAQ) program in the amount of \$1.4 million for the construction of the Project.

The Project includes:

- a new signal at 95th Street & Lackman Road,
- intersection realignment,
- additional turn lanes,
- minor storm sewer work,
- intersection lighting,
- mill and overlay, and
- sidewalk/trail improvements for the intersection.

The agreement with KDOT is necessary to receive reimbursements of the federal funding.

The City will need to acquire easements and this is the first step in acquiring necessary easements for the Project. This resolution empowers the Community Development Director, or their designee, to approve offers, negotiate for the acquisition of such private property, and enter into agreements to accomplish such acquisition, provided sufficient funding is available in the approved Project budget. This provision affirms the standard practice by which Community Development staff make all reasonable attempts to settle with property owners outside of condemnation. Should condemnation be necessary, staff will seek authorization from the Governing Body to initiate those proceedings. The City has retained Orrick & Erskine as acquisition counsel on the Project.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

The Project is budgeted in the 2026-2030 Capital Improvement Program (Project No. 60063) at \$3,928,391.00, which includes any necessary acquisition costs. Funding sources include:

Congestion Mitigation & Air Quality (CMAQ)	\$1,400,000
Excise Tax	\$1,821,391
County Assisted Road System (CARS)	\$707,000
Total	\$3,928,391

STAFF RECOMMENDATION:

Approve the agreement and adopt the resolution.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

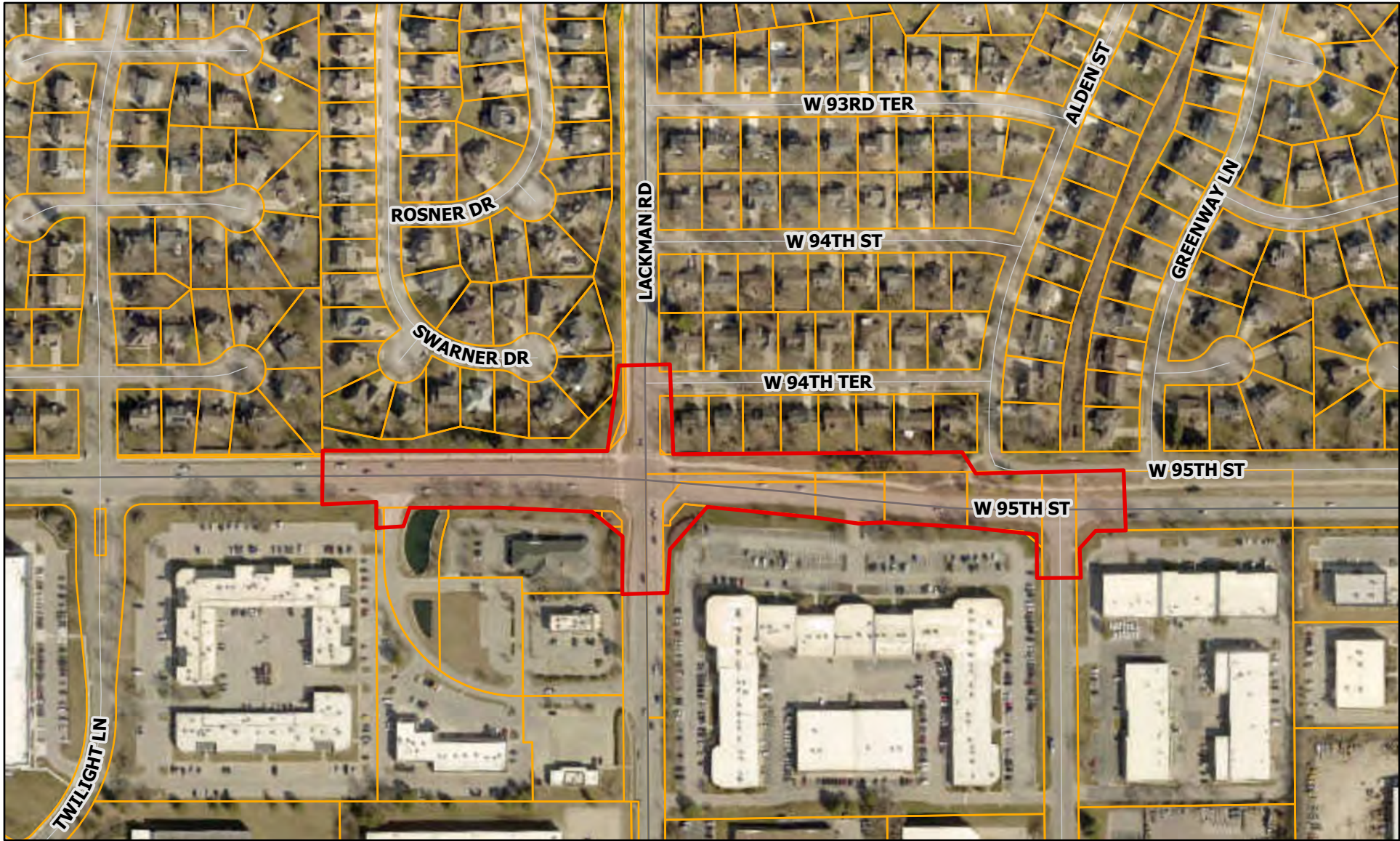
Integrated Infrastructure & Transportation

Guiding Principles

Strategic Community Investment

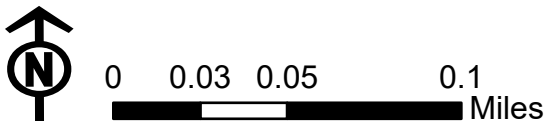
ATTACHMENTS

1. Map
2. Resolution



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

95th Street & Lackman Road Intersection Improvements



RESOLUTION NO. _____

A RESOLUTION DECLARING IT NECESSARY TO APPROPRIATE PRIVATE PROPERTY FOR THE USE OF THE CITY OF LENEXA, KANSAS FOR CONSTRUCTION OF THE 95TH STREET - RENNER BLVD. TO LACKMAN ROAD IMPROVEMENTS PROJECT.

WHEREAS, the City of Lenexa, Kansas does hereby authorize and direct the following described improvement:

95th Street - Renner Blvd. to Lackman Road Improvements Project

WHEREAS, it is necessary to acquire private property for the construction of the improvements.

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

SECTION ONE: It is hereby declared necessary to acquire private property for the use of the City of Lenexa, Kansas, for the following described improvements:

95th Street - Renner Blvd. to Lackman Road Improvements Project.

SECTION TWO: It is hereby authorized and directed that a survey and description of the lands or interests therein to be acquired be made by the City Engineering staff and filed with the City Clerk of the City of Lenexa, Kansas.

SECTION THREE: The Community Development Director, or designee, is hereby empowered to negotiate and approve offers for the acquisition of such private property and to enter into agreements accomplishing such acquisition, whose value does not exceed his authorization under the City's purchasing policy; and the City Manager, or her designee, is authorized to enter into all other agreements accomplishing such acquisition; provided there is sufficient funding available in the approved project budget to accomplish the same.

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

ADOPTED by the City Council this 7th day of April, 2026.

SIGNED by the Mayor this 7th day of April, 2026.

CITY OF LENEXA, KANSAS

[SEAL]

Julie Sayers, Mayor

ATTEST:

Jennifer Martin, City Clerk

APPROVED AS TO FORM:

Steven D. Shrout, Assistant City Attorney



ITEM 13

SUBJECT: Resolution authorizing Mayor to execute a Kansas quit claim deed for the conveyance of property located in the vicinity of Prairie Star Parkway and future Woodsonia Drive

CONTACT: Sean McLaughlin, City Attorney

DATE: April 7, 2026

ACTION NEEDED:

Adopt a resolution authorizing the Mayor to execute a Kansas quit claim deed for the conveyance of property located in the vicinity of Prairie Star Parkway and future Woodsonia Drive.

PROJECT BACKGROUND/DESCRIPTION:

In 2025, the City approved the Woodsonia Drive Special Benefit District (SBD), which includes the construction of Woodsonia Drive between 83rd Street and Prairie Star Parkway. The City is preparing to start construction of the southern portion of the SBD in the vicinity of Prairie Star Parkway.

A portion of Woodsonia Drive is located on property owned by the Shelley J. Davis Revocable Trust ("Davis Trust"), which is not part of the SBD. In order to obtain the necessary easements and right-of-way for the SBD, the City and Davis Trust have agreed to exchange property in the vicinity of Woodsonia Drive and Prairie Star Parkway. The City will convey to the Davis Trust a 13,826 square foot parcel and a 32,032 square foot parcel, both adjacent to Prairie Star Parkway. The City obtained the land as part of its acquisition for the construction of Prairie Star Parkway in 1999. In return, the Davis Trust will convey 51,731 square feet of permanent right-of-way and 10,021 square feet of permanent easements to the City, which will be used for the construction of the SBD.

The resolution authorizes the Mayor to execute the quit claim deed and delegates authority to the City Manager or a designee to execute any documents that may be necessary to facilitate the exchange of property with the Davis Trust.

STAFF RECOMMENDATION:

Adopt the resolution.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

Integrated Infrastructure & Transportation

Guiding Principles

Strategic Community Investment

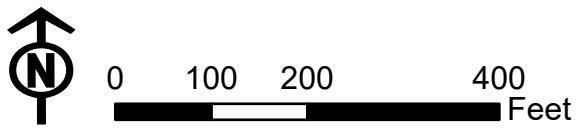
ATTACHMENTS

- 1. Map
- 2. Resolution



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

Woodsonia Drive Property Exchange



RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A KANSAS QUIT CLAIM DEED FOR THE CONVEYANCE OF PROPERTY LOCATED IN THE VICINITY OF PRAIRIE STAR PARKWAY AND FUTURE WOODSONIA DRIVE.

WHEREAS, the City is constructing Woodsonia Drive between 83rd Street and Prairie Star Parkway as part of the Woodsonia Special Benefit District (“SBD”);

WHEREAS, the City is the owner of real property located in the vicinity of Prairie Star Parkway and future Woodsonia Drive (the “City Property”);

WHEREAS, the City Property was acquired by City as part of the extension of Prairie Star Parkway in 1999 and is currently being used as public right-of-way; and

WHEREAS, a portion of the SBD is located on property owned by the Shelley J. Davis Revocable Trust (“Davis Trust”) which is not part of the SBD;

WHEREAS, in order to obtain the necessary easements and right-of-way for the SBD, the City and the Davis Trust desire to exchange property in the vicinity of the intersection of Woodsonia Drive and Prairie Star Parkway;

WHEREAS; the City desires to convey approximately trust a 13,826 sq. ft. parcel and 32,032 sq. ft. parcel both adjacent to Prairie Star Parkway to the Davis Trust;

WHEREAS, the Davis Trust desires to convey 51,731 sq. ft. of permanent right-of-way and 10,021 sq. ft. of permanent easements to the City which will be used for the construction of the SBD;

WHEREAS, both parties have read and understand the terms and conditions set forth in the Kansas Real Estate Contract, attached hereto as Exhibit “A”.

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

SECTION ONE: The City of Lenexa, Kansas, a municipal corporation, does hereby approve and authorize the Mayor to execute the Kansas quit claim deed, in substantially the same form as Exhibit “A” attached hereto and incorporated herein by reference, and authorizes the Mayor or the City Manager or her designee to execute all other documents and instruments as may be reasonably necessary to facilitate the exchange of the Property and carry out the terms of this Resolution. Notwithstanding, the conveyance of the City Property shall be contingent upon the City receiving fully executed documents from the Davis Trust for the conveyance of property necessary to construct the Woodsonia SBD.

SECTION TWO: This Resolution shall be effective upon passage and execution by the Mayor.

ADOPTED by the City Council this 7th day of April, 2026.

SIGNED by the Mayor this 7th day of April, 2026.

CITY OF LENEXA, KANSAS

[SEAL]

Julie Sayers, Mayor

ATTEST:

Jennifer Martin, City Clerk

APPROVED AS TO FORM:

Sean McLaughlin, City Attorney



ITEM 14

SUBJECT: Resolution calling for a public hearing to consider approving Tax Increment Financing (TIF) Redevelopment Project Plan 2D in the City Center TIF District (The Rise at City Center Project)

CONTACT: Sean McLaughlin, City Attorney

DATE: April 7, 2026

ACTION NEEDED:

Adopt a resolution calling for a public hearing to consider approving Tax Increment Financing (TIF) Redevelopment Project Plan 2D in the City Center TIF District (The Rise at City Center Project).

PROJECT BACKGROUND/DESCRIPTION:

This resolution is only to provide notice of a public hearing at the May 19, 2026 City Council meeting, at which time the Governing Body will consider approving Redevelopment (TIF) Project Plan 2D ("Project Plan 2D") encompassing approximately 1.54 acres. Project Plan 2D is located on the southeast corner of 87th Street Parkway & Renner Boulevard in City Center East.

Pursuant to state law, before a TIF project plan is considered by a governing body, the city's planning commission must first examine the proposed project plan in light of the city's comprehensive plan and make a finding that the two plans are consistent. The Lenexa Planning Commission will consider Project Plan 2D at the April 6, 2026 Planning Commission meeting. If the Planning Commission makes this finding, then the City Council would pass this resolution calling for a public hearing. It is strictly procedural. If the Planning Commission does not make the necessary findings, staff will withdraw this item from the City Council agenda prior to its consideration.

On October 21, 2025, the City Council approved the preliminary plan for the mixed-use development proposed in Project Plan 2D. The project is to be constructed by The RiSE CC, Inc. and CB Rise, LLC (collectively, the "Developer"). The mixed-use development includes the construction of an 11-story building with office and/or retail and active-adult boutique residential units as well as structured parking and associated infrastructure. TIF increment generated from the Project Plan 2D area over the 20-year TIF term will be used for TIF reimbursable costs associated with the Project Plan 2D development, including surface and structured parking, public and private streets, site development, and related infrastructure. The City would receive reimbursement for the assessments and costs associated with the financing of the City Center East Internal Streets and 87th Street Parkway Special Benefit District (SBD) Improvements. The eligible costs, priority and terms of reimbursement will be set forth in a Disposition & Development Agreement (DDA) between the City and Developer.

Prior to the public hearing at the May 19, 2026 City Council meeting, staff will present information regarding the proposed Project Plan 2D improvements and the associated feasibility study. Adoption of the DDA is expected to occur at the May 19, 2026 City Council meeting, if Project Plan 2D is approved.

Because information regarding this Project Plan 2D will be available for review by the public after publication of this resolution, a courtesy copy of Project Plan 2D is also included for your information.

STAFF RECOMMENDATION:

Adopt the resolution.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

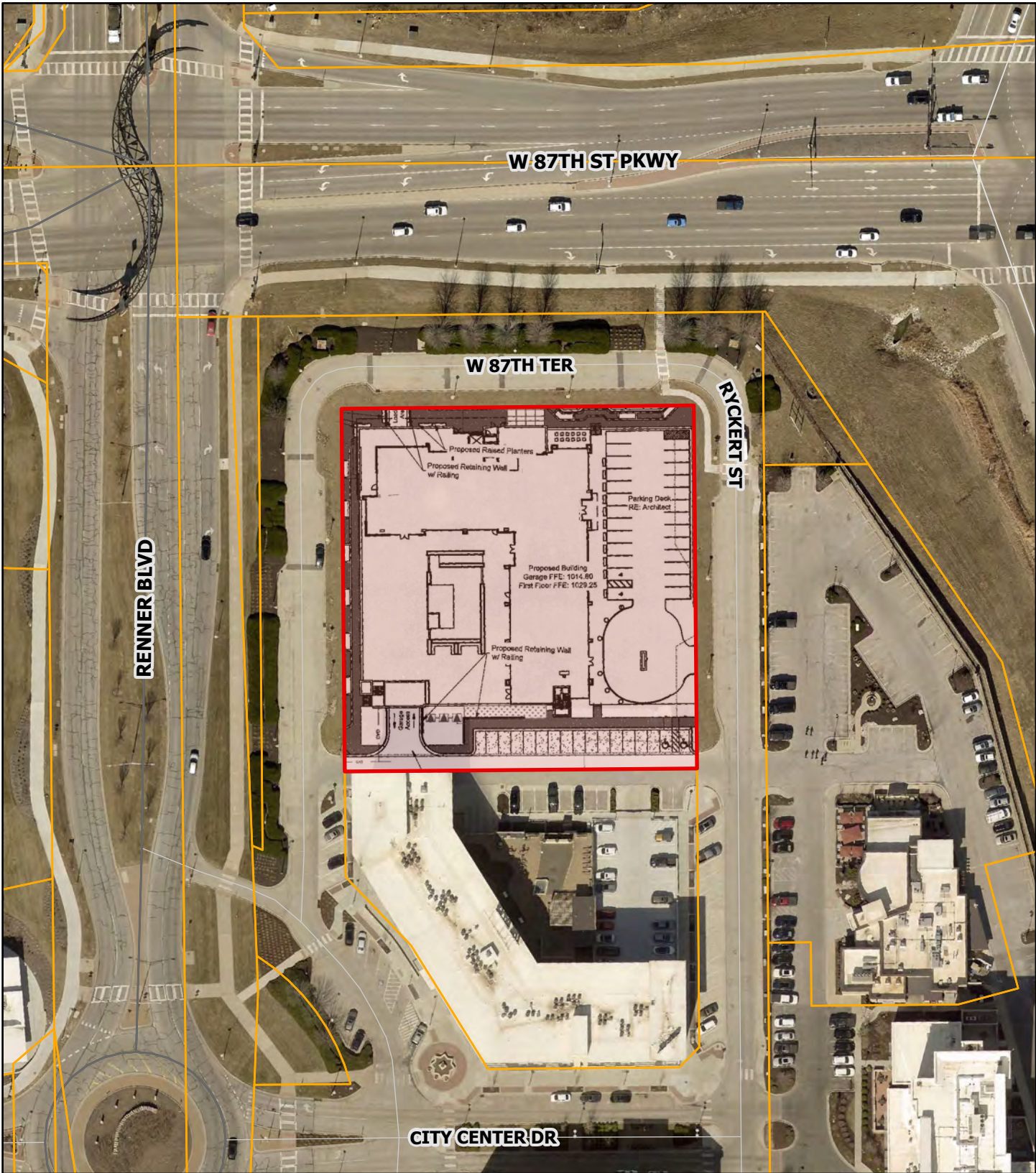
Vibrant Neighborhoods

Guiding Principles

Responsible Economic Development

ATTACHMENTS

1. Map
2. Exhibits
3. Resolution
4. Project Plan 2D located in the Appendix



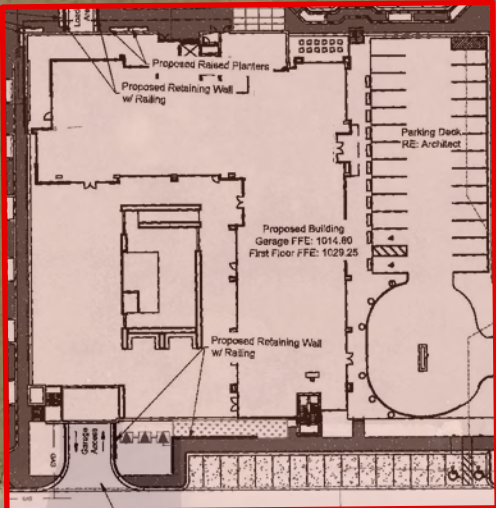
W 87TH ST PKWY

W 87TH TER

RENNER BLVD

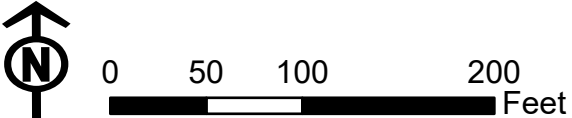
RYCKERT ST

CITY CENTER DR



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

The RiSE





RENDERINGS



RESOLUTION NO. 2026 -

A RESOLUTION PROVIDING FOR NOTICE OF A PUBLIC HEARING TO CONSIDER ADOPTION OF REDEVELOPMENT PROJECT PLAN 2D FOR THE CITY CENTER TIF DISTRICT (THE RISE AT CITY CENTER PROJECT).

WHEREAS, on September 11, 2001, pursuant to K.S.A. 12-1770 *et seq.*, as amended (the “Act”) and Ordinance No. 4427 of the City of Lenexa, Kansas (“City”), and in order to promote, stimulate and develop the general and economic welfare of the City, the Governing Body established a redevelopment district consisting of approximately 190 acres referred to as the City Center TIF District (“Original District”); and

WHEREAS, on December 20, 2005, the Governing Body adopted Ordinance No. 4824 amending the City Center Redevelopment District to encompass a total of approximately 424 acres (“District”); and

WHEREAS, the Governing Body desires to consider adoption of Redevelopment (TIF) Project Plan 2D (“Project Plan 2D”) in accordance with the Act. The purpose of Project Plan 2D is to redevelop approximately 1.54 acres (the “Project Plan 2D Area”) by constructing an eleven-story, mixed-use project with office and/or retail and active-adult boutique residential units as well as structured parking and associated infrastructure (the “Private Project”); and

WHEREAS, Project Plan 2D is located on the southeast corner of Renner Blvd. and 87TH Street Parkway; and

WHEREAS, a feasibility study was completed which indicates the benefits derived from Project Plan 2D are significant. Revenues from the redevelopment (TIF) project area included in Project Plan 2D and other available revenues are expected to be sufficient to pay for the eligible TIF reimbursable project costs; and

WHEREAS, on April 6, 2026, the City Planning Commission reviewed Project Plan 2D and found that Project Plan 2D is consistent with the comprehensive general plan for the development of the City.

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

SECTION 1: A public hearing to consider adoption of Project Plan 2D shall be held at the City Council meeting on Tuesday, May 19, 2026, at 7:00 p.m., Central Standard Time, or as soon thereafter as it can be heard, at the Lenexa City Hall, 17101 W. 87th Street Parkway, Lenexa, Kansas.

SECTION 2: The amended redevelopment district was approved on December 20, 2005, and its boundaries are as follows:

Beginning at the Northwest corner of the Northeast Quarter of Section 31, Township 12 South, Range 24 East; thence South along the West line of the Northeast Quarter of said Section 31 to the Southwest corner of the Northeast Quarter of said Section 31; thence East along the South line of the Northeast Quarter of said Section 31 to the Southeast corner of the Northeast Quarter of said Section 31, and continuing East along the South line of the Northwest Quarter of Section 32, Township 12 South, Range 24 East to the Easterly right-of-way line of Renner Boulevard as it now exist; thence North along the Easterly right-of-way line of said Renner Boulevard to the intersection with the South line of the Northwest Quarter of the Northwest Quarter of Said Section 32; thence East along the South line of the Northwest Quarter of the Northwest Quarter of said Section 32, to the intersection with the centerline of Interstate Route 435, as it now exists; thence South along the centerline of said Interstate Route 435 to the South line of the Northwest Quarter of said Section 32; thence East along the South line of the Northwest Quarter of said Section 32, to the Southeast corner of the Northwest Quarter of said Section 32; thence North along the East line of the Northwest Quarter of said Section 32, to the Northeast corner of the Northwest Quarter of said Section 32; thence West along the North line of the Northwest Quarter of said Section 32, to the centerline of Interstate Route 435, as it now exists; thence North along the centerline of said Interstate Route 435 to the North line of the Southwest Quarter of Section 29, Township 12 South, Range 24 East; thence West along the North line of the Southwest Quarter of said Section 29, to the Northwest corner of the Southwest Quarter of said Section 29; thence South along the West line of the Southwest Quarter of said Section 29, to the Northeast corner of the Southeast Quarter of the Southeast Quarter of Section 30, Township 12 South, Range 24 East; thence West along the South line of Stonecreek of Parkhurst 1st Plat, Stonecreek of Parkhurst 2nd Plat, and Estates of Parkhurst 1st Plat, all subdivisions of land in Johnson County, Kansas, to the Northeast corner of Horizons West Re-Plat 3rd Plat, a subdivision of land in Johnson County, Kansas; thence South along the East line of said Horizons West Replat 3rd Plat, and its extension South, to the South line of the Southeast Quarter of said Section 30; thence West along the South line of the Southeast Quarter of said Section 30 to the Point of Beginning, containing approximately 424 acres.

SECTION 3: The boundary of the area proposed to be included within the project area that is the subject of Project Plan 2D is legally described as:

Lot 1, Lenexa City Center East Village Fifth Plat, a subdivision in the City of Lenexa, Johnson County, Kansas

A sketch depicting the proposed area to be redeveloped is attached as Exhibit A and incorporated herein by reference.

SECTION 4: Project Plan 2D, including the feasibility study and a description and map of the area to be redeveloped, are available for inspection during regular business hours in the office of the City Clerk. Because no relocation is required by the Project Plan, no relocation assistance plan is included, and there are no financial guarantees of prospective developers.

SECTION 5: The City Clerk shall mail a copy of this Resolution, Exhibit A, and a courtesy copy of Project Plan 2D by certified mail, return receipt requested, to the Board of County Commissioners of Johnson County, Kansas, and the Board of Education of Unified School District No. 512, Johnson County, Kansas. The City Clerk shall also mail copies of the above by certified mail to each owner and occupant of land within the proposed redevelopment project area not more than 10 days following the date of adoption of this Resolution.

SECTION 6: This Resolution and Exhibit A (which includes a sketch of the area to be included in the project plan) shall be published by the City Clerk once in the official City newspaper not less than one week or more than two weeks preceding the date fixed for the public hearing.

ADOPTED by the Governing Body this 7th day of April, 2026.

SIGNED by the Mayor this 7th day of April, 2026.

CITY OF LENEXA, KANSAS

[SEAL]

Julie Sayers, Mayor

Attest:

Jennifer Martin, City Clerk

Approved As To Form:

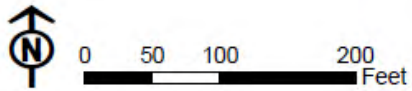
Sean McLaughlin, City Attorney

EXHIBIT A



Data Source: City of Lenexa and Johnson County Kansas
For further information, please call 913-471-7000

The Rise





**CITY COUNCIL
MEMORANDUM**

ITEM 15

SUBJECT: Resolution authorizing the execution of documents in connection with the assignment and assumption of base lease, lease, and payment in lieu of tax agreement, and transfer of the bonds, related to the City's industrial revenue bonds - Series 2021 (95th and Loiret Office/Warehouse Project, commonly known as Collins Aerospace)

CONTACT: Sean McLaughlin, City Attorney

DATE: April 7, 2026

ACTION NEEDED:

Adopt a resolution authorizing the execution of documents in connection with the assignment and assumption of base lease, lease, and payment in lieu of tax agreement (PILOT), and transfer of the bonds, related to the City's industrial revenue bonds (IRBs) - Series 2021 (95th and Loiret Office/Warehouse Project, commonly known as Collins Aerospace).

PROJECT BACKGROUND/DESCRIPTION:

On November 1, 2021, the City issued its IRBs in the approximate amount of \$62 million for financing the construction of a facility consisting of 80,000 square feet of office and 180,000 square feet of warehouse space located at the southeast corner of 95th Street & Loiret Boulevard in the Kansas Commerce Center, and authorizing a tax abatement for the project subject to approval of a PILOT agreement. The City entered into a lease, base lease, and PILOT with ET III Lenexa RC, LLC ("Original Owner").

The Original Owner is conveying the project to ET SNLF Lenexa RC, LLC ("Company"). The Original Owner has requested the City consent to the assignment and assumption of the base lease, lease, and PILOT agreement to the Company. The resolution authorizes the Mayor to execute an amended PILOT agreement with the Company which restates the parties' intentions, clarifies notice requirements and similar items but does not substantively change the terms of the agreement. The resolution also authorizes the Mayor to execute all other documents necessary to effect the intent of the parties.

The IRB documents are available for review in the City Clerk's office.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

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

STAFF RECOMMENDATION:

Adopt the resolution.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

Thriving Economy

Guiding Principles

Responsible Economic Development

ATTACHMENTS

1. Map
2. Resolution



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

Collins Aerospace



0 150 300 600 Feet

RESOLUTION NO. 2026-_____

A RESOLUTION AUTHORIZING THE EXECUTION OF DOCUMENTS IN CONNECTION WITH THE ASSIGNMENT AND ASSUMPTION OF BASE LEASE, LEASE AND PAYMENT IN LIEU OF TAX AGREEMENT, AND TRANSFER OF THE BONDS, RELATED TO THE CITY'S INDUSTRIAL REVENUE BONDS (TAXABLE UNDER FEDERAL LAW) SERIES 2021 (95TH AND LOIRET OFFICE/WAREHOUSE PROJECT).

WHEREAS, the City of Lenexa, Kansas (the "City"), has previously issued its Industrial Revenue Bonds (Taxable Under Federal Law), Series 2021 (95th and Loiret Office/Warehouse Project) (the "Bonds"), in the original principal amount not to exceed \$62,000,000, the proceeds of which were used to finance the cost of acquiring, constructing and equipping a new office, research, development, manufacturing and repairs facility consisting of an approximately 80,000 square feet of office and approximately 180,000 square feet of warehouse space (the "Project") located at the southeast corner of the intersection of 95th Street and Loiret Boulevard within the City; and

WHEREAS, in connection with the issuance of the Bonds ET III Lenexa RC, LLC, a Delaware limited liability company (the "Original Company"), leased certain land and improvements to the City pursuant to a Base Lease Agreement dated as of December 1, 2021 (the "Original Base Lease"), between the Original Company and the City, and the City leased-back the Project to the Original Company pursuant to a Lease dated as of December 1, 2021 (the "Original Lease"), between the City and the Original Company; and

WHEREAS, in further connection with the issuance of the Bonds, the City also entered into a Trust Indenture dated as of December 1, 2021 (the "Original Indenture"), with BOKF, N.A., as trustee (the "Trustee"); and

WHEREAS, the City also entered into a Payment in Lieu of Tax Agreement (95th and Loiret Office/Warehouse Project) (the "Original PILOT Agreement") with the Original Company, dated as of September 17, 2019; and

WHEREAS, the Original Company has requested the consent of the City to an Assignment and Assumption of Base Lease, Lease and Payment in Lieu of Tax Agreement (95th and Loiret Office/Warehouse Project) (the "Assignment") wherein the Original Company will assign all of its rights, duties, interests and obligations under the Original Base Lease, the Original Lease and the Original PILOT Agreement to ET SNLF Lenexa RC, LLC, a Delaware limited liability company (the "Company"), and the Company will assume all of the covenants, agreements, obligations and liabilities of the Original Company under the Original Base Lease, Original Lease and the Original PILOT Agreement, and the Original Company has further requested that the City release the Original Company from its duties and obligations under the Original Base Lease, Original Lease and Original PILOT Agreement; and

WHEREAS, the Company has represented that concurrent with the transfer and assignment of the Original Base Lease, the Original Lease and Original PILOT Agreement, the Company will purchase the Bonds; and

WHEREAS, Section 6.02 of the Original Base Lease authorizes the Original Company to assign its rights and obligations under the Original Base Lease with the prior written consent of the City; and

WHEREAS, Sections 9.2 and 9.3 of the Original Lease authorize the Original Company to assign its rights and obligations under the Original Lease with the prior written consent of the City, and authorize the release of the Original Company from all obligations thereunder; provided (a) the Company agrees to assume all such obligations under the Original Lease and (b) the City and the owners of 100% of the Bonds outstanding consent to such assignment; and

WHEREAS, Section 12(b) of the Original PILOT Agreement permits the transfer of the benefits of that agreement to an assignee with the written consent of the City, subject to further conditions of Section 12(b) of the Original PILOT Agreement; and

WHEREAS, the Company desires to amend the Original Indenture, the Original Base Lease, the Original Lease and the Original PILOT Agreement to modify and include necessary provisions relating to the rights, duties and obligations of the Company under the Original Indenture, the Original Base Lease, the Original Lease and the Original PILOT Agreement; and

WHEREAS, Sections 1102 and 1103 of the Original Indenture authorize the City and the Trustee to amend the Original Indenture with the consent of the Company and the owner of 100% of the outstanding Bonds; and

WHEREAS, Section 9.04 of the Original Base Lease authorizes the City and the Company to amend the Original Base Lease with the consent of the Trustee; and

WHEREAS, Section 28.1 of the Original Lease authorizes the City and the Company to amend the Original Lease with the consent of the Trustee; and

WHEREAS, Section 12(g) of the Original PILOT Agreement permits the amendments to the Original PILOT Agreement with the written consent of the City and the Company; and

WHEREAS, the Original Company has represented that it is the current owner of 100% of the outstanding Bonds and intends to consent to the Assignment; and

WHEREAS, the Company has represented that it intends to assume all obligations of the Original Company under the Original Base Lease, the Original Lease and the Original PILOT Agreement, to consent to a First Supplemental Trust Indenture (the "First Supplemental Indenture") between the City and the Trustee, to execute a First Supplemental Base Lease (the "First Supplemental Base Lease") between the Company and the City, to execute a First Supplemental Lease (the "First Supplemental Lease" and

together with the Original Lease, the “Lease”) between the City and the Company, and to execute an Amended Payment in Lieu of Tax Agreement (95th and Loiret Office/Warehouse Project) (the “Amended PILOT Agreement”); and

WHEREAS, the Trustee has represented that it intends to execute the First Supplemental Indenture and to consent to the First Supplemental Base Lease and the First Supplemental Lease; and

WHEREAS, the Original Company, as owner 100% of the Bonds outstanding, previously pledged the Bonds to JP Morgan chase Bank, N.A., a national banking association; and

WHEREAS, the Governing Body of the City has determined it is in the best interests of the City to authorize the execution of certain documents in connection with the Assignment and transfer of the Bonds to facilitate and promote economic development within the City;

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

Section 1. The City hereby consents to the Assignment and the transfer of the Bonds.

Section 2. Subject to the conditions set forth in Section 3, the Mayor or acting Mayor is authorized and directed to execute and deliver the following documents (“Documents”) on behalf of, and as the act and deed of the City, in substantially the forms on file in the office of the City Clerk, with such corrections or amendment thereto as the Mayor or acting Mayor may approve, which approval shall be evidenced by his or her execution thereof:

- (a) Consent to Assignment and Assumption of Base Lease, Lease and Payment in Lieu of Tax Agreement (95th and Loiret Office/Warehouse Project) wherein the City consents to the Assignment;
- (b) First Supplemental Indenture;
- (c) First Supplemental Base Lease;
- (d) First Supplemental Lease;
- (e) Amended PILOT Agreement; and
- (f) If requested, an Estoppel Certificate wherein the City makes certain representations with respect to the status of the Original Base Lease, the Original Lease and the Original PILOT Agreement.

If required by the Documents, the City Clerk or the Deputy City Clerk of the City is hereby authorized and directed to attest the execution of the Documents. The Mayor or Acting

Mayor and City Clerk or Deputy City Clerk are further authorized to execute or attest such other documents, certificates and instruments as may be necessary or desirable to carry out in the intent of this Resolution under the City's official seal.

Section 3. Authorization to deliver the Documents is subject to receipt by the City Attorney or Kutak Rock LLP, on behalf of the City, or reasonable evidence of the following:

- (a) a fully executed and notarized Assignment;
- (b) the Company's execution of the First Supplemental Base Lease, the First Supplemental Lease, the Amended PILOT Agreement, the executed consent of the Company to the First Supplemental Indenture; and
- (c) the Trustee's execution of the First Supplemental Indenture, and the executed consent of the Trustee to the First Supplemental Base Lease and the First Supplemental Lease.

Kutak Rock LLP is hereby authorized to hold the Documents on behalf of the City until the closing of the Assignment and Assumption of the Base Lease, Lease and PILOT Agreement and the transfer of the Bonds.

Section 4. This Resolution shall be in full force and effect from and after its adoption. This Resolution shall be of no effect and shall be null and void on May 31, 2026, in the event that the transactions contemplated herein are not completed by such date.

[Remainder of Page Intentionally Left Blank]

ADOPTED by the Lenexa City Council on April 7, 2026.

SIGNED by the Mayor on April 7, 2026.

CITY OF LENEXA, KANSAS

Julie Sayers, Mayor

[Seal]

ATTEST:

Jennifer Martin, City Clerk

APPROVED AS TO FORM:

Sean McLaughlin, City Attorney



**CITY COUNCIL
MEMORANDUM**

ITEM 16

SUBJECT: Resolution consenting to the enlargement of the Consolidated Main Sewer District of Johnson County, Kansas to include property located northwest of 83rd Street & Cedar Niles Road (Stoneridge North, 4th Plat)

CONTACT: Steven Shroul, Assistant City Attorney

DATE: April 7, 2026

ACTION NEEDED:

Resolution consenting to the enlargement of the Consolidated Main Sewer District of Johnson County, Kansas (CMSD) to include property located northwest of 83rd Street & Cedar Niles Road (Stoneridge North, 4th Plat).

PROJECT BACKGROUND/DESCRIPTION:

Johnson County Charter Resolution No. 29-92 requires the County to get the City's consent to any proposed enlargements to the CMSD. The CMSD has requested consent to enlarge its sanitary sewer system in an approximately 56 acre area located northwest of 83rd Street & Cedar Niles Road to serve Stoneridge North, 4th Plat. City staff has reviewed this request and does not object to the requested enlargement.

STAFF RECOMMENDATION:

Adopt the resolution.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

Integrated Infrastructure & Transportation

Guiding Principles

Superior Quality Services

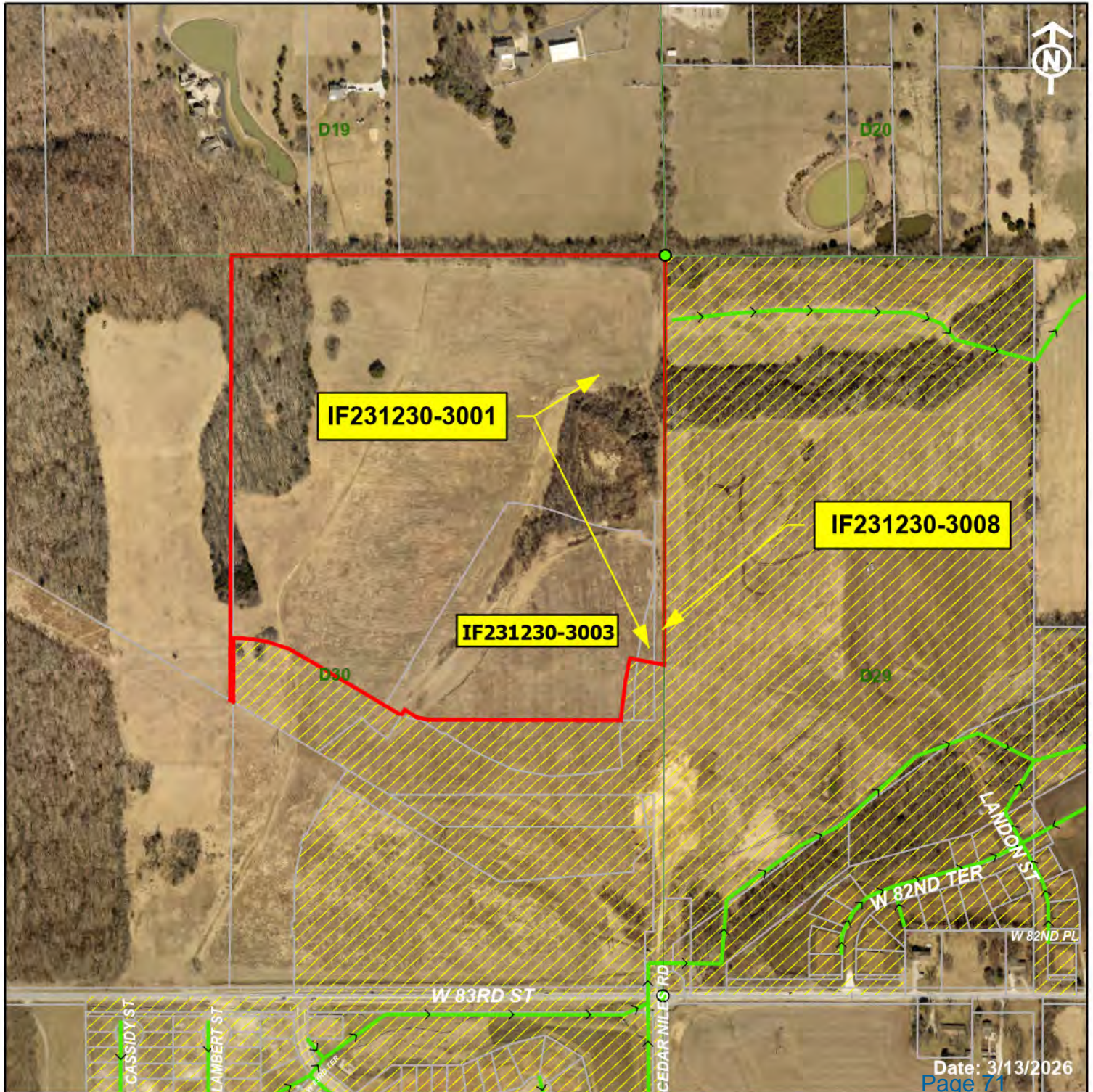
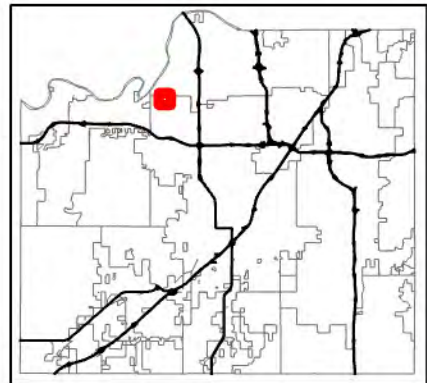
ATTACHMENTS

1. Map
2. Resolution

Owners:
ALPHA VENTURE LLC

Property ID: IF231230-3008
IF231230-3003
IF231230-3001 (multi part)
Total Parcel Acreage: 55.87

Land Use: Farming / ranch
land (no improvements)



RESOLUTION NO. _____

A RESOLUTION CONSENTING TO THE ENLARGEMENT OF THE CONSOLIDATED MAIN SEWER DISTRICT OF JOHNSON COUNTY, KANSAS TO INCLUDE PROPERTY LOCATED NORTH AND WEST OF 83RD STREET AND CEDAR NILES RD (STONERIDGE NORTH, 4TH PLAT).

WHEREAS, Johnson County, Kansas Charter Resolution No. 29-92 requires the Board of County Commissioners to obtain the City’s consent before enlarging any sewer district within the City limits; and

WHEREAS, the Board of County Commissioners desires to expand the Consolidated Main Sewer District to include approximately 56.32 acres; and

WHEREAS, the City consents to the proposed enlargement of the Consolidated Main Sewer District.

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

SECTION ONE: The City consents to the proposed enlargement of the Consolidated Main Sewer District within the city limits of Lenexa, Kansas to include the property shown and described on Exhibit “A”.

SECTION TWO: This Resolution shall become effective upon passage.

ADOPTED by the City Council this 7th day of April, 2026.

SIGNED by the Mayor this 7th day of April, 2026.

CITY OF LENEXA, KANSAS

[SEAL]

Julie Sayers, Mayor

Attest:

Jennifer Martin, City Clerk

Approved As To Form:

Steven Shrout, Assistant City Attorney



ITEM 17

SUBJECT: Resolution consenting to the enlargement of the Consolidated Main Sewer District of Johnson County, Kansas to include property located northwest of 83rd Street & Clare Road (Enclave at Twin Creeks)

CONTACT: Steven Shrouf, Assistant City Attorney

DATE: April 7, 2026

ACTION NEEDED:

Adopt a resolution consenting to the enlargement of the Consolidated Main Sewer District of Johnson County, Kansas (CMSD) to include property located northwest of 83rd Street & Clare Road (Enclave at Twin Creeks).

PROJECT BACKGROUND/DESCRIPTION:

Johnson County Charter Resolution No. 29-92 requires the County to get the City's consent to any proposed enlargements to the CMSD. The CMSD has requested consent to enlarge its sanitary sewer system in an approximately 34-acre area located northwest of 83rd Street & Clare Road for the Enclave at Twin Creeks. City staff has reviewed this request and does not object to the requested enlargement.

STAFF RECOMMENDATION:

Adopt the resolution.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

Integrated Infrastructure & Transportation

Guiding Principles

Superior Quality Services

ATTACHMENTS

1. Map
2. Resolution

Owners:
James L Mullin II

Property ID:
Part of IF231229-3001
Total Parcel Acreage: 33.904

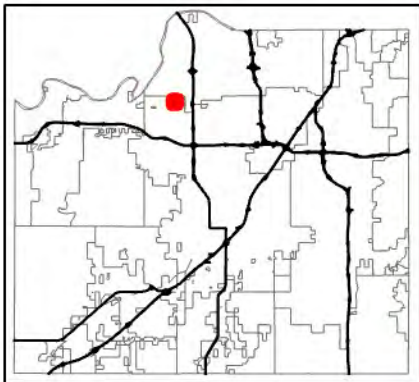
Land Use:
Farming / ranch operation
(with improvements)

 Subject Parcels

 Current CMSD Boundary

Sanitary Sewers

 Gravity Sewers



RESOLUTION NO. _____

A RESOLUTION CONSENTING TO THE ENLARGEMENT OF THE CONSOLIDATED MAIN SEWER DISTRICT OF JOHNSON COUNTY, KANSAS TO INCLUDE PROPERTY LOCATED NORTH AND WEST OF 83RD STREET AND CLARE RD (ENCLAVE AT TWIN CREEKS).

WHEREAS, Johnson County, Kansas Charter Resolution No. 29-92 requires the Board of County Commissioners to obtain the City's consent before enlarging any sewer district within the City limits; and

WHEREAS, the Board of County Commissioners desires to expand the Consolidated Main Sewer District to include approximately 33.904 acres; and

WHEREAS, the City consents to the proposed enlargement of the Consolidated Main Sewer District.

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

SECTION ONE: The City consents to the proposed enlargement of the Consolidated Main Sewer District within the city limits of Lenexa, Kansas to include the property shown and described on Exhibit "A".

SECTION TWO: This Resolution shall become effective upon passage.

ADOPTED by the City Council this 7th day of April, 2026.

SIGNED by the Mayor this 7th day of April, 2026.

CITY OF LENEXA, KANSAS

[SEAL]

Julie Sayers, Mayor

Attest:

Jennifer Martin, City Clerk

Approved As To Form:

Steven Shrout, Assistant City Attorney



ITEM 18

SUBJECT: Ordinance authorizing the issuance of industrial revenue bonds in the principal amount not to exceed \$22 million (Vista Village Multi-Family Project)

CONTACT: Sean McLaughlin, City Attorney

DATE: April 7, 2026

ACTION NEEDED:

Pass an ordinance authorizing the issuance of industrial revenue bonds (IRBs) in the principal amount not to exceed \$22 million (Vista Village Multi-Family Project).

PROJECT BACKGROUND/DESCRIPTION:

In 2022, the City Council received an application to issue up to \$18 million in IRBs to help finance the construction of approximately 261 multi-family units located on the southeast corner of Prairie Star Parkway & Ridgeview Road in the Vista Village Development ("Project"). Subsequently, Project costs increased, and the City increased the allowable IRB issuance to \$22 million. The developer is close to completion of the Project and has requested the City issue the \$22 million in IRBs for the Project. The IRBs are expected to close by the end of April 2026.

The IRB documents are standard and available for review in the City Clerk's office.

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

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

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

STAFF RECOMMENDATION:

Pass the ordinance.

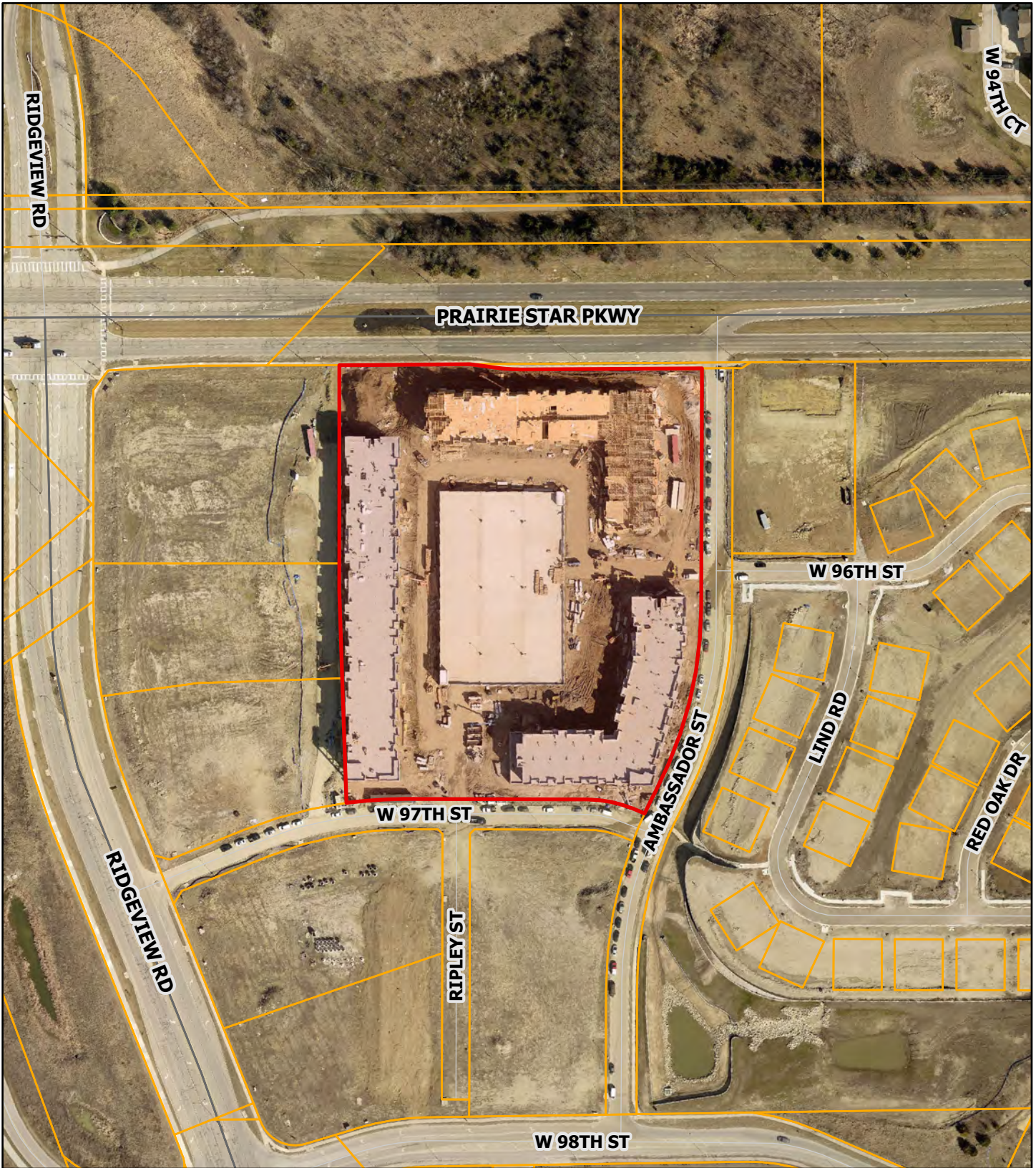
VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040
Thriving Economy

Guiding Principles
Responsible Economic Development

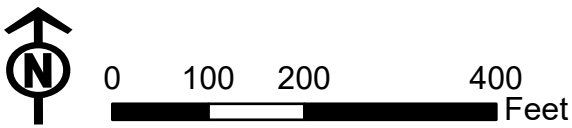
ATTACHMENTS

1. Map
2. Ordinance



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

Vista Village Multi-Family Project



ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE CITY OF LENEXA, KANSAS, TO ISSUE ITS INDUSTRIAL REVENUE BONDS (TAXABLE UNDER FEDERAL LAW), SERIES 2026 (JAYHAWK RIDGE MULTI-FAMILY PROJECT), IN THE PRINCIPAL AMOUNT NOT TO EXCEED \$22,000,000 FOR THE PURPOSE OF FINANCING THE COST OF ACQUIRING AND EQUIPPING CONSTRUCTION MATERIALS FOR A MULTI-FAMILY PROJECT, AND AUTHORIZING THE EXECUTION OF CERTAIN DOCUMENTS IN CONNECTION WITH THE ISSUANCE OF THE BONDS (JAYHAWK RIDGE MULTI-FAMILY PROJECT).

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

WHEREAS, pursuant to Resolution No. 2022-068 of the Issuer adopted on July 5, 2022, as amended by Resolution No. 2023-120 of the Issuer adopted on November 21, 2023 (collectively, the “Resolution of Intent”), the Issuer expressed its intent to issue its taxable industrial revenue bonds in the principal amount of approximately \$22,000,000 for the purpose of financing the cost of acquiring and equipping construction materials for a multi-story apartment building consisting of approximately 261-units and associated improvements (collectively, the “Project”), located at the southeast corner of Prairie Star Parkway and Ridgeview Road, for the benefit of Alto Lenexa Apartments, LLC, a Kansas limited liability company (the “Company”), in accordance with the Act; and

WHEREAS, the Issuer has found and does find and determine that it is desirable in order to promote, stimulate and develop the general economic welfare and prosperity of the Issuer and the State of Kansas that the Issuer issue its Industrial Revenue Bonds (Taxable Under Federal Law), Series 2026 (Jayhawk Ridge Multi-Family Project), in the principal amount not to exceed \$22,000,000 (the “Bonds”), for the purpose of paying the costs of acquiring and equipping construction materials for the Project, and authorizing the Issuer to lease and sublease the Project as more fully described in the Indenture, the Base Lease and the Lease hereinafter authorized and defined; and

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

and interest on the Bonds as the same become due; and (iv) a Bond Purchase Agreement (the "Bond Purchase Agreement") providing for the sale of the Bonds by the Issuer to the Company (the Indenture, the Base Lease, the Lease, and the Bond Purchase Agreement are referred to collectively herein as the "Bond Documents").

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

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

Section 2. Authorization of and Security for the Bonds. The Issuer is hereby authorized and directed to issue the Bonds in the principal amount not to exceed \$22,000,000 for the purpose of providing funds to pay the costs of acquiring and equipping construction materials for the Project. The Bonds shall be dated and bear interest, shall mature and be payable at such times, shall be in such forms, shall be subject to redemption and payment prior to the maturity thereof, and shall be issued in the manner prescribed and subject to the provisions, covenants and agreements set forth in the Indenture. The Bonds shall be special limited obligations of the Issuer payable solely from the trust estate established under the Indenture, including revenues from the lease of the Project. The Bonds shall not be general obligations of the Issuer, nor constitute a pledge of the full faith and credit of the Issuer and shall not be payable in any manner by taxation.

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

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

Section 5. Further Authority. The officials, officers, agents and employees of the Issuer are hereby authorized and directed to take such action, expend such funds and execute such other documents, certificates and instruments as may be necessary or desirable to carry out the provisions of this Ordinance and to carry out and perform the duties of the Issuer with respect to the Bonds and the Bond Documents as necessary to give effect to the transactions contemplated in this Ordinance and in the Bond Documents.

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

PASSED by the Lenexa Governing Body on April 7, 2026.

SIGNED by the Mayor on April 7, 2026.

CITY OF LENEXA, KANSAS

Julie Sayers, Mayor

[SEAL]

ATTEST:

Jennifer Martin, City Clerk

APPROVED AS TO FORM:

Sean McLaughlin, City Attorney



ITEM 19

SUBJECT: Ordinance authorizing the acquisition of lands or interest therein by condemnation for the construction of certain public improvements associated with the construction of the Seven Hills Lake Stormwater Improvements Projects (Phase 1 and Phase 2)

CONTACT: Tim Green, Deputy Community Development Director

DATE: April 7, 2026

ACTION NEEDED:

Pass an ordinance authorizing the acquisition of lands or interest therein by condemnation for the construction of certain public improvements associated with the construction of the Seven Hills Lake Stormwater Improvements Projects (Phase 1 and Phase 2) ("Projects").

PROJECT BACKGROUND/DESCRIPTION:

This ordinance authorizes the acquisition of lands or interests therein by condemnation for the construction of the public improvements associated with the Projects. It authorizes Orrick & Erskine, the City's property acquisition counsel, to file a condemnation petition with the district court to acquire the easements and rights-of-way necessary for the Projects.

On October 7, 2025, the City Council passed Resolution 2025-049, which authorized City staff to begin the acquisition process. The resolution authorized staff to negotiate and approve offers for the easements and rights-of-way necessary for the Projects and to enter into agreements accomplishing such acquisition. The City Manager, or a designee, is authorized to enter into all other agreements accomplishing such acquisition, provided there is sufficient funding available in the approved project budget to accomplish the same. The City has acquired easements from 40 properties. Eight properties are outstanding and will proceed to condemnation.

Should the ordinance pass, the condemnation proceedings will take approximately 90 days. The proceedings will not affect the timeline for the Projects, which are not scheduled to begin until fall 2026.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

These Projects are included in the 2026-2030 Capital Improvement Program (Project Nos. 90014 & 90015). The total budget is \$6,002,500.

STAFF RECOMMENDATION:

Pass the ordinance.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

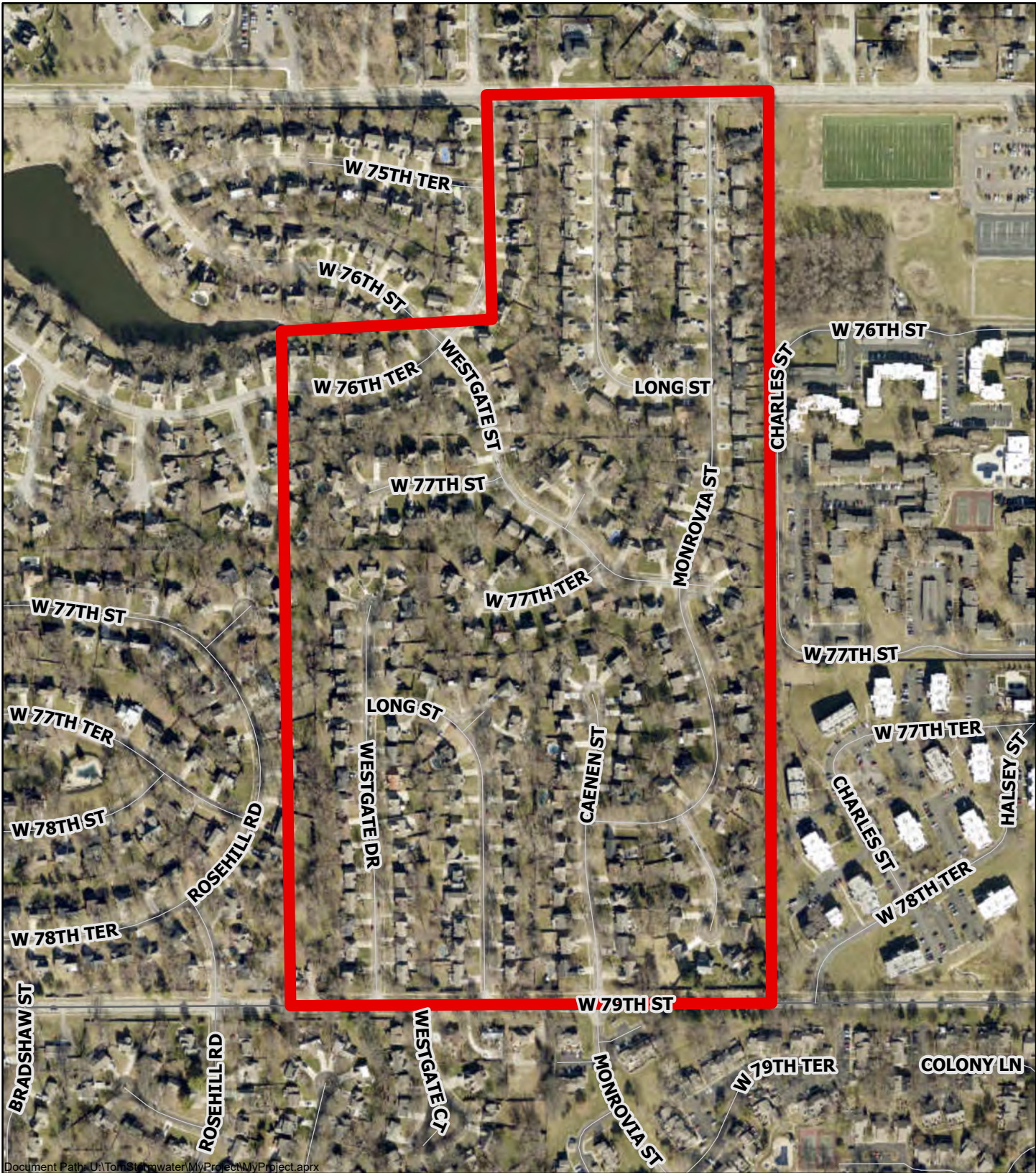
Integrated Infrastructure & Transportation

Guiding Principles

Strategic Community Investment

ATTACHMENTS

1. Map
2. Ordinance

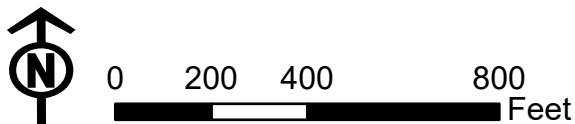


Document Path: U:\Tom\Stormwater\MyProject\MVP\Project.aprx

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

Project Location

Seven Hills Lake Stormwater Improvements



ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE ACQUISITION OF LANDS OR INTERESTS THEREIN BY CONDEMNATION FOR THE CONSTRUCTION OF CERTAIN PUBLIC IMPROVEMENTS ASSOCIATED WITH CONSTRUCTION OF THE SEVEN HILLS LAKE WATERSHED STORMWATER REHABILITATION PROJECT IN LENEXA, JOHNSON COUNTY, KANSAS.

WHEREAS, the Governing Body of the City of Lenexa, Kansas did by Resolution No. 2024-054, declare the necessity for, and authorize a survey and description of lands or interests therein to be acquired by the City for the following:

SEVEN HILLS LAKE WATERSHED STORMWATER REHABILITATION PROJECT

The project includes storm water drainage easements and property acquisition for locating, building, constructing, maintaining, and repairing storm water drainage facilities, including grading, together with all necessary appurtenances thereto, together with the rights of ingress and egress for the purpose of construction, maintenance, and repairs of said facilities, together with utility location and relocation, environmental review and mitigation, landscaping, as well as easement and condemnation costs; preliminary and final engineering; survey, staking, grading, and erosion control; appraisal fees; construction supervision/inspection; testing; and other related improvements to be constructed with the main improvement; City administrative costs; legal fees; and costs associated with the bond and interest expense associated with financing the improvement and other necessary appurtenances; and

WHEREAS, said survey and description was prepared and is maintained at the Lenexa City Hall.

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

SECTION ONE: It is hereby authorized and provided that the lands or interests therein, hereafter described, be acquired for the following improvement:

SEVEN HILLS LAKE WATERSHED STORMWATER REHABILITATION PROJECT

The project includes storm water drainage easements and property acquisition for locating, building, constructing, maintaining, and repairing storm water drainage facilities, including grading, together with all necessary appurtenances thereto, together with the rights of ingress and egress for the purpose of construction, maintenance, and repairs of said facilities, together with utility location and relocation, environmental review and mitigation, landscaping, as well as easement and condemnation costs; preliminary and

final engineering; survey, staking, grading, and erosion control; appraisal fees; construction supervision/inspection; testing; and other related improvements to be constructed with the main improvement; City administrative costs; legal fees; and costs associated with the bond and interest expense associated with financing the improvement and other necessary appurtenances.

Tract 12:

CONDEMNEE: **Philip F. Schwenk**

SITUS **7605 Long St.**
ADDRESS: **Lenexa, KS 66216**

Parcel ID: **IP85200002 0008**

MAILING **7605 Long St.**
ADDRESS: **Lenexa, KS 66216**

Permanent Drainage Easement

All that part in Lot 8, Block 2, WILLIAMSBURG ESTATES, a recorded subdivision filed in Book 35, at Page 25 (all documents mentioned hereon are as filed in the Johnson County Register of Deeds Office) and being a part of a tract of land described in a Quit Claim Deed found in Book 200502, at Page 002516, lying in the Southeast Quarter of Section 22, Township 12 South, Range 24 East, of the Sixth Principal Meridian in the City of Lenexa, Johnson County, Kansas, described by Kenneth J. Dedrick, PS-1067, on this 3rd day of March 2025 as follows:

Commencing at the Southwest corner of said Lot 8; thence North 02°19'45" West (this and all the following bearings are based on the Kansas State Plane Coordinate System 1501 NAD 1983 (2011) North Zone) (North 00°13'49" West plat) on the West line of said Lot 8, a distance of 7.00 feet (all distance references are in U.S. Survey Feet) to a point; thence departing said West line North 88°10'55" East, a distance of 5.00 feet to a point on the East line of a 5.00 foot Drainage Easement as dedicated by said plat and the POINT OF BEGINNING; thence North 02°19'45" West on said East line, a distance of 27.75 feet to a point on the North line of said Quit Claim Deed; thence departing said East line North 87°40'15" East on said North line, a distance of 5.50 feet to a point; thence departing said North line South 02°19'45" East, a distance of 27.79 feet to a point on the North line of a 7.00 foot Utility Easement as recorded in Vacation Ordinance No. 3242 in Book

2129, at Page 372; thence South 88°10'55" West on last said North line, a distance of 5.50 feet to the Point of Beginning.

This description was created with the benefit of ground survey performed, August 27, 2024 (KVE Project C24S2040) and contains 153 square feet or 0.004 acres more or less.

Temporary Construction Easement

All that part in Lot 8, Block 2, WILLIAMSBURG ESTATES, a recorded subdivision filed in Book 35, at Page 25 (all documents mentioned hereon are as filed in the Johnson County Register of Deeds Office) and being a part of a tract of land described in a Quit Claim Deed found in Book 200502, at Page 002516, lying in the Southeast Quarter of Section 22, Township 12 South, Range 24 East, of the Sixth Principal Meridian in the City of Lenexa, Johnson County, Kansas, described by Kenneth J. Dedrick, PS-1067, on this 3rd day of March 2025 as follows:

Commencing at the Southwest corner of said Lot 8; thence North 02°19'45" West (this and all the following bearings are based on the Kansas State Plane Coordinate System 1501 NAD 1983 (2011) North Zone) (North 00°13'49" West plat) on the West line of said Lot 8, a distance of 7.00 feet (all distance references are in U.S. Survey Feet) to a point; thence departing said West line North 88°10'55" East, a distance of 10.50 feet to the POINT OF BEGINNING; thence North 02°19'45" West, a distance of 27.79 feet to a point on the North line of said Quit Claim Deed; thence North 87°40'15" East on said North line, a distance of 8.72 feet to a point; thence departing said North line South 01°43'05" East, a distance of 11.69 feet to a point; thence South 14°45'34" East, a distance of 11.31 feet; thence South 89°59'28" East, a distance of 22.61 feet; thence South 02°29'02" East, a distance of 4.43 feet to a point on the North line of a 7.00 foot Utility Easement as recorded in Vacation Ordinance No. 3242 in Book 2129, at page 372; thence South 88°10'55" West on said North line, a distance of 33.63 feet to the Point of Beginning.

This description was created with the benefit of ground survey performed, August 27, 2024 (KVE Project C24S2040) and contains 374 square feet or 0.009 acres more or less.

Tract 14:

CONDEMNEE: **Wagner A. Uchoa**

SITUS 7539 Long St.
ADDRESS: Lenexa, KS 66216

Parcel ID: IP 24000000 0009

MAILING 7539 Long St.
ADDRESS: Lenexa, KS 66216

Permanent Drainage Easement

All that part in Lot 7, Block 2, WILLIAMSBURG ESTATES, a recorded subdivision filed in Book 35, at Page 25 (all documents mentioned hereon are as filed in the Johnson County Register of Deeds Office) and being a part of a tract of land described in a Warranty Deed found in Book 200707, at Page 006538, lying in the Southeast Quarter of Section 22, Township 12 South, Range 24 East, of the Sixth Principal Meridian in the City of Lenexa, Johnson County, Kansas, described by Kenneth J. Dedrick, PS-1067, on this 12th day of March 2025 as follows:

Commencing at the Southwest corner of said Deed; thence North 87°40'15" East (this and all the following bearings are based on the Kansas State Plane Coordinate System 1501 NAD 1983 (2011) North Zone) on the South line of said Deed, a distance of 5.00 feet (all distance references are in U.S. Survey Feet) to a point on the East line of a 5.00 foot Drainage Easement as dedicated by said plat and the **POINT OF BEGINNING**; thence departing said South line North 02°19'45" West on said East line, a distance of 36.00 feet to a point on the North line of said Deed; thence departing said East line North 87°40'15" East on said North line, a distance of 5.50 feet to a point; thence departing said North line South 02°19'45" East, a distance of 36.00 feet to a point on said South line; thence South 87°40'15" West on said South line, a distance of 5.50 feet to the **Point of Beginning**.

This description was created with the benefit of ground survey performed, August 27, 2024 (KVE Project C24S2040) and contains 198 square feet or 0.005 acres more or less.

Temporary Construction Easement

All that part in Lot 7, Block 2, WILLIAMSBURG ESTATES, a recorded subdivision filed in Book 35, at Page 25 (all documents mentioned hereon are as filed in the Johnson County Register of Deeds Office) and being a part of a tract of land described in a Warranty Deed found in Book 200707, at Page 006538, lying in the Southeast Quarter of Section 22, Township 12 South, Range 24 East, of the Sixth Principal Meridian in the City of Lenexa, Johnson County, Kansas, described by Kenneth J. Dedrick, PS-1067, on this 12th day of March 2025 as follows:

Commencing at the Southwest corner of said Deed; thence North 87°40'15" East (this and all the following bearings are based on the Kansas State Plane Coordinate System 1501 NAD 1983 (2011) North Zone) on the South line of said Deed, a distance of 10.50 feet (all distance references are in U.S. Survey Feet) to a point; thence North 02°19'45" West, a distance of 11.73 feet to the **POINT OF BEGINNING**; thence continuing North 02°19'45" West, a distance of 24.27 feet to a point on the North line of said Deed; thence North 87°40'15" East on said North line, a distance of 9.30 feet to a point; thence departing said North line South 01°49'46" East, a distance of 12.27 feet to a point; thence South 35°06'20" West, a distance of 15.13 feet to the **Point of Beginning**.

This description was created with the benefit of ground survey performed, August 27, 2024 (KVE Project C24S2040) and contains 169 square feet or 0.004 acres more or less.

Tract 18:

CONDEMNEE: Little Jerry, LLC

SITUS ADDRESS: 7525 Long St.
Lenexa, KS 66216

Parcel ID: IP 24000000 0009

MAILING ADDRESS: 7525 Long St.
Lenexa, KS 66216

Permanent Drainage Easement

All that part in Lot 5, Block 2, WILLIAMSBURG ESTATES, a recorded subdivision filed in Book 35, at Page 25 (all documents mentioned hereon are as filed in the Johnson County Register of Deeds Office) and being a part of a tract of land described in a Warranty Deed found in Book 202403, at Page 002980, lying in the Southeast Quarter of Section 22, Township 12 South, Range 24 East, of the Sixth Principal Meridian in the City of Lenexa, Johnson County, Kansas, described by Kenneth J. Dedrick, PS-1067, on this 13th day of March 2025 as follows:

Commencing at the Southwest corner of said Lot 5; thence North 87°40'15" East (this and all the following bearings are based on the Kansas State Plane Coordinate System 1501 NAD 1983 (2011) North Zone) on the South line of said Lot 5, a distance of 5.00 feet (all distance references are in U.S. Survey Feet) to a

point on the East line of a 5.00 foot Drainage Easement as dedicated by said plat and the **POINT OF BEGINNING**; thence departing said South line North 02°19'45" West on said East line, a distance of 72.00 feet to a point on the North line of said Lot 5; thence departing said East line North 87°40'15" East on said North line, a distance of 5.50 feet to a point; thence departing said North line South 02°19'45" East, a distance of 72.00 feet to a point on said South line; thence South 87°40'15" West on said South line, a distance of 5.50 feet to the **Point of Beginning**.

This description was created with the benefit of ground survey performed, August 27, 2024 (KVE Project C24S2040) and contains 396 square feet or 0.009 acres more or less.

Temporary Construction Easement

All that part in Lot 5, Block 2, WILLIAMSBURG ESTATES, a recorded subdivision filed in Book 35, at Page 25 (all documents mentioned hereon are as filed in the Johnson County Register of Deeds Office) and being a part of a tract of land described in a Warranty Deed found in Book 202403, at Page 002980, lying in the Southeast Quarter of Section 22, Township 12 South, Range 24 East, of the Sixth Principal Meridian in the City of Lenexa, Johnson County, Kansas, described by Kenneth J. Dedrick, PS-1067, on this 13th day of March 2025 as follows:

Commencing at the Southwest corner of said Lot 5; thence North 87°40'15" East (this and all the following bearings are based on the Kansas State Plane Coordinate System 1501 NAD 1983 (2011) North Zone) on the South line of said Lot 5, a distance of 10.50 feet (all distance references are in U.S. Survey Feet) to a point; thence departing said South line North 02°19'45" West, a distance of 13.92 feet to the **POINT OF BEGINNING**; thence continuing North 02°19'45" West, a distance of 38.85 feet to a point; thence South 29°24'03" East, a distance of 9.73 feet to a point; thence South 03°54'42" East, a distance of 19.15 feet to a point; thence South 21°51'48" West, a distance of 12.10 feet to the **Point of Beginning**.

This description was created with the benefit of ground survey performed, August 27, 2024 (KVE Project C24S2040) and contains 136 square feet or 0.003 acres more or less.

Tract 19:

CONDEMNEE: **Nicky Chu**

SITUS **7519 Long St.**
ADDRESS: **Lenexa, KS 66216**

Parcel ID: IP 24000000 0009

MAILING ADDRESS: 7521 Long Ave
Lenexa, KS 66216

Permanent Drainage Easement

All that part in Lot 4, Block 2, WILLIAMSBURG ESTATES, a recorded subdivision filed in Book 35, at Page 25 (all documents mentioned hereon are as filed in the Johnson County Register of Deeds Office) and being a part of a tract of land described in a General Warranty Deed found in Book 202405, at Page 003861, lying in the Southeast Quarter of Section 22, Township 12 South, Range 24 East, of the Sixth Principal Meridian in the City of Lenexa, Johnson County, Kansas, described by Kenneth J. Dedrick, PS-1067, on this 13th day of March 2025 as follows:

Commencing at the Southwest corner of said Lot 4; thence North 87°40'15" East (this and all the following bearings are based on the Kansas State Plane Coordinate System 1501 NAD 1983 (2011) North Zone) on the South line of said Lot 4, a distance of 5.00 feet (all distance references are in U.S. Survey Feet) to a point on the East line of a 5.00 foot Drainage Easement as dedicated by said plat and the **POINT OF BEGINNING**; thence departing said South line North 02°19'45" West on said East line, a distance of 72.00 feet to a point on the North line of said Lot 4; thence departing said East line North 87°40'15" East on said North line, a distance of 5.50 feet to a point; thence departing said North line South 02°19'45" East, a distance of 72.00 feet to a point on said South line; thence South 87°40'15" West on said South line, a distance of 5.50 feet to the **Point of Beginning**.

This description was created with the benefit of ground survey performed, August 27, 2024 (KVE Project C24S2040) and contains 396 square feet or 0.009 acres more or less.

Temporary Construction Easement

All that part in Lot 4, Block 2, WILLIAMSBURG ESTATES, a recorded subdivision filed in Book 35, at Page 25 (all documents mentioned hereon are as filed in the Johnson County Register of Deeds Office) and being a part of a tract of land described in a General Warranty Deed found in Book 202405, at Page 003861, lying in the Southeast Quarter of Section 22, Township 12 South, Range 24 East, of the Sixth Principal Meridian in the City of Lenexa, Johnson County, Kansas, described by Kenneth J. Dedrick, PS-1067, on this 13th day of March 2025 as follows:

Commencing at the Southwest corner of said Lot 4; thence North 87°40'15" East (this and all the following bearings are based on the Kansas State Plane Coordinate System 1501 NAD 1983 (2011) North Zone) on the South line of said Lot 4, a distance of 10.50 feet (all distance references are in U.S. Survey Feet) to a point; thence departing said South line North 02°19'45" West, a distance of 5.68 feet to the **POINT OF BEGINNING**; thence continuing North 02°19'45" West, a distance of 60.58 feet to a point; thence South 57°35'18" East, a distance of 16.06 feet to a point; thence South 02°20'03" East, a distance of 44.70 feet to a point; thence South 60°40'12" West, a distance of 14.82 feet to the **Point of Beginning**.

This description was created with the benefit of ground survey performed, August 27, 2024 (KVE Project C24S2040) and contains 695 square feet or 0.016 acres more or less.

Tract 31:

CONDEMNEE: **Hua Lin & Sai Dan Liu**

SITUS **7612 Monrovia St.**
ADDRESS: **Lenexa, KS 66215**

Parcel ID: **IP 24000000 0009**

MAILING **13521 W 74th Ter.**
ADDRESS: **Shawnee, KS 66216**

Permanent Drainage Easement

All that part in Lot 13, Block 2, WILLIAMSBURG ESTATES, a recorded subdivision filed in Book 35, at Page 25 (all documents mentioned hereon are as filed in the Johnson County Register of Deeds Office) and being a part of a tract of land described in a Kansas Special Warranty Deed found in Book 201808, at Page 004358, lying in the Southeast Quarter of Section 22, Township 12 South, Range 24 East, of the Sixth Principal Meridian in the City of Lenexa, Johnson County, Kansas, described by Kenneth J. Dedrick, PS-1067, on this 17th day of March 2025 as follows:

Commencing at the Southeast corner of said Deed; thence North 02°19'45" West (this and all the following bearings are based on the Kansas State Plane Coordinate System 1501 NAD 1983 (2011) North Zone) on the East line of said Deed, a distance of 24.73 feet (all distance references are in U.S. Survey Feet) to the **POINT OF BEGINNING**; thence departing said East line South 89°16'34"

West, a distance of 43.77 feet to a point; thence North 02°19'55" West, a distance of 1.67 feet to a point; thence South 87°40'05" West, a distance of 30.00 feet to a point; thence South 85°23'53" West, a distance of 12.30 feet to a point; thence South 89°16'34" West, a distance of 46.48 feet to a point on the West line of said Deed; thence North 02°19'45" West on said West line, a distance of 1.38 feet to a point on the South line of a Utility Easement found in Volume 1203, at Page 304; thence North 88°10'55" East on said South line, a distance of 132.51 feet to a point on said East line; thence departing said South line South 02°19'45" East on said East line, a distance of 3.91 feet to the **Point of Beginning**.

This description was created with the benefit of ground survey performed, August 27, 2024 (KVE Project C24S2040) and contains 308 square feet or 0.007 acres more or less.

Tract 36:

CONDEMNEE: **John J. & Joan M. Starkey**

SITUS **7603 Westgate St.**
ADDRESS: **Lenexa, KS 66215**

Parcel ID: **IP 24000000 0009**

MAILING **7603 Westgate St.**
ADDRESS: **Lenexa, KS 66215**

Temporary Construction Easement

All that part in Lot 9, Block 1, SEVEN HILLS, SECOND PLAT, a recorded subdivision filed in Book 42, at Page 13 (all documents mentioned hereon are as filed in the Johnson County Register of Deeds Office) and being a part of a tract of land described in a Kansas General Warranty Deed found in Volume 3491, at Page 859, lying in the Southeast Quarter of Section 22, Township 12 South, Range 24 East, of the Sixth Principal Meridian in the City of Lenexa, Johnson County, Kansas, described by Kenneth J. Dedrick, PS-1067, on this 18th day of March 2025 as follows:

Commencing at the Southwest corner of said Lot 9; thence Northerly on a curve to the left, on the West line of said Lot 9, having an initial tangent bearing of North 35°35'59" West (this and all the following bearings are based on the Kansas State Plane Coordinate System 1501 NAD 1983 (2011) North Zone) a radius of 340.00

feet (all distance references are in U.S. Survey Feet) a delta angle of 12°16'44" and an arc length of 72.86 feet to the **POINT OF BEGINNING**; thence continuing on said West line on a curve to the left, tangent to the last described course, having a radius of 340.00 feet, a delta angle of 01°12'09" and an arc length of 7.14 feet to a point; thence continuing North 49°04'52" West on said West line, a distance of 5.50 feet to a point; thence continuing on said West line on a curve to the right, tangent to the last described course, having a radius of 15.00 feet, a delta angle of 86°59'31" and an arc length of 22.77 feet to a point on the North line of said Lot 9; thence North 37°54'39" East on said North line, a distance of 36.07 feet to a point; thence continuing on said North line on a curve to the left, tangent to the last described course, having a radius of 375.00 feet, a delta angle of 08°55'32" and an arc length of 58.42 feet to a point on the South line of a Utility Easement dedicated by said Plat; thence departing said North line South 57°02'47" East on said South line, a distance of 13.32 feet to a point; thence departing said South line South 29°16'06" West, a distance of 56.97 feet to a point; thence South 01°55'41" West, a distance of 11.34 feet to a point; thence South 41°22'36" West, a distance of 27.58 feet to a point; thence South 23°50'44" West, a distance of 18.64 feet to the **Point of Beginning**.

This description was created with the benefit of ground survey performed, August 27, 2024 (KVE Project C24S2040) and contains 2,025 square feet or 0.046 acres more or less.

Tract 80:

CONDEMNEE: **Frost Homes LLC**

SITUS ADDRESS: **12616 W 77th St.
Lenexa, KS 66215**

Parcel ID: **IP 24000000 0009**

MAILING ADDRESS: **14212 Nieman Rd.
Overland Park, KS 66221**

Permanent Drainage Easement

All that part in Lot 53, Block 1, COLONY NORTH, SECOND PLAT a recorded subdivision filed in Book 44, at Page 31 (all documents mentioned hereon are as filed in the Johnson County Register of Deeds Office) and being a part of a tract of land described in a Kansas Warranty Deed found in Book 202511, at Page

005538, lying in the Southeast Quarter of Section 22, Township 12 South, Range 24 East, of the Sixth Principal Meridian in the City of Lenexa, Johnson County, Kansas, described by Kenneth J. Dedrick, PS-1067, on this 1st day of July 2025 as follows:

Commencing at the Northeast corner of said Lot 53; thence South 01°57'30" East (this and all the following bearings are based on the Kansas State Plane Coordinate System 1501 NAD 1983 (2011) North Zone)(North 01°15'53" East plat) on the East line of said Lot 53, a distance of 10.00 feet (all distance references are in U.S. Survey Feet) to a point on the South line of a 10 foot Utility Easement as dedicated by said plat and the **POINT OF BEGINNING**; thence continuing South 01°57'30" East (North 01°15'53" East plat) on said East line, a distance of 5.36 feet to a point; thence departing said East line North 69°03'42" West, a distance of 13.77 feet to a point on said South line; thence North 88°02'38" East on said South line, a distance of 12.68 feet to the **Point of Beginning**.

This description was created with the benefit of ground survey performed, August 27, 2024 (KVE Project C24S2040) and contains 34 square feet or 0.001 acres more or less.

Temporary Construction Easement

All that part in Lot 53, Block 1, COLONY NORTH, SECOND PLAT a recorded subdivision filed in Book 44, at Page 31 (all documents mentioned hereon are as filed in the Johnson County Register of Deeds Office) and being a part of a tract of land described in a Kansas Warranty Deed found in Book 202511, at Page 005538, lying in the Southeast Quarter of Section 22, Township 12 South, Range 24 East, of the Sixth Principal Meridian in the City of Lenexa, Johnson County, Kansas, described by Kenneth J. Dedrick, PS-1067, on this 1st day of July 2025 as follows:

Commencing at the Northeast corner of said Lot 53; thence South 01°57'30" East (this and all the following bearings are based on the Kansas State Plane Coordinate System 1501 NAD 1983 (2011) North Zone)(North 01°15'53" East plat) on the East line of said Lot 53, a distance of 15.36 feet (all distance references are in U.S. Survey Feet) to the **POINT OF BEGINNING**; thence continuing South 01°57'30" East (North 01°15'53" East plat) on said East line, a distance of 16.20 feet to a point; thence departing said East line North 68°51'10" West, a distance of 54.93 feet to a point on the South line of a 10 foot Utility Easement as dedicated by said plat; thence North 88°02'38" East on said South line, a distance of 37.84 feet to a point; thence departing said South line South 69°03'42" East, a distance of 13.77 feet to the **Point of Beginning**.

This description was created with the benefit of ground survey performed, August 27, 2024 (KVE Project C24S2040) and contains 511 square feet or 0.012 acres more or less.

Tract 82:

CONDEMNEE: Charles A. Schultz

SITUS ADDRESS: 12609 W 76th Ter.
Lenexa, KS 66215

Parcel ID: IP 24000000 0009

MAILING ADDRESS: 12609 W 76th Ter.
Lenexa, KS 66215

Permanent Drainage Easement

All that part in Lot 4, Block 5, SEVEN HILLS SECOND PLAT, a recorded subdivision filed in Book 42, at Page 13 (all documents mentioned hereon are as filed in the Johnson County Register of Deeds Office) and being a part of a tract of land described in a Warranty Deed found in Book 200610, at Page 004725, lying in the Southeast Quarter of Section 22, Township 12 South, Range 24 East, of the Sixth Principal Meridian in the City of Lenexa, Johnson County, Kansas, described by Kenneth J. Dedrick, PS-1067, on this 17th day of June 2025 as follows:

BEGINNING at a 1/2" Rebar with Schlagel KSL54 Cap marking the Northeast corner of said Lot 4; thence South 21°20'03" East (this and all the following bearings are based on the Kansas State Plane Coordinate System 1501 NAD 1983 (2011) North Zone) (South 21°20'26" East plat) on the East line of said Lot 4, a distance of 44.47 feet (all distance references are in U.S. Survey Feet) to a point on the East line of a 15 foot Utility Easement as dedicated by said plat; thence departing the East line of said Lot 4 North 36°17'13" West on the East line of said 15 foot Utility Easement, a distance of 46.20 feet to a point of curvature on the North line of said Lot 4; thence Easterly on a non-tangent curve to the left, on said North line, having an initial tangent bearing of North 70°16'26" East, a radius of 425.00 feet, a delta angle of 01°36'27" and an arc length of 11.92 feet to the **Point of Beginning**.

This description was created with the benefit of ground survey performed, August 27, 2024 (KVE Project C24S2040) and contains 265 square feet or 0.006 acres more or less.

Permanent Drainage Easement

All that part in Lot 4, Block 5, SEVEN HILLS SECOND PLAT, a recorded subdivision filed in Book 42, at Page 13 (all documents mentioned hereon are as filed in the Johnson County Register of Deeds Office) and being a part of a tract of land described in a Warranty Deed found in Book 200610, at Page 004725, lying in the Southeast Quarter of Section 22, Township 12 South, Range 24 East, of the Sixth Principal Meridian in the City of Lenexa, Johnson County, Kansas, described by Kenneth J. Dedrick, PS-1067, on this 17th day of June 2025 as follows:

Commencing at a 1/2" Rebar with Schlagel KSLS54 Cap marking the Northeast corner of said Lot 4; thence South 21°20'03" East (this and all the following bearings are based on the Kansas State Plane Coordinate System 1501 NAD 1983 (2011) North Zone) (South 21°20'26" East plat) on the East line of Lot 4, a distance of 102.61 feet (all distance references are in U.S. Survey Feet) to a point on the West line of a 15 foot Utility Easement as dedicated by said plat and the **POINT OF BEGINNING**; thence continuing South 21°20'03" East on said East line, a distance of 31.83 feet to a point on the North line of a 10 foot Utility Easement as dedicated by said plat; thence departing said East line South 88°02'38" West on said North line, a distance of 30.25 feet to a point; thence departing said North line North 14°03'42" West, a distance of 87.75 feet to a point on said West line; thence South 36°17'13" East on said West line, a distance of 67.54 feet to the **Point of Beginning**.

This description was created with the benefit of ground survey performed, August 27, 2024 (KVE Project C24S2040) and contains 1,575 square feet or 0.036 acres more or less.

Temporary Construction Easement

All that part in Lot 4, Block 5, SEVEN HILLS SECOND PLAT, a recorded subdivision filed in Book 42, at Page 13 (all documents mentioned hereon are as filed in the Johnson County Register of Deeds Office) and being a part of a tract of land described in a Warranty Deed found in Book 200610, at Page 004725, lying in the Southeast Quarter of Section 22, Township 12 South, Range 24 East, of the Sixth Principal Meridian in the City of Lenexa, Johnson County, Kansas, described by Kenneth J. Dedrick, PS-1067, on this 17th day of June 2025 as follows:

Commencing at a 1/2" Rebar with Schlagel KSLS54 Cap marking the Northeast corner of said Lot 4; thence Westerly on a curve to the right, on the North line of said Lot 4, having an initial tangent bearing of South 68°39'59" West (this and all

the following bearings are based on the Kansas State Plane Coordinate System 1501 NAD 1983 (2011) North Zone), a radius of 425.00 feet (all distance references are in U.S. Survey Feet), a delta angle of 03°43'46" and an arc length of 27.66 feet to a point on the West line of a 15 foot Utility Easement as dedicated by said plat and the **POINT OF BEGINNING**; thence departing said North line South 36°17'13" East on said West line, a distance of 39.60 feet to a point; thence departing said West line South 14°03'42" East, a distance of 87.75 feet to a point on the North line of a 10 foot Utility Easement as dedicated by said plat; thence South 88°02'38" West on last said North line, a distance of 15.73 feet to a point; thence departing said North line North 00°18'24" West, a distance of 29.59 feet to a point; thence North 10°59'16" West, a distance of 11.14 feet to a point; thence North 80°09'14" East, a distance of 3.18 feet to a point; thence North 10°22'56" West, a distance of 8.94 feet to a point; thence South 78°37'04" West, a distance of 5.22 feet to a point; thence North 11°28'11" West, a distance of 10.71 feet to a point; thence North 78°43'45" East, a distance of 7.00 feet to a point, thence North 11°16'15" West, a distance of 23.00 feet to a point; thence South 78°43'45" West, a distance of 10.96 feet to a point; thence North 10°38'54" West, a distance of 8.80 feet to a point; thence South 78°10'06" West, a distance of 13.62 feet to a point; thence North 11°24'19" West, a distance of 10.42 feet to a point; thence North 69°39'39" West, a distance of 17.26 feet to a point; thence North 52°13'53" West, a distance of 10.41 feet to a point of curvature on the North line of said Lot 4; thence Easterly on a non-tangent curve to the left, on last said North line, having an initial tangent bearing of North 76°25'29" East, a radius of 425.00 feet, a delta angle of 04°01'44" and an arc length of 29.88 feet to the **Point of Beginning**.

The exterior lines of this easement shall be extended or truncated as necessary to terminate at the outside front face of all permanent structures, and at all angle points to form a closed figure. This description was created with the benefit of ground survey performed, August 27, 2024 (KVE Project C24S2040) and contains 1,372 square feet or 0.031 acres more or less.

SECTION TWO: It is further authorized and provided that, as soon as practicable after the passage of this ordinance, action be initiated to exercise the power of eminent domain in accordance with K.S.A. 26-501, *et seq.*, the Eminent Domain Procedure Act, to condemn all lands and interests therein hereinbefore described.

SECTION THREE: This ordinance shall take effect and be in force from and after its publication in the official City newspaper.

PASSED by the City Council this 7th day of April, 2026.

SIGNED by the Mayor this 7th day of April, 2026.

CITY OF LENEXA, KANSAS

[SEAL]

Julie Sayers, Mayor

ATTEST:

Jennifer Martin, City Clerk

APPROVED AS TO FORM:

Steven D. Shrout, Assistant City Attorney



ITEM 20

SUBJECT: Consideration of action items concerning the fire-damaged structure at 7730 Noland Road
CONTACT: Scott McCullough, Community Development Director
Steven Shrout, Assistant City Attorney
DATE: April 7, 2026

ACTION NEEDED:

- a. Conduct a public hearing; and
- b. Adopt a resolution finding the structure to be unsafe and dangerous and directing such structure to be repaired or removed.

PROJECT BACKGROUND/DESCRIPTION:

A fire occurred at 7730 Noland Road on August 10, 2025 causing substantial damage to the residence. The Fire Code Official and the Building Code Official determined the structure was unsafe and ordered the property owner to install fencing to temporarily secure the site. Following the fire, neighboring residents continued to raise concerns relating to safety, appearance, and the deteriorated condition of the property. Staff stayed in contact with the property owner and the owner's insurance company and learned that the insurance claim remained under investigation. As of December 2025, the insurance company and the property owner had not reached a final settlement on the claim.

To prevent fire-damaged structures from remaining in unsafe or unsightly condition, Article 1-9-H of the City Code requires insurers to remit 15% of the stated covered insurance claim payment to the City when statutory criteria are met. Given the prolonged unsafe condition, the continuing nuisance, and the absence of a final insurance claim settlement, the City initiated dangerous structure proceedings under K.S.A. 12-1750 et seq., at its December 16, 2025 City Council meeting. The Governing Body adopted Resolution 2025-062, setting a public hearing for February 3, 2026. To ensure full compliance with notice requirements and provide clarity to all parties regarding the hearing date, the Governing Body subsequently adopted Resolution 2026-005, to reschedule the public hearing for April 7, 2026.

Under K.S.A. 12-1752, the Governing Body must hold a public hearing to consider evidence from the owner, any agents or lienholders of record, occupants, and the City's enforcing officer regarding whether the structure is unsafe or dangerous. After considering the evidence, the Governing Body must adopt a resolution stating its findings and, if the structure is determined to be unsafe or dangerous, directing that it be repaired or removed within a reasonable time. If the owner fails to begin or diligently pursue that work, the City may undertake the work and assess the costs against the property.

On March 16, 2025, the City received notice that the insurance claim had reached a final settlement and that the required 15% of the stated covered claim payment, totaling \$50,691.45, had been remitted to the City as provided by law. The property owner has also been working with staff to determine what permits are necessary to begin demolition of the fire-damaged structure. While this reflects progress, no permit

application has been received as of the date of this memorandum, demolition remains incomplete, and the site continues to present unsafe conditions. The public hearing remains necessary to allow the Governing Body to determine the status of the structure, establish a reasonable deadline for completing demolition or other required work, and ensure the City is positioned to act if the owner does not bring the property to a safe and secure condition.

STAFF RECOMMENDATION:

Conduct the public hearing and, based on the evidence presented, adopt the resolution finding the structure at 7730 Noland Road to be unsafe or dangerous and direct that repair or removal be commenced within a reasonable time, as required by K.S.A. 12-1752, and be completed by May 8, 2026.

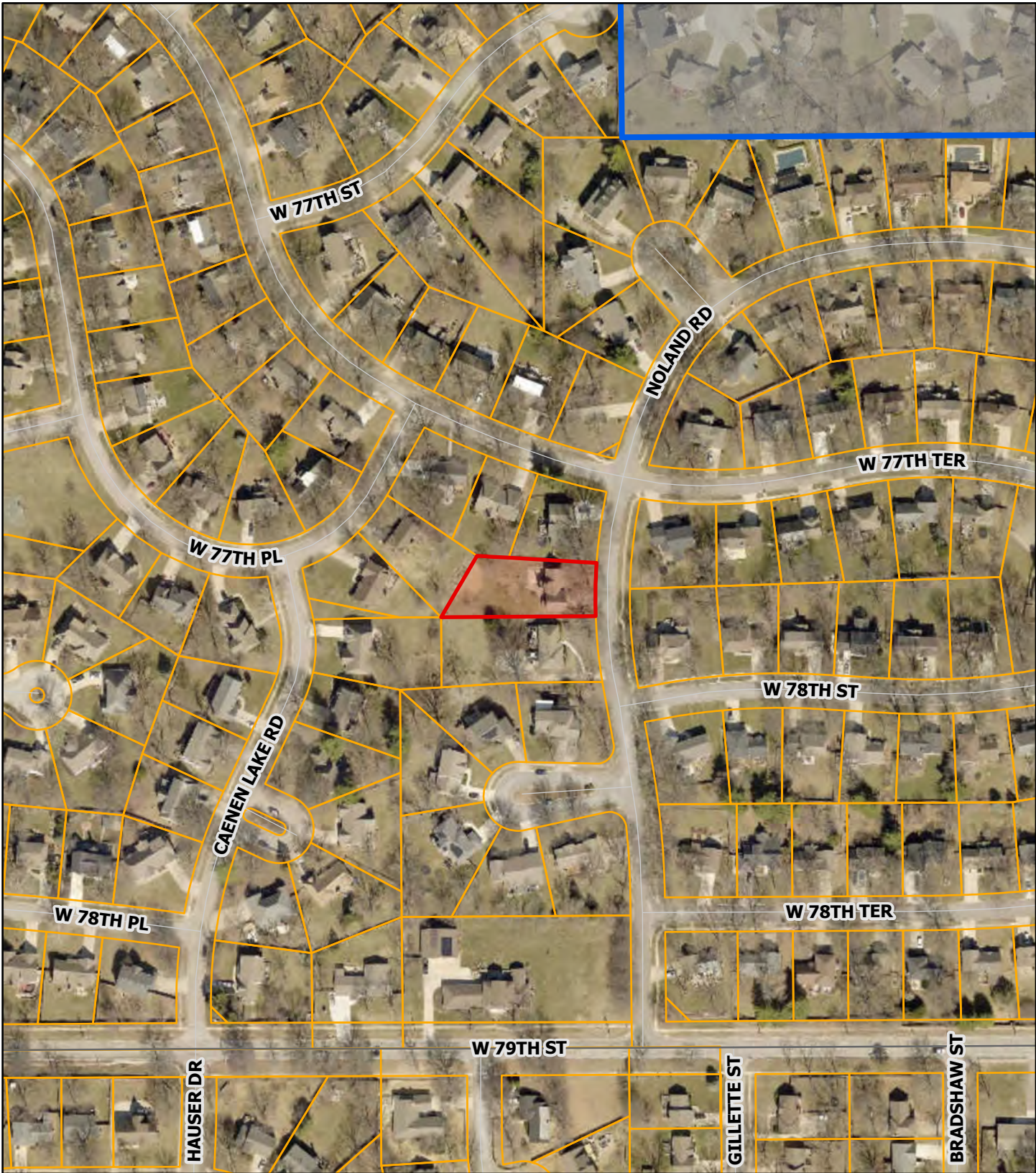
VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040
Vibrant Neighborhoods

Guiding Principles
Superior Quality Services

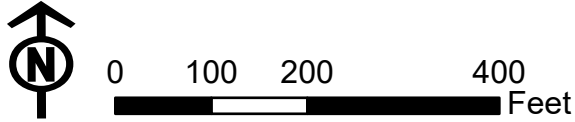
ATTACHMENTS

1. Map
2. Statement of Building Official
3. Resolution



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

7730 Noland Road





TO: Governing Body

FROM: Matt Souders, Building Codes Administrator

DATE: April 2, 2026

RE: 7730 Noland Road - Unsafe and Dangerous Structure

On August 10, 2025, the residential structure at 7730 Noland Road was damaged by fire. The structure is owned by Keith M. Rapplean. It is the City's determination that the structure located at 7730 Noland Road is unsafe and dangerous. Attached with this statement are photos of the structure. The structure is currently secured by a temporary fence at the time of the writing of this memo. The structure is in danger of further collapse but is unlikely to collapse outside the fenced area.

Section 4-8-D-7 (108.1.1) of the Lenexa City Code defines an unsafe structure as one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to property or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

The floors, walls, and roof of the structure are so significantly damaged by fire that they are structurally unsafe and complete collapse is possible. The mechanical, electrical, and plumbing systems are also unsafe due to the extent of fire damage and cannot be restored to a safe condition for future use.

The house has remained in this unsafe and dangerous condition for nearly nine months and time and exposure to the elements have only increased its unsafe and dangerous condition. The house must be demolished in order to make the property safe and secure and eliminate any future unsafe or dangerous conditions that may occur.



RESOLUTION NO. _____ - _____

A RESOLUTION FINDING THE STRUCTURE AT 7730 NOLAND ROAD TO BE UNSAFE AND DANGEROUS AND DIRECTING SUCH STRUCTURE TO BE REPAIRED OR REMOVED IN ACCORDANCE WITH 12-1750 ET. SEQ.

WHEREAS, on August 10, 2025, a fire damaged the structure located at 7730 Noland Road; and

WHEREAS, pursuant to K.S.A. 12-1750 et seq., the Governing Body has the power to cause the repair or removal of, or to remove any structure located within the City which is determined to be unsafe or dangerous and, if necessary, the City may recover costs for the repair and removal of an unsafe or dangerous structure in accordance with the Lenexa City Code Article 1-9-H and K.S.A. 12-1750 et seq.; and

WHEREAS, pursuant to K.S.A. 12-1750 et seq., the City of Lenexa Building Codes Administrator determined the structure located at 7730 Noland Road to be unsafe and dangerous and filed a written statement, of such determination with the Governing Body on February 3, 2026; and

WHEREAS, on February 3rd 2026, the Governing Body provided notice and called for a public hearing on April 7, 2026, for the owner, owner's agent and any lienholders of record to appear and show cause why the structure should not be condemned and ordered repaired or demolished as an unsafe or dangerous structure; and

WHEREAS, Lenexa City Code Article 1-9-H and K.S.A. 12-1750 et seq. requires insurance companies to deposit to the City an amount equal to 15% of a stated covered claim involving a structure damaged by fire, explosion, or windstorm if the amount recoverable for all the loss or damage to the structure is over 75% of the face value of the property to be used to reimburse the City for any expenses incurred by the City in proceeding under K.S.A. 12-1750 et seq., and on March 16, 2026, the insurer deposited with the City the amount of \$50,691.54, which is representative of 15% of the stated covered claim payment; and

WHEREAS, the City of Lenexa Building Codes Administrator has been in communication with the property owner regarding the public hearing and abatement process; and

WHEREAS, the Governing Body held the Public Hearing on April 7, 2026 and heard all the evidence submitted by the owner, the owner's agent, lienholders of record and occupants having an interest in said structure as well as evidence submitted by the enforcing officer filing the statement and now finds that said structure is unsafe and dangerous and needs to be repaired or removed and the premises made safe and secure; and

WHEREAS, the Governing Body has further determined that the owner must commence the repair or removal of such structure immediately and shall have until May 8, 2026, to repair or remove said structure; and

WHEREAS, if the owner of said structure completes said conditions as determined by the Building Code Supervisor prior to May 8, 2026, or within any period of continued work authorized by the City, the unsafe condition shall be considered abated and all insurance proceeds retained by the City returned to the owner within 30 days of said determination as required by law.

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

SECTION ONE: The Governing Body finds that said structure is unsafe and dangerous.

SECTION TWO: The Governing Body hereby orders the repair or removal of the structure to be commenced and completed by May 8, 2026; provided, however, the Building Code Supervisor, in their sole discretion, may extend the completion date for good cause shown if the owner is diligently pursuing the completion of the repair or removal as determined by the Building Code Supervisor.

SECTION THREE: If the owner fails to commence the repair or removal of such structure within this timeframe or fails to diligently prosecute the same until the work is completed, the City may cause the structure to be repaired or if it remains unsafe or dangerous, then razed and removed, with the assessment and collection of costs in accordance with the procedures set out in K.S.A. 12-1750, et seq.

SECTION FOUR: This Resolution shall become effective upon adoption by the Governing Body.

SECTION FIVE: This Resolution shall be published once in the official City newspaper.

SECTION SIX: The Building Codes Administrator is hereby directed to mail a copy of this resolution by mail to the owner, owner's agent, any lienholders and occupants of record within three days following the first publication hereof, all in accordance with K.S.A. 12-1750 et seq.

ADOPTED by the Lenexa City Council this 7th day of April, 2026.

SIGNED by the Mayor this 7th day of April, 2026.

CITY OF LENEXA, KANSAS

Julie Sayers, Mayor

[SEAL]

Attest:

Jennifer Martin, City Clerk

Approved As To Form:

Steven D. Shrout, Assistant City Attorney



**CITY COUNCIL
MEMORANDUM**

ITEM 21

SUBJECT: Ordinance approving a 10-year special use permit for medical clinic uses for Green Prairie Office Center located at 13830 Santa Fe Trail Drive in the NP-O, Planned Neighborhood Office District

CONTACT: Stephanie Sullivan, Planning Manager

DATE: April 7, 2026

ACTION NEEDED:

Pass an ordinance approving a 10-year special use permit (SUP) for medical clinic uses for Green Prairie Office Center located at 13830 Santa Fe Trail Drive in the NP-O, Planned Neighborhood Office District.

APPLICANT & PROPERTY OWNER:

Marlys Weirick, Property Owner

PROPERTY ADDRESS:

13830 Santa Fe Trail Drive

PROJECT BACKGROUND/DESCRIPTION:

The applicant requests approval of an SUP to allow medical clinic uses within an existing multitenant office building located at 13830 Santa Fe Trail Drive, which is zoned NP-O, Planned Neighborhood Office District. Medical clinic uses have operated at this location under prior SUP approvals, most recently a 10-year approval granted in 2015 that expired in 2025. Approval of a new SUP is required to allow the continuation of existing medical clinic tenants and accommodate new medical clinic tenants within the building.

The subject property consists of an approximately 8,000 square foot office building on a 0.9-acre site at the corner of Widmer Road & Santa Fe Trail Drive. The building contains a mix of office, personal service, and medical clinic tenants, with four existing medical clinic users and two additional medical-related tenants proposed. No exterior modifications are proposed as part of this request, and the use remains consistent with the surrounding mix of residential, institutional, and neighborhood-scale office development.

The request also includes a deviation to minimum parking requirements. The site provides 32 parking spaces where 50 spaces are required. Staff's analysis of the business operations and parking at the site yielded support for the deviation. Should overflow parking be necessary, the owner has an informal shared parking arrangement with the adjacent church property where parking demand times are different for each use.

Based on the established history of medical clinic uses at the site and the absence of reported issues to the City regarding their operation, no significant conflicts with existing uses in the building are anticipated.

STAFF RECOMMENDATION:

Pass the ordinance.

PLANNING COMMISSION ACTION:

This item was considered as Regular Agenda Item 7 at the March 2, 2026 Planning Commission meeting. A public hearing was held and no one from the public spoke.

The Commission asked questions related to the parking deviation and whether there had been any historic issues with on-street parking on Widmer Road based on reduced parking on site. Staff replied that there had been no reports or issues received concerning parking on the street.

Chairperson Poss entertained a motion to recommend **APPROVAL** for a 10-year special use permit for medical clinic uses for Green Prairie Office Center at 13830 Santa Fe Trail Drive in the NP-O Zoning District. Moved by Commissioner Jamison, seconded by Commissioner Burson, and carried by a unanimous voice vote.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

Thriving Economy

Guiding Principles

Responsible Economic Development

ATTACHMENTS

1. Map
2. PC Staff Report and Exhibits
3. PC Draft Minutes Excerpt
4. Ordinance



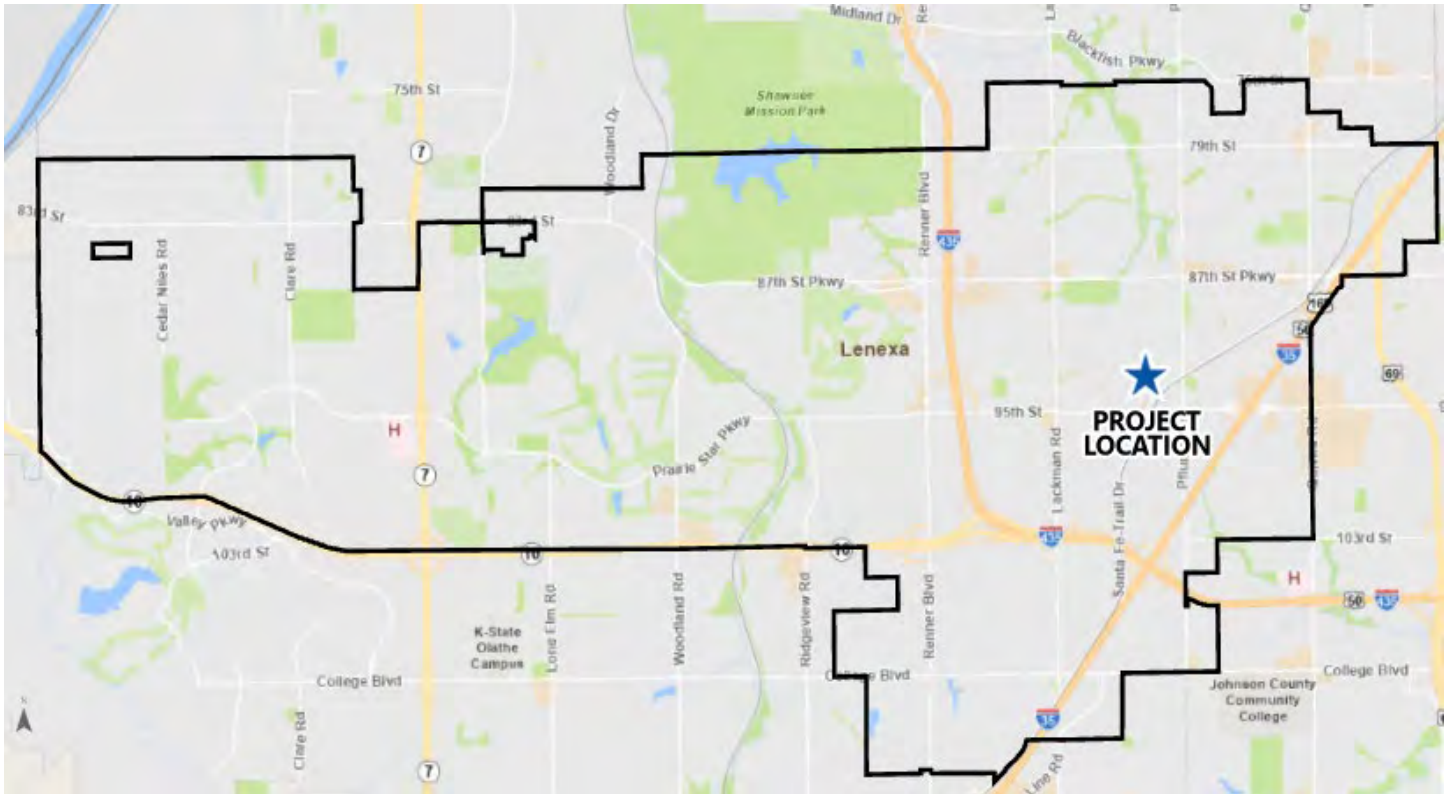
Data Source: City of Lenexa and Johnson County Kansas
For further information, please call 913-477-7500

Green Prairie Office Center Special Use Permit



GREEN PRAIRIE

Project #:	SU26-03	Location:	13830 Santa Fe Trail Drive
Applicant:	Marlys Weirick, Property Owner	Project Type:	Special Use Permit
Staff Planner:	Noah Vaughan	Proposed Use:	Medical Clinic



PROJECT SUMMARY

The applicant requests approval of a special use permit (SUP) applicable to the entire building to continue operations of existing medical clinic businesses as well as to introduce new medical clinic businesses located at 13830 Santa Fe Trail Drive, within the NP-O (Planned Neighborhood Office) District. An SUP (SU15-16) was approved in 2015 to operate medical clinic uses at this location for a ten-year period with no conditions. This SUP expired in 2025, so a new SUP will be required to allow for continued medical clinic operations at this location.

The building currently contains four medical providers that were allowed under the 2015 SUP for the property. Two new medical clinic businesses are planned to occupy tenant space within the building pending approval of this SUP. No interior or exterior improvements to the building are planned. This project requires a public hearing.

STAFF RECOMMENDATION: APPROVAL FOR TEN YEARS

SITE INFORMATION

The subject property is an approximately 8,000 SF multitenant building located on a 0.9 acre property at the corner of Widmer Road and Santa Fe Trail Drive. The property is a part of the Green Prairie subdivision, a mixed-use development that was approved by the Governing Body on July 19, 1954. The current structure was constructed in 1985 as an office building with 13 individual suites on Lot 181A of the plat.

In addition to medical clinic uses, there are multiple massage therapists that operate in the building under a ten-year personal services SUP that was granted in 2018. This was granted following a previous SUP for personal services approved at the site in 2017; however, it did not cover the entire building, just one tenant space. In 2011, the first SUP was applied for at the property to permit medical clinic uses to operate in the building for a period of three years, but no renewal was applied for at the time. In 2015, another SUP to allow for medical clinic uses at the property was granted, which expired without renewal in 2025. Other businesses in the building include a real estate office, property management office, and a tax and financial service business.

TABLE 1: PREVIOUS SPECIAL USE PERMITS

Project No.	Use	Period	Date Approved
SU11-09	Medical Clinic	Three Years	August 16, 2011
SU15-16	Medical Clinic	Ten Years	September 15, 2015
SU17-01	Personal Services (Suite 108 only)	Three Years	February 7, 2017
SU18-12	Personal Services	Ten Years	November 20, 2018

LAND AREA (AC) 0.90	BUILDING AREA (SF) 7,992	CURRENT ZONING NP-O	COMP. PLAN Office/Employment Center
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Exhibit 1: Subject building facing Widmer Road, showing access and parking available at the site.



Exhibit 2: Aerial Image of Subject Site.

LAND USE REVIEW

The subject property is in a Neighborhood Planned Office District. A medical or dental clinic requires a special use permit in this zoning district. Per UDC [Section 4-3-C-3](#), a medical or dental clinic is defined as:

“an establishment where patients, who are not lodged overnight except for observation or emergency treatment, are admitted for examination and treatment by a person or group of persons practicing any form of healing or health-building services, whether such persons be medical doctors, chiropractors, osteopaths, chiropodists, naturopaths, optometrists, dentists or any such profession, the practice of which is lawful in the State, and also includes establishments which provide massage therapy subject to the licensing provisions in this City Code.”

The site contains four current tenants who would be classified under the medical clinic use and two proposed tenants who would operate under the medical clinic use. These tenants include a chiropractic service (Suite 102), mental health services (Suites 106 and 109), and perinatal care (Suite 111). The two new medical clinic tenants would be a therapist and drug addiction counselor, who would share the same suite in the building (Suite 112). Most of these businesses operate under an appointment-based schedule, with the majority of traffic for the businesses coming in Monday – Friday during normal office hours (8 AM – 5 PM), with some exceptions and additional hours available.

Lying to the west of the property is a veterinarian hospital and single-family residential homes that are part of the Green Prairie development. More single-family homes border the property to the north. To the east of the property lies a church that the subject site maintains an informal shared parking agreement with; this represents the edge of the Green Prairie Development, and the Hill Crest subdivision is further east of this church property. Santa Fe Trail Drive is directly south of the subject site, which runs parallel with a BNSF railway that buffers another church property to the southeast.

Zoning Map

Future Land Use Map

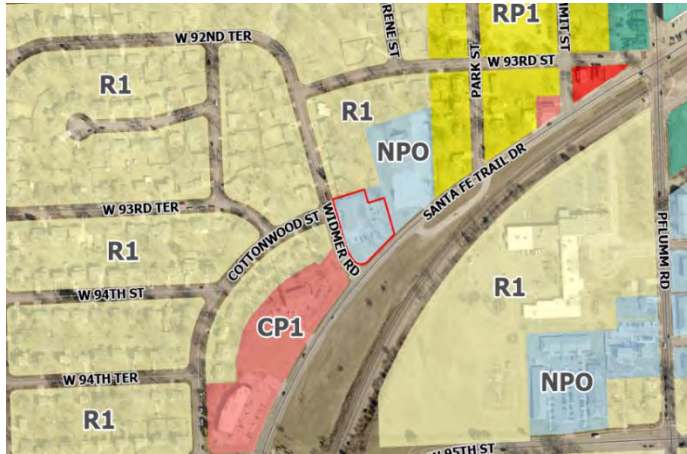


TABLE 2: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Classification	Zoning	Current Use
Subject Property	Office/Employment Center	NP-O, Neighborhood Planned Office	General Office, Medical Clinic, Personal Services
North	Suburban-Density Residential, Institutional	R-1, Residential Single-Family District, RP-1, Residential Planned (Low-Density) District	Single-Family Residential
South	Institutional, Neighborhood Commercial	R-1, Residential Single-Family District, NP-O, Neighborhood Planned Office	Church, Office
East	Institutional	RP-1, Residential Planned (Low-Density) District, NP-O, Neighborhood Planned Office	Single-Family Residential, Church
West	Suburban-Density Residential	R-1, Residential Single-Family District, CP-1, Planned Neighborhood Commercial District	Veterinary Hospital, Single-Family Residential

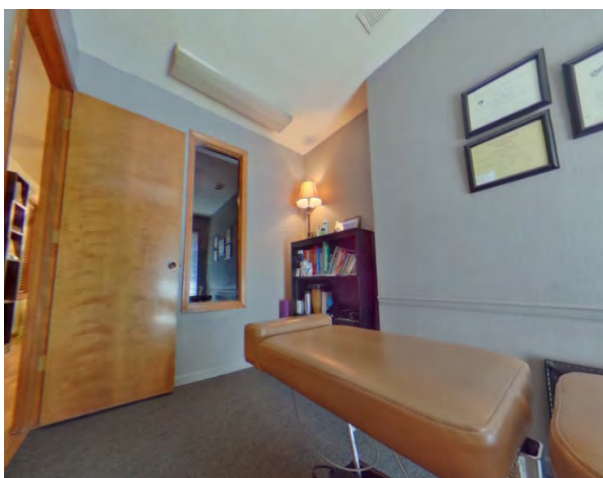


Exhibit 3: Images of the interior of the building, showing one of the existing treatment rooms and waiting areas.

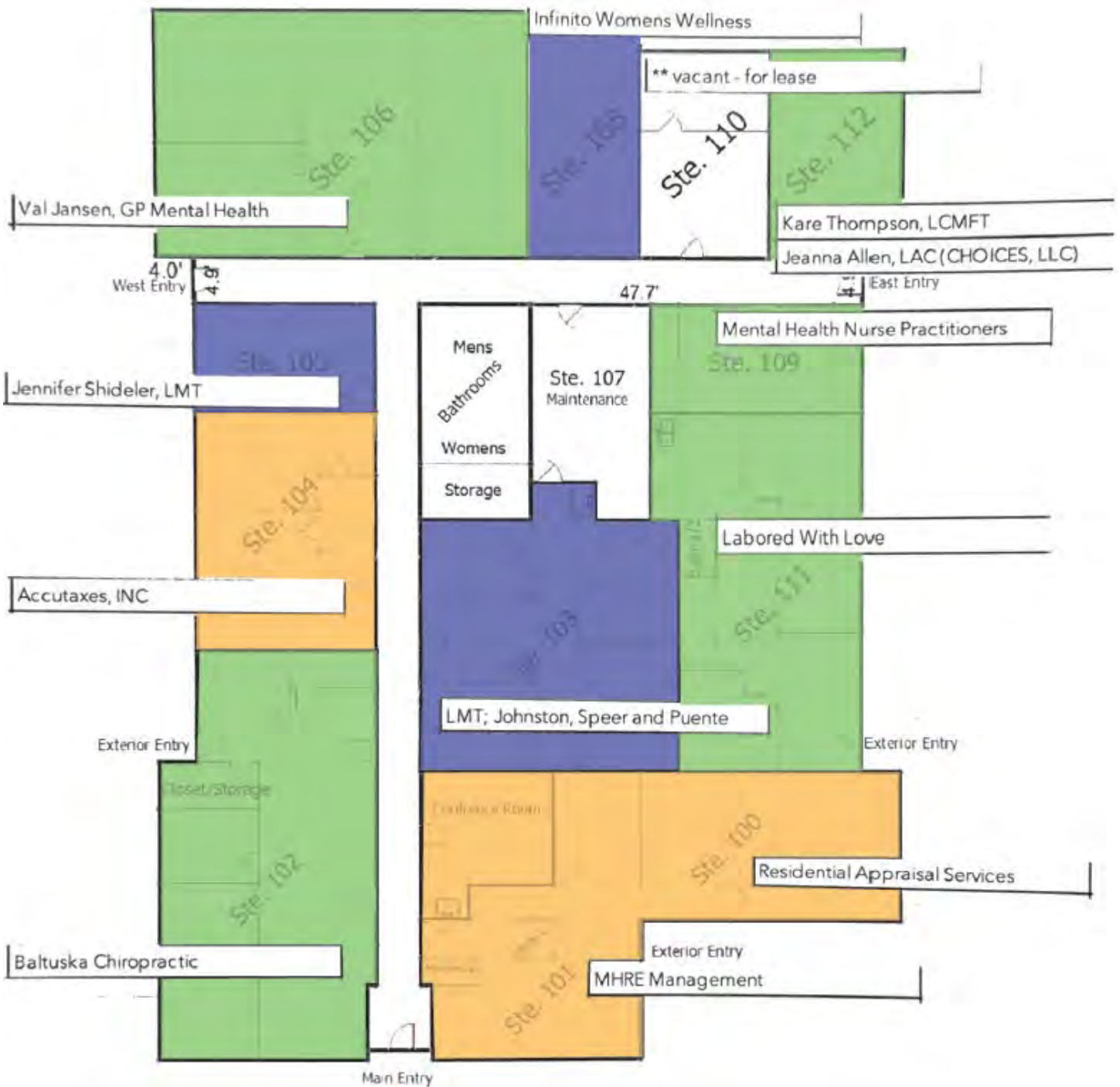


Exhibit 4: Labeled floor plan of the building, showing current and proposed tenants. Offices are labeled in orange, Medical Clinics are shown in green, and Personal Services are shown in blue.

SPECIAL USE PERMIT REVIEW

The applicant requests approval of a special use permit for a medical clinic use at 13830 Santa Fe Trail Drive in the NP-O Zoning District. Staff provides the follow analysis to the review criteria within [Section 4-1-G-5](#) of the UDC.

1. The character of the neighborhood.

The subject site is adjacent to single-family residential, office, and church uses. Because of the SUP history at the site, medical clinic uses have been in place within the building for over ten years, in addition to similarly classified uses such as massage therapy that are allowed via personal service SUPs. In this time, there have been no major issues or complaints about the property reported to the City. It is not uncommon to see medical clinic and personal service uses adjacent to neighborhood-scale office uses due to the low amount of traffic generated as well as the smaller amount of space required to operate these types of businesses. While the introduction of additional medical clinic space will increase requirements such as parking to the site, it is not expected that these requirements would be drastically affected compared to another neighborhood-scale office business occupying the same space. In general, medical clinic and personal service uses in the NP-O Zoning District are the most requested type of special use permits, making up 27% of all special use permits within the last 5 years. Due to these reasons, Staff's opinion is that the character of the neighborhood would still be preserved if this special use permit were to be approved.

2. The zoning and use of properties nearby.

Surrounding zoning and uses are described in Table 2 of this report. The uses associated with the subject property include various types of office, personal service, and medical clinic uses. The NP-O District allows medical or dental clinics as a special use. Four existing medical clinics are in operation at the site in addition to two other proposed medical clinic uses. Based on a lack of previous issues with these existing medical clinics, Staff does not anticipate increases to noise or traffic that might cause concern. It is Staff's opinion the proposed special use is compatible with the surrounding zoning and uses.

3. The suitability of the subject property for the uses to which it has been restricted.

The subject site is occupied by other medical clinic uses in addition to personal service and office uses. These uses generate roughly the same level of traffic to the site as each other and to the surrounding commercial area. Any impacts generated by these businesses are generally minimal and not disruptive to the nearby single-family residential areas. Due to the negligible impact of the use and permitting of similar surrounding uses, it is not expected that granting of this SUP would create incompatibility of their occupancy within the building. As a result, staff's opinion is that this criterion is met.

4. The extent to which the proposed use will detrimentally affect nearby property.

Staff does not believe there is potential for the medical clinic to be detrimental to nearby property. While there is a lack of on-site parking, this is addressed via an informal written agreement with the church property to the east. Additionally, the medical clinic use parking requirements do not significantly differ when compared to parking requirements for an office use.

5. The length of time the subject property has remained vacant as zoned.

The property is developed and the building has existed for over 40 years, with medical clinic uses existing in the building for over ten years. However, there are some vacant tenant spaces and existing suites become available from time to time.

6. The relative gain to public health, safety, and welfare due to the denial of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

Staff does not believe that the denial of the application would be a relative gain in public health, safety, or welfare to the community. Staff believes that the presence of a medical clinic within close proximity to residential neighborhoods would increase the public health and welfare of the community. Staff believes that if the application were denied, the hardships imposed on the applicant would be greater than any negative externalities the use may impose to the site and surrounding area.

7. Recommendation of City's permanent professional staff.

Please see Staff's recommendation at the end of this report.

8. Conformance of the requested change to the adopted or recognized Master Plan being utilized by the City.

The existing and proposed medical clinics will not change the primary land use of the subject property. The land use is in conformity with the Future Land Use Map designation of Office/Employment Center.

9. The availability and adequacy of required utilities and services to serve the proposed use. These utilities and services include, but are not limited to, sanitary and storm sewers, water and electrical service, police and fire protection, schools, parks, and recreation facilities, etc.

The subject property is an established development. The property is adequately served by required utilities and services.

10. The extent to which the proposed use would adversely affect the capacity or safety of that portion of the street network influenced by the use, or present parking problems in the vicinity of the property.

Given that all tenants within the building will need to utilize the available parking area on-site, calculations were made to ensure that existing and proposed tenants could be accommodated at the location. Based on existing Certificate of Occupancy data and information provided by the applicant, the total parking code requirement for all tenants in the building would be 50 spaces. Since there are 32 parking spaces on-site, the site does not meet the minimum parking requirement. However, the property owner has an informal parking agreement in place with the adjacent church property to the east (13800 Santa Fe Trail Drive) that allows the tenants and customers to utilize their parking area, which has over 80 spaces, for overflow parking. Because the church is only open on Sundays, there is generally no conflict in operations during the times in which the tenants would need to utilize the parking area for overflow, as their busiest times occur Monday – Friday.

Even though an informal parking agreement exists with the church to the east, the parking requirements of the UDC are not fulfilled with the available on-site parking and thus a deviation to this standard is analyzed later in this report. The on-site parking area does not often experience overflow issues due to

the current rate of clients coming to the site in addition to the varied operational hours of businesses within the building. As a result, it is not expected for parking to become an issue as more vacant suites are filled, as the nature of new businesses moving into the property do not greatly increase daily generated traffic to the site.

TABLE 3: BUILDING TENANTS

Suite #	Business Name	Use	Parking Req.	Operational Hours
100	Residential Appraisal Services	Office	3 spaces	M-F, 8 AM – 4 PM
101	MHRE Management	Office	4 spaces	M-F (hours not provided)
102	Baltuska Chiropractic	Medical Clinic	4 spaces	M-F, 8 AM – 6 PM, Sat. 10 AM – 2 PM
103	LMT; Johnson, Speer, and Puente	Personal Services	10 spaces	Appt. Only
104	Accutaxes, Inc	Office	3 spaces	Appt. Only
105	Jennifer Shideler, LMT	Personal Services	3 spaces	Appt. Only
106	Val Jansen, GP Mental Health	Medical Clinic	6 spaces	M-F, 8 AM – 5 PM
108	Infinito Women’s Wellness	Personal Services	4 spaces	Appt. Only
109	Mental Health Nurse Practitioners	Medical Clinic	4 spaces	Appt. Only, M-F, 9 AM – 5 PM
111	Labored With Love	Medical Clinic	5 spaces	M-F, 10 AM – 5 PM
112a	Kara Thompson, LCMFT	Medical Clinic (Proposed)	2 spaces	Appt. Only
112b	Choices Assessments LLC	Medical Clinic (Proposed)	2 spaces	Appt. Only, M-T 8 AM – 7 PM

11. The environmental impacts the proposed use will generate including, but not limited to, excessive stormwater runoff, water pollution, air pollution, noise pollution, excessive nighttime lighting, or other environmental harm.

The proposed use will not generate negative environmental impacts.

12. The extent to which the proposed development would adversely affect the capacity or water quality of the stormwater system, including without limitation, natural stream assets in the vicinity of the subject property.

There are no proposed modifications to the stormwater system or increases to the overall number of impervious surfaces. The proposed SUP would not adversely affect the capacity or quality of water of the stormwater system. No natural streams are within the vicinity of the subject property.

13. The ability of the applicant to satisfy any requirements (e.g. site plan, etc.) applicable to the specific use imposed pursuant to the zoning regulations in this Chapter and other applicable ordinances.

Staff conducted a site visit as part of the review for the SUP application. Staff did not observe any major zoning or code compliance issues on-site; however, the existing parking lot at the site has areas lacking proper striping. As part of the Certificate of Occupancy review process, Staff will require the applicant to restripe parking spaces on-site that are lacking proper striping pending approval of this SUP request.

DEVIATIONS

The applicant requests a parking deviation because the existing parking lot does not meet code requirements for the required quantity of parking spaces. Code requires 50 parking spaces and 32 parking spaces are provided on-site, resulting in a deviation request of 18 parking spaces. Table 4 details the breakdown of parking requirement by use within the building and parking provided on-site. Table 3 from earlier in this report includes a breakdown of the individual parking requirements by tenant.

TABLE 4: PARKING ANALYSIS			
Use	Parking Formula	Required Parking	Provided Parking
Medical Clinic	1 space per 200 SF	50	32 on-site + shared parking with 13800 Santa Fe Trail Drive
Personal Services	1 space per 200 SF + 1 space per employee		
Office	1 space per 250 SF		

DEVIATION ANALYSIS

According to [Section 4-1-D-1-S-1](#) of the UDC, the Planning Commission shall have the authority to approve deviations from the minimum standards for parking requirements where there is ample evidence that such deviations will not adversely affect neighboring properties and surrounding areas and where such deviations do not constitute the granting of a privilege that would not be universally appropriate for other similarly designed and situated developments. Deviations may be permitted provided the deviation addresses the following criteria:

1. Purpose and intent of the Code.

The purpose and intent of the parking code is to require off-street parking in proportion to the parking demand of land uses while minimizing the amount of impervious surface where possible. While the off-street parking requirement is not met on the site itself, the requirement is met in practicality via the informal shared parking agreement with the adjacent church property. Based on the history of the existing uses at the site, the low traffic volume of these businesses, and the appointment-based operating hours of the tenants, there are no previous or existing parking issues at this property. Because of these reasons, Staff’s opinion is that this criterion is met.

2. Impact on adjacent properties.

The parking agreement does not create a significant impact on the adjacent church property as the operational hours of the church differ from the operational hours of the tenants at the subject site, meaning there won’t be an overlap in use of the parking spaces on the church property. In addition, the nearby residential streets do not allow for on-street parking, and there is no history of reported parking or traffic issues along Widmer Road generated by the business, meaning there are no expected impacts to the adjacent residential properties. Staff’s opinion is that this criterion is met.

3. Safety.

There is an existing sidewalk connection along Santa Fe Trail Drive between the subject site and the church property which establishes a walkway between the two parking lots, meaning there is not a safety issue through use of the shared parking. Staff’s opinion is that the deviation request does not create any safety concerns.

At Right: Exhibit 5: Sidewalk connection added along Santa Fe Trail Drive in 2025 shown in yellow.



Exhibit 6: Sidewalk connection between the Green Prairie office building and adjacent church.

4. Unique site conditions and constraints.

The constraint on the existing office site is a lack of parking originally established when it was built over 40 years ago, which was always unable to accommodate the requirements for the office building at maximum capacity, regardless of use. Staff’s opinion is that this constraint exists on the site, meaning this criterion is met.

5. Promotion of high quality or unique design.

While the existing parking area needs improvements to be considered of “high-quality”, restriping of the existing parking area will be required during new C/O approvals to meet general design standards and to keep up with property maintenance requirements. Staff opinion is that this criterion is met.

6. Character of the neighborhood.

The character of the neighborhood is not adversely affected through the granting of a parking deviation at this site, as parking will be managed between this site and the neighboring church property. Staff’s opinion is that this criterion is met.

NEXT STEPS

- This project requires a recommendation from the Planning Commission and final approval by the City Council. Pending a recommendation from the Planning Commission, the project is tentatively scheduled for consideration by the City Council on April 7, 2026.
- New tenants planning to occupy space in the building should inquire about additional City requirements, such as business license, permits and development fees.

RECOMMENDATION FROM PROFESSIONAL STAFF

★ **Conduct a Public Hearing.**

★ **Staff recommends approval of the proposed special use permit for Green Prairie.**

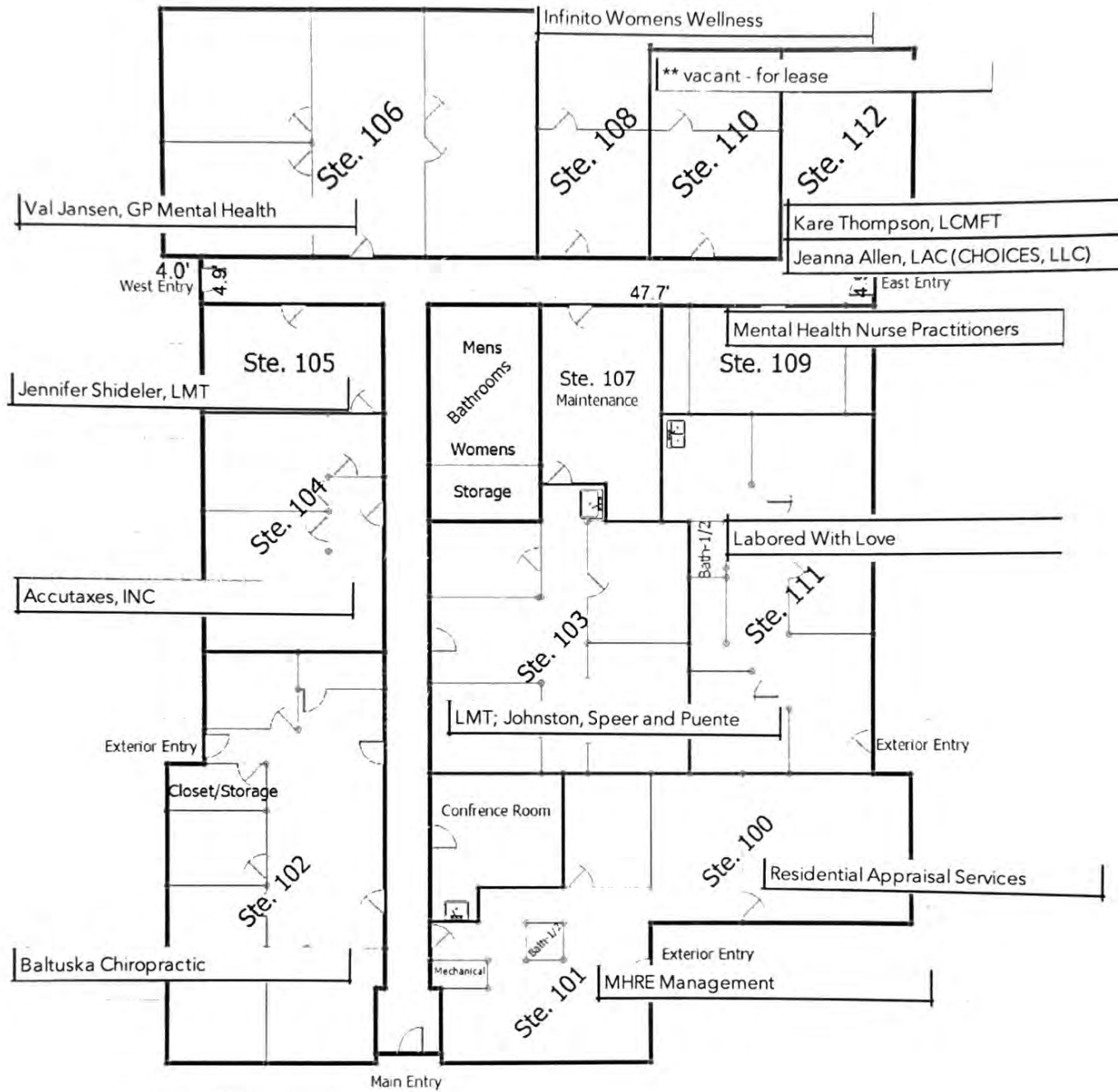
- The use, “Medical or Dental Clinic”, is appropriate at the subject property for a period of ten years, at which time the use can be reviewed to ensure compliance with the criteria for review.
- The project is consistent with Lenexa’s goals through ***Strategic Community Investment*** to create ***Healthy People*** and ***Vibrant Neighborhoods***.

SPECIAL USE PERMIT

Staff recommends **APPROVAL** of SU26-03 - a special use permit allowing medical clinic uses within the entirety of the building at the office center known as **Green Prairie** located at 13830 Santa Fe Trail Drive, for a period of ten years with the following deviation:

1. A parking deviation of 18 spaces as detailed within the Staff Report.

	GREEN PRAIRIE TENANTS			office hours	employees
100	Residential Appraisal Services	residential real estate appraisals		M-F 8am-4pm	1
101	MHRE Management	property management		M-F	1
102	Baltuska Chiropractic	chiropractic and holistic healthcare	medical clinic SUP	M-F 8am-6pm, Sat 10am-2pm	5
103	LMT; Johnston, Speer and Puente	licensed massage therapists	personal care SUP	by appointment only	3
104	Accutaxes, INC	tax prep, bookkeeping and payroll services		by appointment only	2
105	Jennifer Shideler, LMT	licensed massage therapist	personal care SUP	by appointment only	1
106	Val Jansen, GP Mental Health	mental health nurse practitioner	medical clinic SUP	M-F 8am-5pm	2
107	** vacant - maintenance storage				
108	Infinito Womens Wellness	holistic massage therapy and facials	personal care SUP	by appointment only	1
109	Mental Health Nurse Practitioners	outpatient mental health nurse practitioners	medical clinic SUP	appointment only M-F 9am-5pm	4
110	** vacant - for lease				
111	Labored With Love	concierge birth & lactation services, perinatal care	medical clinic SUP	M-F 10am-5pm	4
112	Kare Thompson, LCMFT	individual, couple & family therapy	medical clinic SUP	by appointment only	1
	Jeanna Allen, LAC (CHOICES, LLC)	alcohol & drug assessments, education, counseling	medical clinic SUP	by appointment only M-T 8am-7pm	1



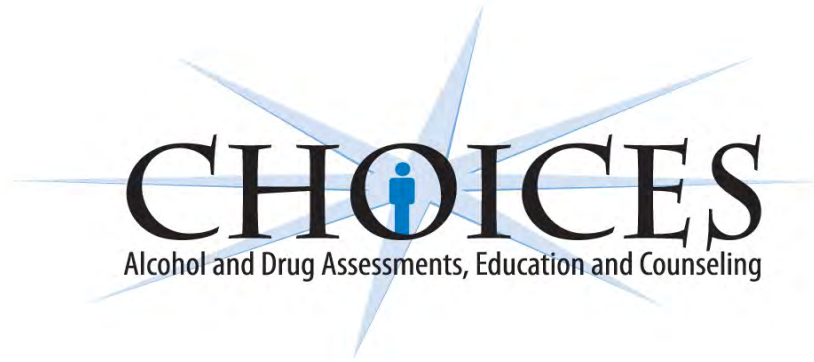
Kara Thompson, LCMFT
Individual, Couple and Family Therapy
13830 Santa Fe Trail Dr. #112
Lenexa, KS 66215

Hours and Days of Operation: By appointment only, Sunday – Saturday 8-5

Number of Employees: 1

Goods or Services Rendered: Behavioral Health Therapy

Products sold wholesale, retail, or distributed off-site, noting any flammable products or hazardous chemicals and their methods of storage: None



**13830 Santa Fe Trail Drive, Suite 112, Lenexa, Kansas 66215
(913) 390-0100**

January 12, 2026

Choices, LLC has been in my ownership and operation since August 23rd, 2003.

As of January 1st, 2026, Choices offers one-on-one substance assessments for local citizens, wherein each appointment requires about ninety minutes of office time.

These meetings take place by appointment only, on Mondays and Thursdays 8am to 7pm, and Saturdays as needed, potentially between the hours of 8am and 7pm.

Choices, LLC is a private practice, with me being the only employee.

Choices, LLC does not sell, produce, distribute or store any physical products, including those noted as hazardous chemicals.

I hope this information proves helpful—please feel free to contact me should you have further questions or concerns.

Thank you,
Jeanna Allen, LAC
Choices, LLC
13830 Santa Fe Trail Drive, Suite 112
Lenexa, KS 66215
913-390-0100
choiceskc.com

7. Green Prairie — Consideration of a special use permit for a medical clinic use on property located at 13830 Santa Fe Trail Drive in the NP-O, Planned Neighborhood Office District. SU26-03 (Public Hearing)

APPLICANT PRESENTATION

Marlys Weirick, owner and manager of Green Prairie, spoke about requesting renewal of the property's special use permit. The clinic has operated under the permit for 11 years and is requesting an extension for an additional 10 years. The building currently houses several healthcare providers, including a chiropractor, family therapists, practitioners offering prenatal care, and nurse practitioners. The facility functions as a small medical clinic that provides a range of healthcare services to the local community.

STAFF PRESENTATION

Noah Vaughan presented the Staff Report for a special use permit (SUP) to allow medical clinic uses at the property located at 13830 Santa Fe Trail Drive in the NP-O, Planned Neighborhood Office District. The building currently houses several medical-related tenants and has operated under previous SUP approvals. Mr. Vaughan explained that the surrounding area is primarily residential, with nearby institutional and commercial uses, including a church and a veterinary clinic. He also reviewed the property's history, noting that a medical clinic SUP was first approved in 2011, renewed in 2015 for 10 years, and has now expired, prompting the current request. The building contains a mix of medical clinic, personal service, and office uses. Parking was also addressed, as the site provides 32 spaces while 50 are required by code. However, nearby parking is informally shared with the adjacent church, and Staff noted that the businesses are largely appointment-based, which reduces peak parking demand. After evaluating the request under the City's special use permit criteria, Staff determined the use is low-intensity and compatible with the surrounding neighborhood. Staff recommended approval of the SUP for 10 years along with a parking deviation of 18 spaces. If approved, the request will go before the Governing Body for final consideration on April 7, 2026.

PUBLIC HEARING

Chairman Poss **OPENED** the Public Hearing and asked if anyone wished to speak on this item.

Chairman Poss entertained a motion to **CLOSE** the Public Hearing. Moved by Commissioner Wagner, seconded by Commissioner Horine, and carried by a unanimous voice vote.

COMMISSIONER DISCUSSION

Commissioner Woolf asked whether there had been any known issues with tenants or visitors parking on Widmer Road during the more than 10 years the clinic operated at the site. Noah Vaughan responded that Staff reviewed City records and found no reports or complaints from nearby residents or building tenants regarding parking on Widmer Road.

Commissioner Dharod asked whether the shared parking agreement with the neighboring church had been considered for formal recording, noting it could provide protection if ownership or leadership of either property changes. Noah Vaughan responded that recording the agreement had been discussed. However, when Staff initially identified the parking shortfall, they were unaware of the existing written agreement and had already begun developing the criteria for a parking deviation. He also noted that previous special use permit discussions acknowledged the shared parking arrangement, which has been informally in place for several years. Mr. Vaughan further explained that the site would not be able to meet the full parking requirement even if the building were entirely used for office space, meaning the property is inherently limited in its ability to provide the required number of parking spaces. For that reason, Staff determined that pursuing a parking deviation was a more practical solution than requiring the agreement to be formally recorded.

MOTION

Chairman Poss entertained a motion to recommend **APPROVAL** of **SU26-03** - a special use permit allowing medical clinic uses within the entirety of the building at the office center known as **Green Prairie** located at 13830 Santa Fe Trail Drive, for a period of ten years with the following deviation:

1. A parking deviation of 18 spaces as detailed within the Staff Report.

Moved by Commissioner Jamison, seconded by Commissioner Burson, and carried by a unanimous voice vote.

DRAFT

SU 26-03

ORDINANCE NO. _____

AN ORDINANCE GRANTING A 10-YEAR SPECIAL USE PERMIT ON PROPERTY LOCATED AT 13830 SANTA FE TRAIL DRIVE, IN LENEXA, KANSAS.

WHEREAS, on January 20, 2026, Marlys Weirick, property owner of Green Prairie Office Center, owner of record, filed a request for a special use permit to allow for operation of medical clinic uses on property located at 13830 Santa Fe Trail Drive, Lenexa, KS (the "Property"), in the NP-O, Planned Neighborhood Office Zoning District; and

WHEREAS, on March 2, 2026, the Lenexa Planning Commission held a public hearing to hear the request for said special use permit. Notice for the public hearing was provided in accordance with K.S.A. 12-757, and

WHEREAS, the Lenexa Planning Commission recommended approval of a 10-year special use permit to allow operation of the medical clinic use, in the NP-O, Planned Neighborhood Office Zoning District, as reflected in the minute record for said meeting; and

WHEREAS, on April 7, 2026, the Governing Body considered the request and Planning Commission recommendation, as reflected in the minute record for said meeting;

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

SECTION ONE: The Governing Body hereby approves the issuance of a 10-Year special use permit in the Planned Neighborhood Office Zoning District, for the real estate described as:

Lot 181, GREEN PRAIRIE, a subdivision in the City of Lenexa, Johnson County, Kansas, EXCEPT that portion of said Lot 181 lying east of the centerline of the pipeline easement, and EXCEPT the northerly 50 feet of the westerly one-half of said pipeline easement, as recorded in Easement LEC-0853; containing approximately 0.90 acres, more or less.

More commonly known as 13830 Santa Fe Trail Drive, Lenexa, Kansas.

Hereinafter referred to as (the "Property").

SECTION TWO: The Clerk of the City of Lenexa, Kansas, is hereby authorized and directed to record the issuance of this ten-year special use permit in accordance with the above and foregoing change including notation upon the City's official land use map.

SECTION THREE: This Ordinance shall be construed as follows:

- A. Liberal Construction. This Ordinance shall be liberally construed to effectively carry out its purposes that are hereby found and declared to be in furtherance of the public health, safety, welfare, and convenience.
- B. Savings Clause. The repeal of any ordinance or code section, as provided herein, shall not affect any rights acquired, fines, penalties, forfeitures or liabilities incurred thereunder, or any action or proceeding commenced under or by virtue of the ordinance or code section repealed. Any ordinance or code section repealed continues in force and effect after the passage, approval, and publications of this Ordinance for the purposes of such rights, fines, penalties, forfeitures, liabilities, and proceedings.
- C. Invalidity. If for any reason any chapter, article, section, subsection, sentence, portion, or part of this Ordinance, or the application thereof to any person or circumstance is declared to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this Ordinance, the Lenexa City Code, or other ordinances.

SECTION FOUR: This Ordinance shall take effect after publication of an ordinance summary in the City's official newspaper as provided by State law.

PASSED by the Governing Body April 7, 2026.

SIGNED by the Mayor April 7, 2026.

CITY OF LENEXA, KANSAS

Julie Sayers, Mayor

ATTEST:

Jennifer Martin, City Clerk

APPROVED AS TO FORM:

Steven D. Shrout, Assistant City Attorney



ITEM 22

SUBJECT: Ordinance approving a three-year special use permit for a personal services use for Mind, Body and Soul located at 9716 Rosehill Road in the NP-O, Planned Neighborhood Office District

CONTACT: Stephanie Sullivan, Planning Manager

DATE: April 7, 2026

ACTION NEEDED:

Pass an ordinance approving a three-year special use permit (SUP) for a personal services use for Mind, Body and Soul located at 9716 Rosehill Road in the NP-O, Planned Neighborhood Office District.

APPLICANT:
Nichole Yoder

OWNER:
James Kirk Rahm Revocable Trust

PROPERTY ADDRESS:
9716 Rosehill Road

PROJECT BACKGROUND/DESCRIPTION:

The applicant requests approval of an SUP to allow a personal services use within an existing multitenant office building located at 9716 Rosehill Road, zoned NP-O, Planned Neighborhood Office District. Personal services require approval of a SUP in this zoning district. A similar personal services business previously operated within this tenant space under an SUP from 2022 to 2025. Approval of this request would allow the applicant to establish a new personal services business within the existing building.

The subject property is part of the Bristol Court Office Condominiums, an approximately 0.98-acre office development constructed in 1985 and later condominium platted. The applicant proposes to occupy a 100 square foot office suite. The proposed business, Mind, Body and Soul, will provide massage therapy, Reiki treatments, and trigger point therapy, operating primarily Monday through Saturday with one employee and one client at a time.

The proposed use requires two parking spaces. The uses of the property, in their entirety, require 45 spaces and 47 parking spaces are provided onsite to serve the various tenants. The addition of this personal services use will not create parking issues on the property.

The proposed use is consistent with the surrounding mix of office, commercial, and residential uses and is considered a low-intensity use with minimal traffic impacts. Based on the prior operation of a similar business at this location and the limited scale of the proposed use, no significant conflicts with surrounding properties are anticipated. Staff recommends approval of an SUP for a period of three years.

STAFF RECOMMENDATION:

Pass the ordinance.

PLANNING COMMISSION ACTION:

This item was considered as Regular Agenda Item 6 at the March 2, 2026 Planning Commission meeting. A public hearing was held and no one spoke. The Commission noted the request seemed straightforward.

Chairman Poss entertained a motion to recommend **APPROVAL** for a three-year special use permit for a personal services use for Mind, Body and Soul at 9716 Rosehill Road in the NP-O Zoning District. Moved by Commissioner Wagner, seconded by Commissioner Jamison, and carried by a unanimous voice vote.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

Thriving Economy

Guiding Principles

Responsible Economic Development

ATTACHMENTS

1. Map
2. PC Staff Report and Exhibits
3. PC Draft Minutes Excerpt
4. Ordinance



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

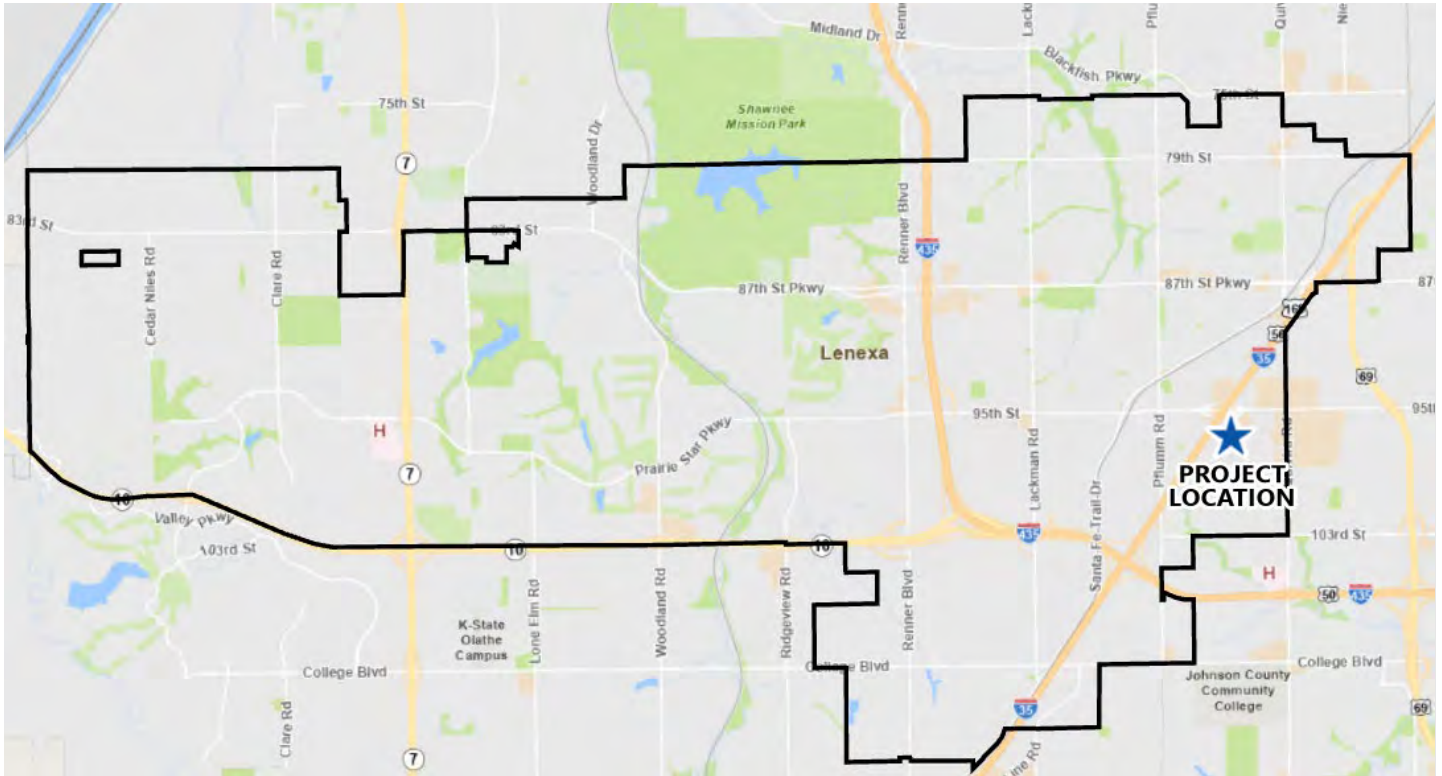
Mind, Body and Soul Special Use Permit



0 50 1 00 200 Feet

MIND, BODY AND SOUL

Project #:	SU26-02	Location:	9716 Rosehill Road
Applicant:	Nikki Yoder	Project Type:	Special Use Permit
Staff Planner:	James Molloy	Proposed Use:	Personal Services



PROJECT SUMMARY

The applicant requests approval of a special use permit (SUP) for Mind Body and Soul to utilize 100 SF of a multitenant building for personal services at 9716 Rosehill Road, within the NP-O, Planned Neighborhood Office District. Per the Unified Development Code (UDC) [Section 4-1-B-11](#), an SUP is required to provide *personal services* within the NP-O Zoning District. A previous business that provided personal services operated in this space between 2022 and 2025.

Mind Body and Soul provides massage therapy, reiki treatments, and trigger point therapy. The business is planned to operate Monday-Saturday between 8:00 AM and 5:00 PM, and occasionally on Sunday. The business will have one employee and serve one client at a time. This request requires a Public Hearing.

STAFF RECOMMENDATION: APPROVAL FOR THREE YEARS

SITE INFORMATION

The subject property is part of the overall 0.98-acre Bristol Court Office Condominiums office building development, which has been condo platted with each tenant space on its own parcel. The applicant proposes to occupy a 100 SF office space (Office #5) within the overall tenant space at 9716 Rosehill Road. This overall development was constructed in 1985 and was condominium platted in 2007. The existing tenant space has been divided into 7 office spaces. The applicant proposes to occupy office #5.

TABLE 1: PREVIOUS APPLICATIONS

Project No.	Type	Project Name	Date Approved
SU22-06	Special Use Permit	Sacred Processes	June 21, 2022
LAND AREA (AC) 0.98	BUILDING AREA (SF) 100 SF	CURRENT ZONING NP-O	COMP. PLAN Office / Employment Center



Exhibit 1: Aerial Image of Subject Site



Exhibit 2: Photos of the Subject Site (Staff Photo / Google Maps Image)

LAND USE REVIEW

The subject property is zoned NP-O, Planned Neighborhood Office District. Per UDC [Section 4-3-C-3](#), a personal services use is defined as:

“An establishment primarily engaged in the provision of frequently or recurrently needed services of a personal nature. Typical uses include, beauty and barbershops, tanning and nail salons, weight loss centers, shoeshines, portrait studios, custom tailoring and seamstress, and establishments which provide massage therapy subject to the licensing provisions in this City Code”.

Personal services are permitted with a Special Use Permit in this district. A similar massage therapy and healing business had occupied this space with a Special Use Permit (Sacred Processes – SU22-06) between 2022 and 2025.

The applicant expects to operate between 8:00 AM and 5:00 PM Monday through Saturday, with occasional hours on Sunday. The applicant will be the sole employee of the business and will serve one client at a time.

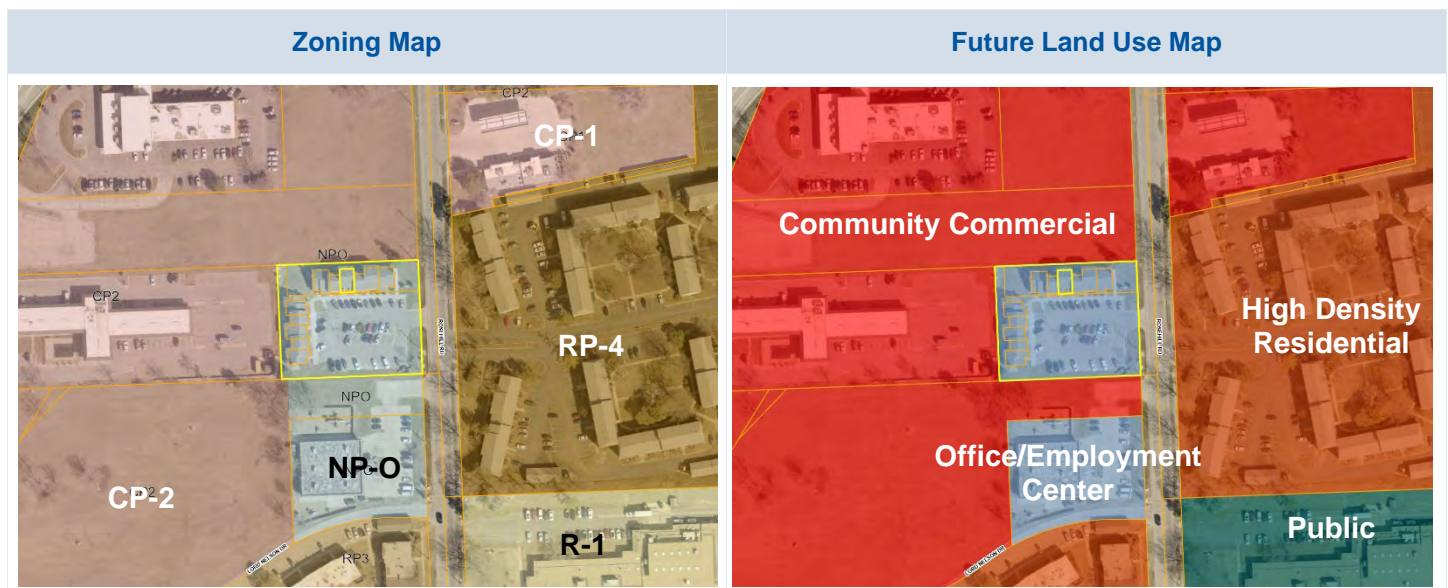


TABLE 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Classification	Zoning	Current Use
Subject Property	Office / Employment Center	NP-O, Planned Neighborhood Office District	Office Building
North	Community Commercial	CP-2, Planned Community Commercial District	Undeveloped Land
South	Community Commercial	NP-O, Planned Neighborhood Office District	Offices Building
East	High-Density Residential	RP-4, Residential Planned (High-Density) District	Multifamily Residential
West	Community Commercial	CP-2, Planned Community Commercial District	Office Building

SPECIAL USE PERMIT REVIEW

The applicant requests a Special Use Permit for a *personal services* use at 9716 Rosehill Road within the NP-O, Planned Neighborhood Office District.

While the UDC does not specify a recommended duration for a SUP to be issued for personal services, Staff recommends a three-year duration based on past Staff recommendations, including the previous SUP issued for a separate previous business on this property, Sacred Processes (SU22-06).

Staff provides the follow analysis to the review criteria within [Section 4-1-G-5](#) of the UDC.

1. The character of the neighborhood.

The surrounding area is comprised of a variety of uses, including small-scale office buildings, larger-scale commercial establishments, as well as residential uses, including apartments and townhome residences. A massage therapy business fits with the character of the neighborhood, as it is a small-scale, low intensity commercial business. A previous similar business operated within this same space between 2022 and 2025 without any known issues to staff.

2. The zoning and use of properties nearby.

The zoning and uses of surrounding properties are listed in Table 1. The uses associated with the subject property are primarily various office uses. The NP-O District allows personal services, including massage therapy, as a special use. Staff does not anticipate any adverse effects from this use. It is Staff's opinion that the proposed special use is compatible with the surrounding zoning and uses.

3. The suitability of the subject property for the uses to which it has been restricted.

Businesses that offer personal services are permitted within Lenexa, provided that the applicant meets the applicable zoning regulations. Personal services uses within the NP-O zoning district require the owner/applicant to obtain a SUP. It is Staff's opinion that the subject property is adequately suited for a personal services use. A previous similar business operated within this space between 2022 and 2025 with no known issues to staff.

4. The extent to which the proposed use will detrimentally affect nearby property.

It is Staff's opinion that the existing use will not adversely affect surrounding properties, as there is expected to be no more than two vehicles for this business on site at any one time. If any concerns emerge regarding parking while the SUP is active, Staff will undertake a review of these concerns and work with the applicant to mitigate any issues.

5. The length of time the subject property has remained vacant as zoned.

The property is developed and the building has no vacancy. However, tenant spaces become available from time to time.

6. The relative gain to public health, safety, and welfare due to the denial of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

There would be no substantial gain to the public health, safety, and welfare if the SUP were to be denied. The applicant would be unable to utilize the space for personal services if the SUP were to be denied and would require the applicant to identify another suitable location for their business. The property owner would be required to find a different tenant for this space.

7. Recommendation of City's permanent professional staff.

See the Staff Recommendation at the end of this report.

8. Conformance of the requested change to the adopted or recognized Master Plan being utilized by the City.

A personal services use does not require rezoning of the property and is allowed as a special use within the NP-O Zoning District. The property is classified as "Office/Business Park" in the Lenexa Future Land Use Map, which conforms with the existing zoning. The zoning and FLU classification will not be affected by approval of this SUP. Therefore, the land use is in conformance with the Future Land Use Map and Comprehensive Plan.

9. The availability and adequacy of required utilities and services to serve the proposed use. These utilities and services include, but are not limited to, sanitary and storm sewers, water and electrical service, police and fire protection, schools, parks and recreation facilities, etc.

Adequate utilities exist on the site. There is no anticipated additional impact on police, fire, schools, or park facilities.

10. The extent to which the proposed use would adversely affect the capacity or safety of that portion of the street network influenced by the use, or present parking problems in the vicinity of the property.

The proposed use is a personal services use in 100 SF office space. Section 4-1-D-1-C of the UDC requires 1 space per 200 SF and 1 space per employee, for a total requirement of 2 parking spaces. The property provides 47 parking spaces, with 2 accessible spaces. The property in its entirety requires 45 spaces between all of the uses on site. The addition of this personal services use will not create parking issues on the property.

11. The environmental impacts the proposed use will generate including, but not limited to, excessive stormwater runoff, water pollution, air pollution, noise pollution, excessive nighttime lighting, or other environmental harm.

Staff does not anticipate the new business to generate excessive stormwater runoff, water pollution, air pollution, noise pollution, excessive nighttime lighting, or other environmental harm, as the site was designed with due regard to these items.

12. The extent to which the proposed development would adversely affect the capacity or water quality of the stormwater system, including without limitation, natural stream assets in the vicinity of the subject property.

There are no plans for site work or construction that would increase the impervious area of the site or adversely affect the capacity or water quality of the stormwater system or natural assets.

13. The ability of the applicant to satisfy any requirements (e.g. site plan, etc.) applicable to the specific use imposed pursuant to the zoning regulations in this Chapter and other applicable ordinances.

The operation of a personal services use, particularly a massage therapy business is regulated in Section 4-1-B-23 of the Unified Development Code. The applicant is required to comply with regulations such as business licensing and state requirements for massage therapy businesses. It is the opinion of Staff that the applicant is able to satisfy the requirements of the zoning regulations.

DEVIATIONS

The applicant is not requesting any deviations from the Unified Development Code (UDC).

NEXT STEPS

- This project requires a recommendation from the Planning Commission and final approval by the City Council. Pending a recommendation from the Planning Commission, the project is tentatively scheduled for consideration from the City Council on April 7, 2026.
- The applicant must obtain a Business License prior to opening for business.
- The applicant should inquire about additional City requirements and development fees.

RECOMMENDATION FROM PROFESSIONAL STAFF

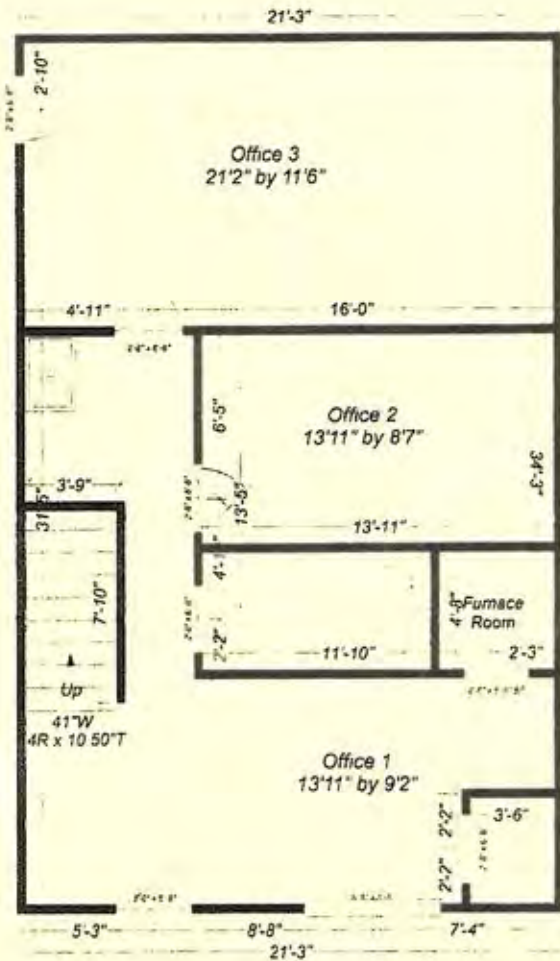
★ **Conduct a Public Hearing.**

★ **Staff recommends approval of the proposed Special Use Permit for Mind, Body and Soul.**

- The project includes a special use permit for personal services to provide massage therapy, trigger point therapy, and reiki healing.
- The project is consistent with Lenexa's goals through *Strategic Community Investment* and *Responsible Economic Development* to create *Thriving Economy*.

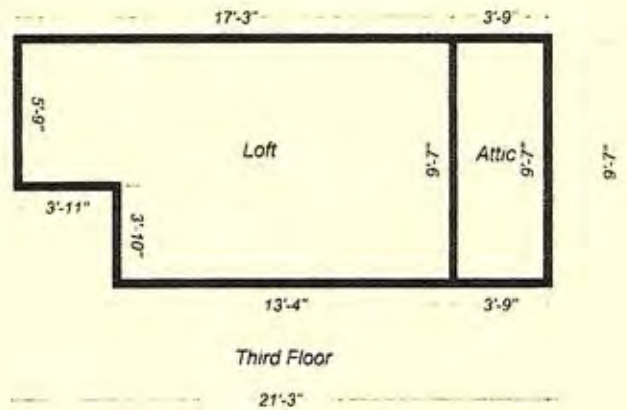
SPECIAL USE PERMIT

Staff recommends **approval** of SU26-02 – a special use permit for personal services for **Mind, Body and Soul** at 9716 Rosehill Road for three years.

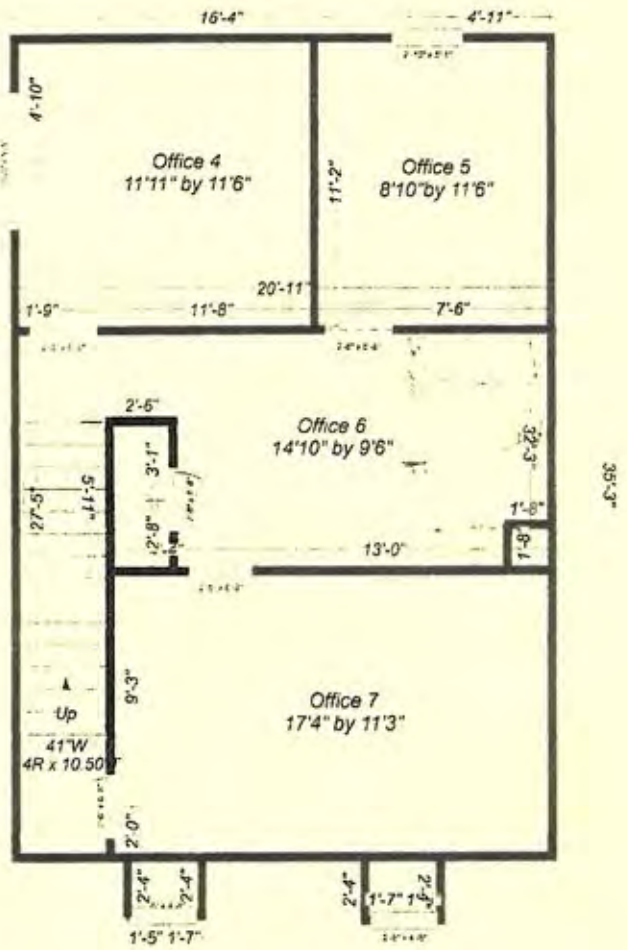


9716 Rosehill Road

1,640 Sq Ft



Third Floor



Second Floor

9716 Rosehill Road

6. Mind, Body and Soul — Consideration of a special use permit for a personal services use on property located at 9716 Rosehill Road in the NP-O, Planned Neighborhood Office District. SU26-02 (Public Hearing)

APPLICANT PRESENTATION

Nichole Yoder, owner of Mind, Body and Soul, spoke about the business. Ms. Yoder stated Mind, Body and Soul is a healing and wellness practice founded in 2012 with the mission of supporting physical, emotional, and mental well-being through professional holistic care. Her practice has offered services such as massage therapy, Reiki energy sessions, cupping therapy, and aromatherapy, along with wellness-focused retail items. During COVID, the business adapted by focusing on Reiki services, which allowed time to reflect and refine the practice. Ms. Yoder is now seeking to reintroduce massage therapy to continue serving the community by helping reduce stress, support pain management, and promote overall wellness, while maintaining all required health, safety, and professional standards.

STAFF PRESENTATION

James Molloy presented the Staff Report. The applicant was requesting a personal services use that includes services such as massage therapy, trigger point therapy, and Reiki. The property is located on the eastern side of the City, just southeast of the 95th Street and I-35 interchange. He explained that the surrounding area contains a mix of commercial and high-density residential uses, which is reflected in both the Zoning and Future Land Use Maps. The proposed business would operate within a single office space of about 101 square feet inside an existing suite that contains several other offices, including another healing-related business. The space previously received a similar special use permit in 2022, though that permit later expired when the previous business relocated. Mr. Molloy stated that parking is not expected to be an issue, as the property provides more space than required. He noted that none of the City's 13 review criteria raised concern for staff. Based on this review, the planning staff recommended approval of the special use permit for a three-year period, with the request scheduled to be heard by the Governing Body on April 7, 2026.

PUBLIC HEARING

Chairman Poss **OPENED** the Public Hearing and asked if anyone wished to speak on this item.

Chairman Poss entertained a motion to **CLOSE** the Public Hearing. Moved by Commissioner Woolf, seconded by Commissioner Katterhenry, and carried by a unanimous voice vote.

COMMISSIONER DISCUSSION

Chairman Poss agreed with Mr. Molloy that the application was pretty straightforward and that he had no extra commentary to add.

MOTION

Chairman Poss entertained a motion to recommend **APPROVAL** of **SU26-02** - a special use permit for a personal services use for **Mind, Body and Soul** at 9716 Rosehill Road for a period of three years.

Moved by Commissioner Wagner, seconded by Commissioner Jamison, and carried by a unanimous voice vote.

SU26-02

ORDINANCE NO. _____

AN ORDINANCE GRANTING A 3-YEAR SPECIAL USE PERMIT ON PROPERTY LOCATED AT 9716 ROSEHILL ROAD, IN LENEXA, KANSAS.

WHEREAS, on December 22, 2025, Nichole Yoder, filed a request for a special use permit to allow for a personal services use, on property located at 9716 Rosehill Road, Lenexa, KS (the "Property"), in the NP-O, Planned Neighborhood Office District; and

WHEREAS, on March 2, 2026, the Lenexa Planning Commission held a public hearing to hear the request for said special use permit. Notice for the public hearing was provided in accordance with K.S.A. 12-757, and

WHEREAS, the Lenexa Planning Commission recommended approval of a 3-year special use permit to allow a personal services use, in the NP-O, Planned Neighborhood Office District, as reflected in the minute record for said meeting; and

WHEREAS, on April 7, 2026, the Governing Body considered the request and Planning Commission recommendation, as reflected in the minute record for said meeting;

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

SECTION ONE: The Governing Body hereby approves the issuance of a 3-Year special use permit renewal in the Planned Neighborhood Office District, for the real estate described as:

Lot 7, BRISTOL COURT OFFICE CONDOMINIUMS SECOND PLAT, a subdivision in the City of Lenexa, Johnson County, Kansas, together with an undivided interest in the common areas and facilities, as provided in Condominium Declaration LEC 212, Page A-8.

More commonly known as 9716 Rosehill Road, Lenexa, Kansas.

Hereinafter referred to as (the "Property").

SECTION TWO: The Clerk of the City of Lenexa, Kansas, is hereby authorized and directed to record the issuance of this three-year special use permit in accordance with the above and foregoing change including notation upon the City's official land use map.

SECTION THREE: This Ordinance shall be construed as follows:

- A. Liberal Construction. This Ordinance shall be liberally construed to effectively carry out its purposes that are hereby found and declared to be in furtherance of the public health, safety, welfare, and convenience.
- B. Savings Clause. The repeal of any ordinance or code section, as provided herein, shall not affect any rights acquired, fines, penalties, forfeitures or liabilities incurred thereunder, or any action or proceeding commenced under or by virtue of the ordinance or code section repealed. Any ordinance or code section repealed continues in force and effect after the passage, approval, and publications of this Ordinance for the purposes of such rights, fines, penalties, forfeitures, liabilities, and proceedings.
- C. Invalidity. If for any reason any chapter, article, section, subsection, sentence, portion, or part of this Ordinance, or the application thereof to any person or circumstance is declared to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this Ordinance, the Lenexa City Code, or other ordinances.

SECTION THREE: This Ordinance shall take effect after publication of an ordinance summary in the City's official newspaper as provided by State law.

PASSED by the Governing Body April 7, 2026.

SIGNED by the Mayor April 7, 2026.

CITY OF LENEXA, KANSAS

Julie Sayers, Mayor

ATTEST:

Jennifer Martin, City Clerk

APPROVED AS TO FORM:

Steven D. Shroust, Assistant City Attorney

APPENDIX



**MINUTES OF THE
FEBRUARY 17, 2026
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, Bell, Williamson, Denny, and Herron were present with Mayor Sayers presiding.

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

APPROVE MINUTES

Councilmember Denny made a motion to approve the January 27, 2026 Special City Council and February 3, 2026 City Council meeting draft minutes and Councilmember Bell seconded the motion. Motion passed unanimously.

MODIFICATION OF AGENDA

Jennifer Martin, City Clerk, announced there would be an Executive Session prior to Item 5.

APPOINTMENTS

Planning Commission — Sunny Dharod, Ben Harber, Cara Wagner
Arts Council — Anne Lawrence-Cherry, Daniel Parker, Jennifer Wampler
Parks and Recreation Advisory Board — Gary Ewing, Diane Schmidt, Jennifer Lindsey
Building Code Board of Appeals — Jessica King, Joseph Lambert
Police Community Advisory Board — Eric Arner, Geoff Garcia, Milton Jeffrey, Rachel Lauren-Parker Mulvihill, Dr. Fabiola Riobe, Vanessa Vaughn-West, Sierra Wright

Mayor Sayers presented the slate of council, commission, and board members for reappointment, as well as Jennifer Lindsey for appointment to the Parks and Recreation Advisory Board, Jessica King and Joseph Lambert for appointment to the Building Code Board of Appeals, and Sierra Wright and Dr. Fabiola Riobe for appointment to the Police Community Advisory Board, noting that the memo and supporting documents were included in the packet. She added that all the terms for the Police Community Advisory Board have been adjusted to align with all other boards, councils, and commissions with term expirations on the last day of February.

Councilmember Williamson made a motion to approve the recommended appointments

and reappointments, and Councilmember Nicks seconded the motion. Motion passed unanimously.

CONSENT AGENDA

1. Acceptance of utility, drainage, landscape, and sidewalk easements and rights-of-way as shown on Stoneridge North, Third Plat
Stoneridge North, Third Plat is a single-family neighborhood on 12.04 acres located in the northwest corner of 83rd Street & Cedar Niles Road. Easements and rights-of-way are being dedicated to the City as part of this revised final plat.
2. Approval of the purchase of a replacement 70-ton chiller from Trane U.S. Inc. for Thompson Barn
The current cooling system at Thompson Barn is 23 years old and at the end of its expected service life. After reviewing other cooperative purchasing agreements and state bids, the pricing and availability of a replacement chiller was secured through Omnia Partners Group Cooperative Purchasing for a total purchase price of \$499,257.
3. Approval of the purchase of a 2026 Ford F-350 chassis, bed, and front plow from Logan Industries for the Parks and Recreation Department
The purchase of this vehicle and equipment is critical for performing daily tasks by the Parks and Recreation Department. The total purchase price is \$83,723.20.
4. Ordinance approving amendments to City Code Sections 4-1-B-22, 4-1-B-28, & 4-1-B-29 pertaining to the use regulations for drinking establishments within the City Center (CC) and Planned Mixed Use (PMU) Zoning Districts
Staff proposes an amendment to the Unified Development Code to modify the use regulations for drinking establishments within the City Center (CC) and Planned Mixed Use (PMU) Zoning Districts. The proposed amendment would allow drinking establishments as a permitted use in the CC and PMU Districts, eliminating the special use permit requirement and aligning the use with the intended mixed-use character and activity levels of these zoning districts.

END OF CONSENT AGENDA

Councilmember Handley made a motion to approve items 1 through 4 on the consent agenda and Councilmember Bell seconded the motion. Motion passed unanimously.

EXECUTIVE SESSION

Mayor Sayers stated, "I will entertain a motion for the City Council to recess into executive session in the Green Room to discuss litigation related to the Clear Creek Subdivision. The justification for such executive session is for consultation with an attorney for the City which would be deemed privileged in an attorney-client relationship in accordance with K.S.A. 75-4319(b)(2). Present in the executive session will be the Governing Body and the following staff members: City Manager Beccy Yocham and City Attorney Sean McLaughlin. The executive session will start at 7:05 PM and last approximately 20 minutes."

Councilmember Eiterich made a motion to recess into executive session and Councilmember Williamson seconded the motion. Motion passed unanimously.

The Governing Body returned to the Community Forum. Mayor Sayers stated, "It is 7:25 PM and the Governing Body reconvened into the public meeting, and no votes were taken or decisions made during the executive session."

BOARD RECOMMENDATIONS

5. Consideration of a rezoning and preliminary plan/plat known as Clear Creek Subdivision for a single-family residential development on property located near the southeast corner of 86th Terrace & Clare Road
 - a. Ordinance rezoning property from AG, Agricultural District to the RP-1, Residential Planned Single-Family (Low-Density) District
 - b. Approval of a preliminary plan/plat for Clear Creek Subdivision

The applicant requests approval to rezone and plat 16.73 acres near the southeast corner of 86th Terrace & Clare Road from the AG, Agricultural District to the RP-1, Planned Residential (Low-Density) District, to allow a single-family residential neighborhood. The companion preliminary plat contains 50 lots and 3 tracts. The proposed density for the development is 2.99 units per acre.

Mayor Sayers explained that the City Council is the final decision-making body on the rezoning application and will consider the Planning Commission's recommendation alongside the City's adopted plans, review criteria, state law, and public input. She said that the official public hearing was held for this item at the Planning Commission meeting on February 2nd, and the City Council has reviewed the detailed minutes, staff report, and more than 800 pages of correspondence. Although not required by law, she said the City Council will allow additional public comment at this meeting. She called for the disclosure of councilmembers' *ex parte* communications, which are discussions had outside the meeting that are not part of the published record.

Each councilmember individually declared their *ex parte* communications and noted that the topics of those interactions were all included in the published record.

Scott McCullough, Community Development Director, introduced staff's analysis and the Planning Commission's recommendation on Habitat for Humanity's ("Habitat") request to rezone and plat property near the southeast corner of 86th Terrace & Clare Road for a RP-1, 50-lot single-family subdivision on approximately 17 acres using a community land trust (CLT) model to ensure long-term affordability. He noted the proposal would not remove trails or wetlands and provided background on the site's evolution from agricultural land annexed in 1986 to City acquisitions beginning in 1998 for park purposes and for a regional stormwater facility that ultimately resulted in

the existing wetlands. He explained that private development has long been envisioned for portions of the City's roughly 127-acre ownership, alongside development of a planned park.

Mr. McCullough reviewed the rezoning criteria in City Code and concluded the RP-1 request aligns with the character of surrounding development, nearby zoning and uses, and the area's shift from agricultural to suburban residential. He said staff found no detrimental impacts beyond those typical of single-family neighborhoods, utilities are available, and traffic impacts are manageable—estimating the 50-lot subdivision would add roughly 500 daily trips, remaining within Clare Road's designed capacity, so a traffic study was not deemed necessary for the project. He reiterated no wetlands would be impacted, explained that the wetlands were designed to handle stormwater from nearby development, including the subject property, and noted Habitat will complete an environmental assessment of the property and address any required mitigation.

Mr. McCullough described the preliminary plan as a typical subdivision layout with two cul-de-sacs, standard tracts and easements, trail connections, and a required landscape buffer along Clare Road. He said the only roadway improvement identified was striping a southbound left-turn lane into the site using existing pavement width; the trail would be shifted slightly to improve its relationship to the new local street and crossing location. He said three deviations were requested: reduced front setback, some reduced lot widths, and slightly smaller lot sizes due to site constraints, and staff and the Planning Commission found them reasonable and comparable to or less than deviations approved in other recent subdivisions.

Mr. McCullough also explained the housing classification requirement and determined a Class D was required based on the adjacent Timbers' plat across Clare Road, with proposed homes meeting Code-based architectural standards such as a sloped roof, porch, and at least a two-car garage. He concluded that the rezoning and plat comply with the City's adopted Comprehensive Plan, Vision 2040, and the Parks & Recreation Master Plan, including intent to develop a roughly 40+ acre park around the wetlands while selling other land for private development. He addressed claims about the 3/8¢ sales tax and said City materials described Centennial Park as a 40-acre park rather than the full 127 acres.

Mr. McCullough noted that a valid protest petition had been submitted, triggering a supermajority vote requirement, and reported the Planning Commission unanimously recommended approval. He said the City Council's options are to approve, deny, or return the request to the Planning Commission.

Lindsay Hicks, representing Habitat, presented the organization's proposal for the development. She said the project would include homes connected to nearby green space and trail systems and incorporate neighborhood amenities such as pickleball courts, basketball courts, and a playground. The

development plan also includes fencing and landscaping buffers along the west side to provide separation from adjacent properties. She said the homes would be built to a Class D housing classification and constructed in partnership with two local for-profit builders.

Ms. Hicks noted that the proposal aligns with the City's future land use designation and Comprehensive Plan. She said Habitat intends to preserve trees along the northern property line. The overall project cost is estimated at approximately \$18 million and would be constructed in phases over five to six years. Homes will range from approximately 1,300 to 2,000 square feet and will include a minimum of five distinct floor plans. She said each home will feature a two-car garage, covered front porch, and rear patio or deck. She noted that all homes will be built to Energy Star 3.0 standards to improve energy efficiency and reduce utility costs for homeowners. Minimum lot sizes are proposed at about 7,560 square feet, with approximately 44% of lots exceeding 10,000 square feet.

Ms. Hicks explained that under the CLT structure, homeowners own the house while leasing the land through a 99-year ground lease. When homes are resold, homeowners retain all the equity they have paid into the mortgage plus 25% of market appreciation, while the remaining 75% stays with the property to keep the home affordable for the next buyer. She explained that the CLT also includes oversight of maintenance standards, limited rental restrictions, and neighborhood guidelines.

Because Habitat receives some federal funding, Ms. Hicks said the project must complete a required environmental review under federal regulations before construction can begin. She explained that the development timeline would begin with the environmental study, followed by site preparation, infrastructure installation, phased home construction, and final neighborhood amenities.

Ms. Hicks also outlined Habitat's homeowner program, including eligibility screening, financial counseling, and homeownership education. Families are required to complete sweat-equity partner hours and receive mortgage approval through Habitat. Key qualifications include stable income, responsible rental history, manageable debt levels, background checks, and the ability to cover basic closing costs. Income eligibility is based on household size and is designed to serve working families whose earnings fall within specified ranges. She reported that recent homeowners include individuals working in education, administration, social services, construction, healthcare, and other occupations.

Since the Planning Commission meeting, Ms. Hicks said that Habitat has received an average of seven to nine inquiries per day from individuals interested in the development. She added that homes will be sold at appraised value and financed through Habitat with a zero-interest mortgage over 30 years, with payments capped at 30% of household income. She highlighted the growing housing affordability challenge in Johnson County, noting rising home

values, increasing rents, and the number of households experiencing housing cost burdens.

Mayor Sayers explained how the public comment period would be conducted. She then invited public comments and the following individuals spoke:

Nicole Stimac	David Williamson	Angela Buzard
Pamela Beavers	Michelle Lancaster	Tracy Aspinwall
Darchelle Vajen	Nic Vajen	Catherine Lappin
Scott Rovn	Marc Sisk	Leslie Domsch
Craig Jordan	Julie Spatz	Scott Murray
Sharon Lab	Katie Prue	Jeff Laruendeau
Bryan Dobson	Ben Wilson	Jana LeBlanc
John Brulez	Heather Brulez	Julie Narron
Dave Pack	Renee Loya	Ali Haynes
Lynette Day	Travis Keller	Mimi Rainen
Don Wilson	Vivian Gibbens	Sadie Keller
Lisa Rohrbaugh	Melissa Guinto	Barbara Isaacson
Jack Gregory	Lora Bernhardt	Carmen Shelly
Mark Lasley	Katie Ingram	Laurie Haynes
Rob Carr	Nachelle Kaughman	Pat Smithson
Jordan Stone	Hannah Jeffrey	Mark Mears
Pamela Mosher	Gary O'Neill	Cathy Steinberg
David Crume	Julie Becker	Phil Simon
Tommy Bickimer	Gaylene Van Horn	Pablo Cordoba
Jacob Laurendeau	Eric Satterfield	Cheryl Sue Parks
Mary Leuszler	Robert Leuszler	Ana Aponte
William Ward Jr.	David Potter	Steve Berndsen
Scott Roby	Erica Chiroy	Jodi Matthews
Kevin Cauley	Becky Denton	Mark Ayers
Jeffrey Potter	Jeffrey Steinberg	Andy Keith
Nicholas Gill	Christina Wallace	Travis Holbert
Delona Potter	Jackie Steinhoff	Daniel Wilkus
Grace Manac	Michelle Burns	Cecilia Tapia
Scott Ollendick	Robyn Balland	Tierney Parker
Mia Torres	Gentry Griese	Evie Craig

Mayor Sayers recessed the meeting for 10 minutes each from 9-9:10 PM and 11-11:10 PM during the public comment period.

At 11:10 PM, the Governing Body reconvened and Councilmember Handley made a motion to extend the meeting past midnight, and Councilmember Bell seconded the motion. Motion passed unanimously.

Following the public comment period, Mayor Sayers opened the floor for City Councilmembers who had any questions for staff or the applicant.

Councilmember Handley asked how property taxes would work under the CLT structure and Ms. Hicks explained that homeowners would pay property taxes on the home and structure while Habitat, as the landowner, would be responsible for taxes on the land. She added that the county appraiser would assign separate values to the land and improvements.

Councilmember Handley asked whether Habitat was seeking any tax abatements or incentives. Ms. Hicks stated none had been requested.

Councilmember Handley sought clarification regarding public comments suggesting homeowners would only keep 25% of their equity and Ms. Hicks clarified that homeowners retain 100% of the principal they pay toward the home and receive 25% of the home's market appreciation upon resale.

Councilmember Handley asked about expected home values, with Ms. Hicks estimating sale prices between approximately \$245,000 and \$280,000 based on comparable Habitat homes currently being developed in Olathe and anticipated appraisals by certified appraisers.

Councilmember Handley asked about infrastructure responsibilities associated with the project. Mr. McCullough confirmed that the developer would be responsible for required improvements, including the turn lane onto Clare Road and relocation of the existing trail.

Councilmember Handley asked staff to explain the City's process for selling the property. Mr. McLaughlin explained that in 2015 the City adopted a resolution to consider selling up to two-thirds of the Clear Creek property, published notice as required by state statute, and provided a 30-day protest period during which no protest petitions were filed. Councilmember Handley asked about the status of the 2018 request for proposals (RFP), and Mr. McLaughlin explained that the RFP expired according to its own terms and created no ongoing obligations for the City. Mr. McLaughlin also noted that even if proposals had been submitted, any sale or development would still have required City Council approval and would have remained subject to negotiation.

Councilmember Handley asked whether the property was currently listed for sale in any public location. Ms. Yocham said it was not and noted that the property has not been actively listed since the 2018 RFP, though that process was publicly noticed and discussed in open meetings.

Councilmember Handley asked several questions related to zoning and platting details. Mr. McCullough confirmed that the requested lot width deviation would not change the standard seven-foot side yard setback, meaning spacing between homes would remain consistent with City Code, even though lots may be narrower.

Councilmember Handley asked staff about a similar rezoning and platting request on nearby City-owned property that was reviewed by the Planning Commission in 2022, noting his recollection that only one individual spoke

during that public hearing. Mr. McCullough confirmed, stating that the one comment was related to a question about the extent of the plat around nearby private property. Councilmember Handley also asked about fencing along the west side of the development; Mr. McCullough explained the fence is required by City Code as part of the perimeter landscape buffer along the roadway.

Councilmember Charlton asked Ms. Hicks about the types of homes proposed for the development. Ms. Hicks explained the development would include single-story and one-and-a-half-story homes only, with no two-story homes planned. The final layout would depend on lot conditions and topography. Councilmember Charlton asked about the square footage and Ms. Hicks clarified that the larger square footage referenced earlier represents the total finished living space, combining the main floor and additional finished areas such as a basement in a reverse one-and-a-half-story configuration.

Councilmember Charlton asked staff about minimum dwelling size classifications and how they relate to surrounding neighborhoods. Mr. McCullough explained that nearby developments have different classifications, including Class C and Class E standards, which correspond to minimum ground-floor square footage requirements. He noted that under the City's Code, a new subdivision must match the adjacent classification, build larger homes, or go only one step lower than surrounding development unless the Planning Commission grants a deviation. The classification reflects both developer preference and City Code requirements.

Councilmember Charlton noted the earlier vision appeared to encourage higher density to maximize the number of attainable homes on the site, while the current proposal seemed to move in a different direction. Ms. Yocham responded that market conditions have changed significantly since 2018. At that time, smaller-lot cottage-style developments were relatively uncommon in the market, while today that type of housing is more common. Ms. Yocham noted the proposal generally aligns with the density goals previously contemplated, though the specific layout differs.

Councilmember Charlton also referenced a development near City Center as an example of the type of project he believed the earlier concept resembled. Ms. Yocham noted that development was somewhat unique when it was built and served as an inspiration for the earlier RFP concept, though the housing market and development trends have evolved since then.

Councilmember Charlton expressed uncertainty about moving in a different direction and suggested the City might consider pausing to reissue an RFP to gauge additional interest or other competitive proposals. Ms. Yocham noted that the subject site's single point of access would limit the development to 50 lots under current fire code requirements, which would constrain any denser development proposals on the property. Ms. Yocham noted the decision before the City Council is the rezoning and proposed land sale, and if those actions did not move forward, the City could consider alternative processes such as issuing another RFP.

Councilmember Bell asked what happens to the remaining 75% of a home's market appreciation when a homeowner sells. Ms. Hicks explained that homeowners receive all the principal they have paid plus 25% of the appreciation, while the remaining 75% stays with the property. She said this allows the home to be resold at a lower, more affordable price to the next qualified buyer and helps maintain long-term affordability.

Councilmember Bell asked what occurs if a homeowner becomes delinquent on mortgage payments or property taxes. Ms. Hicks explained that Habitat services the loans and maintains an ongoing relationship with homeowners. If someone falls behind, she said Habitat works with them through counseling and support to help them get back on track. Taxes and insurance are escrowed, and Habitat makes those payments. She noted that Habitat has not had a foreclosure in more than 10 years, but if necessary, it would follow the standard foreclosure process.

Ms. Hicks addressed income eligibility requirements, explaining that income qualifications apply when families first enter the program, but if a homeowner's income later increases, they are not removed from the home. She said families may remain in the home long-term or eventually move into other housing as their circumstances change.

Councilmember Bell also asked staff whether the CLT structure would create any additional burdens or risks for the City compared with traditional housing developments. Mr. McCullough said staff did not anticipate any unique concerns and noted the City routinely works with different entities, such as homeowners' associations, on typical issues like property maintenance.

Councilmember Williamson asked Ms. Hicks to restate the expected home configurations. Ms. Hicks responded that the homes are planned to range from three to five bedrooms and two to three bathrooms.

Councilmember Williamson asked Mr. McLaughlin whether the public notice issued in 2015 regarding the potential sale of up to two-thirds of the parkland has any expiration. Mr. McLaughlin explained that the notice does not expire and continues to provide the City with the legal authority and flexibility to sell the property, noting that real estate transactions can take significant time to complete.

Councilmember Williamson asked about the threshold for requiring a traffic impact study. Mr. McCullough explained that such studies are typically required when a proposed use is more intense than what is contemplated in the City's Comprehensive Plan. Because the property is designated for suburban residential use and the surrounding road network was designed to accommodate that level of traffic, a study was not required for the current proposal. Mr. McCullough added that a more intensive use, such as multifamily or commercial development, could trigger the need for a traffic analysis.

Councilmember Herron asked Ms. Hicks to discuss the impact Habitat developments have had in communities like Lenexa and how the organization evaluates whether a project will be successful. Ms. Hicks explained that several factors are considered when identifying potential projects, including available land, the number of homes that can be built, and whether there is a demonstrated demand for affordable homeownership. She noted that the Habitat development in Olathe generated more than 500 inquiries within approximately three and a half weeks for 14 homes. She said the organization also reviews applicant income levels to ensure the homes will remain affordable to qualified buyers. Habitat conducts impact assessments focused on improving family stability, quality of life, and long-term outcomes for participating households. Ms. Hicks added that Habitat affiliates across the country have completed similar developments and that research and data from those projects help inform their approach, though specific data was not presented during the meeting.

Councilmember Herron referenced the Golden Criteria and asked what constitutes a legally supportable decision when evaluating a rezoning request. Mr. McLaughlin explained that the City Council's standard is reasonableness. He said the Golden Criteria serve as guidelines to assist in evaluating proposals, and councilmembers may weigh the criteria differently based on the facts of each case. He advised that decisions should be supported by facts and evidence presented in the record so that the final determination reflects a reasonable decision based on reasonable evidence.

Councilmember Denny shared historical context regarding the City's approach to acquiring and managing parkland, as a 40-year resident and former longtime member of the Parks and Recreation Board. He recalled touring various park properties and explained that the City has historically tried to acquire parkland ahead of development when opportunities arose.

Councilmember Denny recalled the City's acquisition of this particular land when a regional lake concept was being considered to address stormwater needs. He noted that early concepts included the possibility of residential development around the lake. As planning evolved and stormwater strategies changed, wetlands became the preferred approach instead of constructing a large lake. He noted that when the property was originally acquired it was understood that not all the land would ultimately be developed as parkland. Over time, the site has functioned more as a linear park and stormwater management area rather than a large regional park. He stated that the property had not historically been presented as a full 120-plus-acre park but rather land serving multiple purposes including wetlands and open space.

Councilmember Eiterich asked Ms. Hicks questions regarding Habitat's application and selection process. Ms. Hicks clarified that the 500 inquiries referenced earlier applied to the Olathe project, while since the Lenexa Planning Commission meeting the organization has averaged approximately seven to nine phone calls per day, along with additional emails, regarding this proposal. She explained that Habitat opens applications at designated times

throughout the year and begins with a pre-application screening. Qualified applicants then complete a more extensive full application process. Ms. Hicks said Habitat does not maintain a strict first-come, first-served list; rather, families are evaluated based on readiness, income eligibility, and the level of preparation needed to qualify. She said placement is determined by aligning qualified families with available homes, and final selections are approved by Habitat's board of directors.

Councilmember Eiterich asked about generational transfer of homes within the CLT model. Ms. Hicks explained that Habitat works with homeowners on estate planning to transfer the home to a designated individual. If the successor takes ownership, she said they must continue making mortgage payments and meeting financial obligations. She added that income increases alone would not automatically disqualify a successor, though standard mortgage and ownership requirements would apply.

Councilmember Eiterich asked how long the development is anticipated to take for buildout. Ms. Hicks noted the development is expected to be built out over approximately six years, with multiple foundations constructed at a time for efficiency. She said Habitat partners with other builders to help meet construction timelines in addition to utilizing volunteers.

Councilmember Eiterich then asked staff to clarify the timeline and relationship between the Comprehensive Plan and the Parks and Recreation Master Plan. Mr. McCullough explained that earlier iterations of the Comprehensive Plan dating back to 2000 included varying concepts for the property, including parkland and potential development. He said the City adopted its first Parks and Recreation Master Plan in 2012, which was conceptual in nature and identified the full acreage because it was City-owned at the time. Over time, as stormwater management shifted from a lake concept to wetlands, plans evolved. In 2024, updates to both the Comprehensive Plan and the Parks Master Plan were completed through multi-year public processes involving public meetings, advisory boards, and cross-committee review to better align the intended uses of the property.

Councilmember Eiterich also asked about land valuation and whether the property was being sold at a discount. Ms. Yocham and Mr. McLaughlin confirmed the property was most recently appraised in August 2025 at approximately \$43,000 per acre, and that the negotiated sale price is \$49,000 per acre. Mr. McCullough explained that there is a significant difference between raw, undeveloped land and finished, fully improved residential lots with infrastructure, making direct value comparisons between the two inappropriate.

Councilmember Eiterich asked about street stubs on the site. Tim Green, City Engineer, explained that when adjacent properties are developed, the City requires roadway stubs to be extended into undeveloped land to ensure proper future access and alignment. He said the stub from Clare Road was installed around 2009 based on intersection spacing and engineering considerations,

even though a final development plan for the site had not yet been established at that time.

Councilmember Charlton asked staff questions regarding traffic studies and development review standards. Mr. McCullough explained there is not a specific threshold for when a traffic impact study is required, as determinations depend on factors such as the intensity of the proposed land use and the capacity of the surrounding transportation network. He said the City's traffic engineers evaluate those conditions on a case-by-case basis.

Councilmember Charlton asked why multifamily projects have a more detailed evaluation of architectural elements such as architecture, size, massing, scale, and proportion under the Unified Development Code (UDC), but single-family residential developments do not. Mr. McCullough explained that the City primarily regulates single-family development through the UDC using standards such as lot size, setbacks, street layout, and housing classification. He said the classification system establishes minimum ground-floor square footage and basic design requirements, such as roof type and the presence of a garage or porch. He noted the review process is largely administrative once those standards are met, and the City does not typically regulate architectural styles, colors, or more detailed design elements.

Councilmember Charlton expressed concern that the City's development code may be outdated and too limited in its ability to guide architectural quality, scale, and massing of homes. He noted that the proposed homes appear significantly smaller than many homes in the nearby Timbers subdivision and may not feel consistent with surrounding development. Mr. McCullough responded that the Code has historically worked well and is applied consistently across projects. He emphasized that the classification system establishes minimum standards, while developers often choose to build larger homes than required. Councilmember Charlton stated that his review of homes along Clare Road in the Timbers subdivision showed that many are larger than the classification minimums and expressed concern that the proposed homes would differ significantly in size and value from nearby homes. Mr. McCullough reiterated that the proposal complies with the City's Code and the applicable housing classification standards identified for the area. He also noted that surrounding neighborhoods vary in housing types and sizes and that the City's approach allows for a range of housing options rather than requiring identical development in every adjacent subdivision.

Councilmember Charlton reiterated his concerns about differences in scale, massing, and overall character compared with nearby homes, while acknowledging that the proposal technically meets the City's current development Code requirements.

Councilmember Nicks asked where electrical utilities would be located within the development, noting concerns about preserving existing trees along the rear of the properties. Project Engineer Doug Ubben responded that utilities are anticipated to be placed in the front yards, which should help avoid impacts

to trees in the backyards. Ms. Hicks and staff acknowledged the importance of protecting those trees and indicated attention would be given to that during development.

Councilmember Nicks asked about property taxes under the CLT model. Ms. Hicks confirmed that homeowners are responsible for property taxes on the house while Habitat pays property taxes on the land it owns.

Councilmember Nicks asked about legislative efforts related to CLT taxation. Ms. Katie Killen with Habitat explained that proposed state legislation, House Bill 2408, would not eliminate property taxes but would clarify how properties within a CLT are appraised. Specifically, she said it would direct state property valuation officials to account for resale restrictions so taxes reflect the value homeowners can realize from the property. Councilmember Nicks asked for staff's reading of the bill. Mike Nolan, Assistant City Manager, said it would codify in state statute a directive to the director of property valuation at the state level how to handle valuing property in CLTs.

Councilmember Nicks asked about Habitat's experience building subdivisions compared with individual infill homes. Ms. Hicks explained that recent projects include the 14-home subdivision in Olathe, as well as focused neighborhood developments in Kansas City, Missouri, where multiple homes were built within existing neighborhoods. If approved, she said the Lenexa project would represent another subdivision-style development for the organization.

Councilmember Charlton asked about the status of the required environmental review. Ms. Hicks explained that, due to federal HUD requirements, the project must undergo a NEPA environmental study. She said consultants have been selected, but the study has not yet begun because of the associated cost, and Habitat wanted to confirm the outcome of the City Council's consideration before proceeding.

Mayor Sayers said she asked staff prior to the meeting to clarify how construction of a future 91st Street connection would be funded if the remaining development pods move forward. Ms. Yocham explained that the earlier RFP anticipated the use of a special benefit district (SBD) to construct the roadway. Because the proposed Habitat development does not connect to 91st Street, that improvement would primarily be associated with the development of the other two areas, as well as potential development south of 91st Street and future park access. Ms. Yocham indicated that an SBD involving those property owners, and potentially the City, would likely be negotiated if those other areas develop.

Councilmember Charlton noted the original RFP contemplated the sale of multiple parcels together and expressed concern that selling the most prominent portion of the property first could impact future development opportunities, infrastructure planning, and the economics of the remaining land. He commented on the site's topography and location near the park entrance, describing it as a highly visible area and a potential gateway into the

park. He expressed concern that decisions about this parcel could influence whether the remaining portions of the property are ultimately developed.

Ms. Yocham noted that all three parcels have been available for sale since 2015 and no buyer has come forward to purchase the entire property during that time. She indicated it is possible that future developers may express interest in purchasing multiple parcels or individual pods, and any such proposals would return to the City Council for discussion and direction. She added that, anecdotally, a developer had recently expressed interest in the other two areas.

Mayor Sayers called for final deliberations.

Councilmember Bell expressed appreciation to those who attended the meeting and shared input. He noted support for expanding housing opportunities in Lenexa, particularly options that support affordability and allow residents to build equity. He stated that the Habitat proposal presents a unique opportunity for the community. In referencing the Golden Criteria, he indicated the proposal is generally consistent with the City's adopted plans and surrounding residential zoning. He stated the request aligns with the character of nearby development and conforms with the City's master planning documents for the area. He referenced agreement with several of the Golden Criteria identified in the staff analysis, including those related to consistency with the master plan and the surrounding zoning context.

Councilmember Williamson stated that the proposal represents a unique opportunity to address the growing need for attainable housing. She noted that housing affordability is a national issue that is also affecting Johnson County and Lenexa, and shared that many residents have expressed difficulty purchasing homes or finding options to downsize as they age. She stated that the development is surrounded by similar residential zoning and believes the proposal fits the character of the neighborhood. She noted the dwelling classification complies with the City's Code by being only one classification level below adjacent development and therefore meets the applicable zoning and land use considerations under the Golden Criteria. She also noted consistency with the City's Comprehensive Plan and Vision 2040. She referenced the plan's goals of supporting a diverse range of housing options and ensuring housing opportunities are available to residents at different stages of life and income levels. She stated that the proposal aligns with those goals and reflects the City's intent to remain a welcoming and inclusive community. She stated the development would be subject to the same UDC standards as any other single-family subdivision and expressed her view that the application satisfies multiple Golden Criteria and is consistent with the City's adopted plans.

Councilmember Denny acknowledged the significant public engagement surrounding the proposal, noting that councilmembers received extensive correspondence and heard comments from 99 speakers during the meeting. He said he reviewed the correspondence, the Planning Commission and City

Council materials, and listened to presentations from both the applicant and City staff before evaluating the request under the Golden Criteria. Based on that review, his opinion is that the proposal satisfies the Golden Criteria and indicated his intention to support the project. He cited consistency with the zoning and use of nearby properties and stated he did not anticipate detrimental impacts to surrounding properties. He noted the property has remained vacant for a long period and referenced staff's recommendation for approval. He indicated he did not expect adverse effects related to safety or the surrounding street network.

Councilmember Herron commented that the project has faced greater scrutiny and public attention than many other developments considered by the City Council. He noted that a very similar project approved in December generated little controversy in comparison. His evaluation of the current proposal focused on the requirements of the Golden Criteria and applicable legal standards rather than personal preference. He believes the project satisfies the Golden Criteria and represents an opportunity for the City to follow through on the goals outlined in Vision 2040, particularly expanding opportunities for attainable housing. He noted that both staff and the Planning Commission recommended approval, which carries significant weight in his evaluation. He stated that the proposal aligns with the Comprehensive Plan and is generally consistent with the City's planning direction for the property. Additional factors cited included compatibility with surrounding zoning and land uses, and the suitability of the site for residential development. He noted that earlier planning discussions had contemplated residential development on portions of the property and that the proposal fits within that general framework. He has reviewed available research on similar housing initiatives and stated that such projects can produce positive community impacts. Based on the available evidence and the applicable criteria, he believed the project meets the required standards and should be approved.

Councilmember Nicks expressed concerns regarding the project, particularly the potential impact on surrounding properties. He referenced Criterion 4, which considers the extent to which the proposed use could detrimentally affect nearby property. He believes the proposed homes differ significantly from nearby neighborhoods in terms of design, massing, and overall appearance. He stated that existing homes in nearby subdivisions such as Arbor Lake and Creekside feature greater architectural variation, more complex rooflines, and more articulated facades, which he believes contribute to neighborhood character and property values. He indicated that the proposed homes appear simpler in comparison and expressed concern that this difference could negatively affect nearby property values and the overall visual context of the area. He suggested that revisions to the architectural design—such as additional variation in facades and rooflines—could potentially address some of those concerns and improve compatibility with surrounding neighborhoods. He also noted the City's role as both decision-maker on the rezoning request and owner of the subject property. He stated that the City Council had not fully discussed how selling a portion of the land might affect the remaining parcels or the City's ability to finance future infrastructure,

including construction of 91st Street. He noted that selling the most prominent parcel first could influence future development opportunities and the value of the remaining land. He said the City should slow the process to allow further discussion about long-term plans for the property, including whether to sell only a portion of the land, pursue different development options, or consider potential interest from other developers. He said the site's location adjacent to parkland makes it prime property and the City should ensure any future development appropriately fits the surrounding context.

Councilmember Handley asked Councilmember Nicks questions about concerns he raised regarding the proposal's architectural character including whether differences in home design compared to nearby subdivisions were a primary factor in his opposition. Councilmember Nicks reiterated that his concern was the perceived lack of architectural variation compared with nearby neighborhoods. Councilmember Handley questioned whether it was appropriate to compare the proposal only to certain nearby subdivisions rather than considering the broader mix of housing types in the surrounding area, including older homes and large-lot properties. He noted that the area already contains a variety of housing styles, ages, and values, and suggested that evaluating only select neighborhoods could present an incomplete picture. He referenced proposed landscape buffering and limited access points and asked how the development would negatively affect nearby property values given those conditions. Councilmember Handley stated he believes the proposal meets the Criteria related to neighborhood character, zoning and land use compatibility, and the suitability of the property for residential development. He noted that surrounding uses are residential and allowing a range of housing types helps avoid overly uniform development patterns across the community. He noted the importance of following the City's adopted plans, including the Comprehensive Plan update that involved extensive public engagement. As for the City's decision to offer portions of the property for sale, he expressed concern for reconsidering that direction after a proposal had been submitted and said that doing so could create uncertainty about the City's commitments. He said that, based on the Golden Criteria, staff and Planning Commission recommendations, and the Comprehensive Plan, the proposal is reasonable and should be supported.

Councilmember Eiterich stated that after reviewing extensive public correspondence, she believes the City Council is considering two distinct issues: the land use application and the potential sale of the City-owned property. Regarding the land use request, she said the proposal was straightforward under the Golden Criteria. She noted that the application involves single-family housing consistent with the future land use designation for suburban residential density and does not include incentives, waivers, or subsidies. She said the request aligns with surrounding residential zoning, fits the character of the area, and includes buffering along the collector street. She noted that significant investments in wetlands have already been made in the area and that the applicant would be expected to meet environmental requirements. She said that the sale of the property raises additional considerations because the City is the landowner. She understands why some

residents have concerns about the process and noted the need to evaluate how the sale aligns with the City's long-term vision. She noted that portions of the property have been identified for sale since the 2018 RFP and that the discussion should be grounded in the City's adopted planning goals. She referenced the Vision 2040 plan and its emphasis on providing a range of housing options for residents of different incomes, ages, and life stages. She discussed broader housing challenges, including rising home prices, higher interest rates, and the limited availability of housing, and stated that increasing housing supply has been a long-standing policy discussion for the City. She also noted that the City Council has explored various approaches such as zoning adjustments and accessory dwelling units to expand housing opportunities. She said that the proposal is consistent with the Comprehensive Plan and Vision 2040 goals related to housing diversity and stated her intention to support the project.

Councilmember Charlton discussed issues related to architectural character, aesthetics, scale, and harmony with surrounding neighborhoods. He stated that the homes proposed in the development are not consistent with nearby subdivisions in terms of design and overall appearance. He referenced feedback received from residents and stated the City Council has a responsibility to represent those residents and carefully consider their input. He described visiting the surrounding neighborhoods and observing home values and development patterns, expressing concern that the proposed homes would not be in harmony with the surrounding area. In reviewing the Golden Criteria, he stated the proposal could negatively affect nearby properties, particularly in terms of perception and property values. He also questioned whether selling the property was necessary and suggested the City could take more time to evaluate long-term plans for the land. He noted the public interest in the park area and expressed concern about ensuring the decision reflects the expectations of residents. He stated his role is to represent the community and uphold the standards he believes residents expect and indicated he could not support the proposal in its current form.

Mayor Sayers described her process for evaluating the proposal, noting she reviewed extensive public correspondence and revisited official City policy documents, including Vision 2040, the Comprehensive Plan, and the Parks Master Plan. She noted that more than 3,500 residents participated in the Vision 2040 process and that one of the major themes identified by the community was expanding housing choices and addressing attainable housing. She explained that she served on the Comprehensive Plan Steering Committee and participated in a multi-year process that included internal workshops, public meetings, and community feedback sessions. During that process, maps and planning scenarios showing potential development areas, including the site under consideration, were publicly discussed. She noted that housing diversity was a frequent topic in those discussions.

Mayor Sayers also discussed the Parks Master Plan process, which included additional public meetings and opportunities for feedback. She acknowledged that some residents may feel they were left out of the most recent discussions

but emphasized that planning efforts over several years included significant community participation. She stated that housing affordability has consistently been raised during elections, community discussions, and national conferences, and that the City has been asked repeatedly how it plans to address the issue. She believes the proposal represents an opportunity to take action while still maintaining quality parks and neighborhood amenities. Based on her review of the plans and the Golden Criteria, she believes the proposal meets the required standards. She said the decision ultimately comes down to whether the City is willing to move forward with solutions to housing challenges, stating she supports approval of the project.

Councilmember Handley made a motion to approve Item 5a and Councilmember Bell seconded the motion.

The City Clerk called the roll for a vote:

Councilmember Handley - Yes
Councilmember Eiterich - Yes
Councilmember Charlton - No
Councilmember Nicks - No
Councilmember Bell - Yes
Councilmember Williamson - Yes
Councilmember Denny - Yes
Councilmember Herron - Yes
Mayor Sayers - Yes

Motion passed 7-2 with Mayor Sayers voting in favor, meeting the supermajority requirement pursuant to the protest petition, and Councilmembers Charlton and Nicks voting against.

Mayor Sayers called a five-minute recess.

Councilmember Williamson made a motion to approve Item 5b and Councilmember Bell seconded the motion. Motion passed 6-2 with Councilmembers Charlton and Nicks voting against.

NEW BUSINESS

6. Resolution authorizing the Mayor to execute a Kansas Real Estate Contract for the sale of property located in the vicinity of 86th Terrace & Clare Road
The City is the owner of approximately 126.9 acres of property located east of and adjacent to Clare Road at approximately 86th Terrace ("Clear Creek Land"). The City is proposing to sell approximately 16.73 acres of land located on the Clear Creek Land ("Property") to Habitat for Humanity of Kansas City for a single-family home development on the Property. The City is selling the land for approximately \$825,490.

Mr. McLaughlin reviewed the history of the property and the proposed land sale. Between 2014 and 2016, the City constructed stormwater facilities and moved away from the original regional lake concept. During that same period, he said the City Council determined that roughly two-thirds of the property could be marketed for private development to provide flexibility for future park and development options.

Mr. McLaughlin said an RFP was issued in 2018 and while some inquiries were received in response to the RFP, none resulted in a viable proposal. He noted that appraisals were completed in 2014, 2018, and August 2025 by separate firms, with values increasing from roughly \$35,000 per acre to just under \$43,000 per acre. The negotiated sale price of \$49,000 per acre—approximately \$825,000 total, subject to a final survey—is above the most recent appraisal. He said the agreement includes an anticipated 120-day due diligence period, and Habitat for Humanity will be responsible for development costs and fees.

Councilmember Nicks asked what triggered the expiration of the original RFP, and Mr. McLaughlin explained it expired according to the submission deadline outlined in the document itself.

Councilmember Bell asked whether the appraisals were conducted on the full property or only specific parcels. Mr. McLaughlin clarified that the scope changed over time as the development pod concept was refined, with later appraisals focusing on the acreage proposed for sale.

Councilmember Nicks also asked whether appraising only the 17-acre parcel (Pod A) might have resulted in a higher value. Mr. McLaughlin noted he was not an appraiser but indicated the current pricing aligns with other recent raw land sales in the area and reflects the significant infrastructure costs required for development.

Councilmember Charlton commented that the 17-acre parcel represents a prominent portion of the park and suggested its value could potentially be higher. Ms. Yocham responded that the negotiated price already exceeds the appraised value by about \$6,000 per acre to account for those considerations.

Councilmember Handley asked Ms. Hicks whether the 120-day due diligence period would allow sufficient time for environmental review. Ms. Hicks explained that environmental processes can sometimes trigger additional studies, such as historic preservation review or archaeological work, but the agreement allows for a potential extension if needed.

Councilmember Nicks expressed concern that the City Council was being asked to approve the sale after previously approving the development proposal, and it would have been preferable for a contract to be contingent on rezoning and project approval. Mayor Sayers noted that approving the development without selling the land would create complications.

Councilmember Handley said that the subject property could be the most challenging to develop due to limited access and he did not believe selling it would prevent future transactions involving the other parcels, though Councilmember Charlton expressed

concern that selling pieces separately could affect overall development opportunities. Mr. McLaughlin reiterated that the only action being considered was the sale of the 17 acres.

Councilmember Bell made a motion to approve Item 6 and Councilmember Williamson seconded the motion. Motion passed 6-2 with Councilmembers Charlton and Nicks voting against.

COUNCILMEMBER REPORTS

There were no councilmember reports.

STAFF REPORTS

Ms. Yocham announced there would be a Lenexa Foundation Board meeting next week.

END OF RECORDED SESSION

BUSINESS FROM FLOOR

There was no business from the floor.

ADJOURN

Councilmember Denny made a motion to adjourn the meeting and Councilmember Bell seconded the motion. Motion passed unanimously.

The meeting adjourned at 2:22 AM, February 18, 2026.



**MINUTES OF THE
MARCH 3, 2026
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, Charlton, Nicks, Bell, Williamson, Denny, and Herron were present with Mayor Sayers presiding. Councilmember Eiterich was absent.

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

MODIFICATION OF AGENDA

Jennifer Martin, City Clerk, said that staff requested item 2 be removed from the consent agenda for presentation.

PROCLAMATIONS

Women's History Month
Multiple Sclerosis Education and Awareness Month

PRESENTATIONS

Julie Steiner presented the biannual Lenexa Convention & Visitors Bureau report.

Ashley Sherard presented the biannual Lenexa Economic Development Council report.

CONSENT AGENDA

1. Bid award to Infrastructure Solutions, LLC for the 89th Terrace to 90th Street Stormwater Improvements - West of Lackman Project
Routine inspections by City staff identified numerous pipes in need of rehabilitation in neighborhoods between 89th Terrace and 90th Street west of Lackman Road. Infrastructure Solutions, LLC bid \$2,846,933 to perform the work.
3. Consideration of two bid awards to McAnany Construction, Inc. for the 2026 Pavement Management Program
 - a. Bid award to McAnany Construction, Inc. for the 2026 Pavement Management Program - Thoroughfare and Industrial Streets Mill and Overlay Project

The Thoroughfare and Industrial Streets Mill and Overlay Project treats 9.46 lane-miles with a 2-inch asphalt mill and overlay. Work also includes removing and replacing deteriorated curbs and gutters, sidewalk panels, and ADA ramps as needed. McAnany Construction, Inc. ("McAnany") bid \$1,286,660 to perform the work.

- b. Bid award to McAnany Construction, Inc. for the 2026 Pavement Management Program - Residential UBAS & Overlay Project
The Residential Ultra-Thin Bonded Asphalt Surfacing (UBAS) and Overlay Project treats 29.16 lane-miles with UBAS. Work also includes removing and replacing deteriorated curbs and gutters, replacing sidewalk panels, and adding ADA ramps as needed. McAnany bid \$4,992,310.05 to perform the work.
4. Approval of an interlocal agreement with the Johnson County Board of County Commissioners for two 2026 stormwater rehabilitation projects
Annually, City staff submits projects to Johnson County for cost-share consideration under the Johnson County Stormwater System Rehabilitation Program. This cost-share funding is only for rehabilitation of an existing pipe system. The County will reimburse the City for 50% of the construction cost of eligible items. The estimated reimbursement for the two projects in this agreement is \$1,872,702.
5. Approval of an engineering agreement with Wilson & Company, Inc. Engineers for the design of the 95th Street Improvements- Lackman to Noland Project
This agreement is for a design for preventative maintenance of the roadway, stormwater system, and street lighting. The design's total cost is \$373,705.
6. Approval of an architectural/engineering services agreement with JEO Consulting Group, Inc. for design services associated with the Complete Streets Program
This agreement is for the final design of complete streets and pedestrian improvements at various locations across the city. The total cost of these services is not to exceed \$412,975.
7. Approval of an agreement with Shawnee Mission Medical Center, Inc., d/b/a AdventHealth Lenexa City Center to be the named Sponsor of the Central Green Playground and Fitness Park
The City is designing and constructing a playground and fitness park at Central Green Park that will include a composite play structure, playground amenities, four multifunctional fitness equipment pieces, and a Ninja Course. The City desires to enter an agreement with AdventHealth Lenexa City Center ("AdventHealth") to name AdventHealth as a Sponsor for the project and set forth benefits and obligations associated with its donation to the Lenexa Foundation.
8. Approval of Presenting Sponsorship Agreement with Shawnee Mission Medical Center, Inc. d/b/a AdventHealth for the 2026 Lenexa Farmers Market and Lenexa Spinach Festival
AdventHealth has been selected as the Presenting Sponsor for the 2026 Lenexa Farmers Market and Spinach Festival. The Sponsorship Policy requires City Council approval of the recommendation.

9. Resolution providing notice and calling for a public hearing to appear and show cause why the fire-damaged structure at 20826 W. 89th Terrace should not be condemned and ordered repaired or demolished as an unsafe or dangerous structure
A fire occurred at 20826 W. 89th Terrace on January 5, 2026, resulting in substantial damage to the structure. The proposed resolution sets a public hearing for June 2, 2026, should fire damage repairs not commence in a manner acceptable to the Building Codes Administrator prior to that date.
10. Resolution authorizing the Mayor to forward the City's 2027-2031 application for the County Assisted Road System program to the Johnson County Board of County Commissioners
Annually, the City applies for funding assistance from the County Assisted Road System (CARS) program. Staff is requesting approval to submit the 2027-2031 application to Johnson County. The CARS program provides funding to local communities to assist with collector and arterial street improvements.

END OF CONSENT AGENDA

Councilmember Denny made a motion to approve items 1 and 3 through 10 on the consent agenda and Councilmember Bell seconded the motion. Motion passed unanimously.

REGULAR AGENDA

2. Bid award to J. Warren Co. for the 2025 Community Development Block Grant Street Lighting Project
This project replaces existing streetlights in the Candlelight Square and Tuxedo Park neighborhoods. J. Warren Co. bid \$347,065 to construct the project.

Tim Green, Deputy Community Development Director/City Engineer, provided an overview of the City's construction bid evaluation process, noting it is both a best practice and a federal requirement, particularly for projects involving federal or state funding. He explained that the process begins with developing clear, detailed plans and broadly advertising projects to ensure competitive bidding.

Mr. Green discussed how bids are evaluated in three key areas:

- responsiveness (verification of required documents and bid completeness);
- contractor responsibility (licensing, experience, and confirmation the contractor is not debarred or suspended); and
- price analysis (comparison to the engineer's estimate, competing bids, and historical unit costs).

He said staff also review bids for irregularities such as unbalanced pricing or front-loading.

Using the Community Development Block Grant Street Lighting Project as an example, Mr. Green stated that bids aligned well with expectations and historical trends, indicating a fair and competitive outcome. He noted that local contractors may submit lower bids due to familiarity with City standards, while higher bids can reflect factors such as contractor workload or higher wage structures.

Councilmember Bell asked about how staff evaluates the relevance of a contractor's experience to the specific type of work being bid. Mr. Green said that the City requires contractors to perform a portion of the work and reviews contractor experience closely; if a contractor's background does not align with the project type, staff conducts additional investigation and follow-up.

Councilmember Nicks asked what prompted the presentation. Mr. Green explained it stemmed from a resident inquiry questioning why the two lowest bids were significantly below the engineer's estimate and higher bids. He said staff reviewed the bids in detail, confirmed there were no errors, and explained that bid variations can result from factors such as contractor workload or differing wage practices. He said that due diligence is performed on all bids and he is confident in the recommended contractor, noting familiarity with it and positive past performance.

Councilmember Nicks made a motion to approve Item 2 and Councilmember Bell seconded the motion. Motion passed unanimously.

NEW BUSINESS

There was no new business.

COUNCILMEMBER REPORTS

Councilmember Charlton spoke about a resident who contacted him with concerns about controlled burns in the city.

STAFF REPORTS

Beccy Yocham, City Manager, said there would be no Committee of the Whole meeting next week. She also said there would be no City Council meeting on March 17th due to most of the Governing Body attending the National League of Cities conference.

END OF RECORDED SESSION

BUSINESS FROM FLOOR

Gaylene Van Horn

ADJOURN

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

The meeting adjourned at 7:43 PM.

STUDENTS IN ATTENDANCE

Rockhurst High School students Tanner Hollenbeck, Luke Strueby, and Bennett Lembke attended the meeting for a Government class requirement.

Proclamation

WHEREAS, SevenDays® *Make a Ripple, Change the World* overcomes hate by promoting kindness and understanding through education and dialogue; and

WHEREAS, SevenDays® encourages all people to participate in activities that promote and practice kindness; and

WHEREAS, SevenDays® brings people together to overcome hate with acts of kindness with themed days of Love, Discover, Others, Connect, You, Go, and Onward; and

WHEREAS, the memories of three wonderful and unique people— Reat Underwood, Dr. William Corporon, and Terri LaManno— will be honored through kindness and understanding; and


WHEREAS, during SevenDays® 2026, the City of Lenexa encourages its residents and businesses to come together to act more kindly and be more understanding of differences, thereby making the world a better place one ripple at a time.

NOW, THEREFORE, I, Julie Sayers, Mayor of Lenexa, Kansas, do hereby proclaim April 20-28, 2026 in the City of Lenexa to be

SEVENDAYS® WEEK 2026

IN WITNESS WHEREOF, I have hereunto set my hand this 7th day of April, 2026.




Julie Sayers
Mayor of Lenexa, Kansas

Proclamation

CELEBRATING 58 YEARS OF FAIR HOUSING

WHEREAS, the Congress of the United States passed the Civil Rights Act of 1968, of which Title VIII declared that the law of the land would now guarantee the rights of equal housing opportunity; and

WHEREAS, the City of Lenexa is committed to the mission and intent of Congress to provide fair and equal housing opportunities for all, and today, many realty companies and associations support fair housing laws; and

WHEREAS, the Fair Housing groups and the U.S. Department of Housing and Urban Development have, over the years, received thousands of complaints of alleged illegal housing discrimination and found too many that have proved upon investigation to be violations of the fair housing laws; and


WHEREAS, equal housing opportunity is a condition of life in our city that can and should be achieved.

NOW, THEREFORE, I, Julie Sayers, Mayor of Lenexa, Kansas do hereby proclaim April 2026 in the City of Lenexa to be

FAIR HOUSING MONTH

IN WITNESS WHEREOF, I have hereunto set my hand this 7th day of April, 2026.




Julie Sayers
Mayor of Lenexa, Kansas

Proclamation

WHEREAS, the nation’s underground utilities are at risk of serious damage each year when individuals dig without first identifying buried lines, leading to service disruptions, environmental harm, injury, or death; and

WHEREAS, the Common Ground Alliance promotes the national “Call-Before-You-Dig” number 811, designated by the FCC in 2005, to connect excavators and homeowners with local One Call Centers to locate underground utilities; and

WHEREAS, public awareness of safe digging practices, including calling 811 before starting any project, protects public safety, prevents costly damage, and preserves essential services; and

WHEREAS, safe excavation requires waiting the required time after contacting 811, preserving utility markings, and using caution when digging near marked lines; and

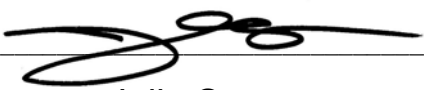
WHEREAS, preventing underground utility damage is a shared responsibility, underscoring the importance of contacting 811 to know what lies below before digging.

NOW, THEREFORE, I, Julie Sayers, Mayor of Lenexa, Kansas do hereby proclaim April 2026 in the City of Lenexa to be

NATIONAL SAFE DIGGING MONTH

IN WITNESS WHEREOF, I have hereunto set my hand this 7th day of April, 2026.




Julie Sayers
Mayor of Lenexa, Kansas

Proclamation

WHEREAS, throughout Lenexa's history, residents have generously volunteered their time, talent, and energy to strengthen the community and enhance the City as a place to live, work, and play; and

WHEREAS, volunteerism enriches our community and improves the quality of life for all citizens; and

WHEREAS, volunteering positively impacts individuals by building confidence and self-esteem, fostering new friendships, and developing valuable skills; and

WHEREAS, volunteerism also benefits socially responsible businesses by boosting employee morale, strengthening teamwork, and cultivating goodwill; and


WHEREAS, nonprofits, charities, community and faith-based organizations, schools, national service programs, and governmental partners throughout the City of Lenexa join together to recognize and celebrate the dedicated service of volunteers.

NOW, THEREFORE, I, Julie Sayers, Mayor of Lenexa, Kansas do hereby proclaim the month of April 2026 in the City of Lenexa to be

VOLUNTEER RECOGNITION MONTH

IN WITNESS WHEREOF, I have hereunto set my hand this 7th day of April, 2026.




Julie Sayers
Mayor of Lenexa, Kansas

A COOPERATIVE AGREEMENT BY AND AMONG THE BOARD OF COUNTY COMMISSIONERS OF JOHNSON COUNTY, KANSAS AND THE CITIES OF LENEXA, KANSAS, OLATHE, KANSAS, OVERLAND PARK, KANSAS AND SHAWNEE, KANSAS
FISCAL YEAR (FY) 2025 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG) PROGRAM-LOCAL FORMULA

THIS AGREEMENT is made and entered into by and among the BOARD OF COUNTY COMMISSIONERS OF JOHNSON COUNTY, KANSAS (hereinafter the “COUNTY”), the CITY OF LENEXA, KANSAS (hereinafter “LENEXA”), the CITY OF OLATHE, KANSAS (hereinafter “OLATHE”), the CITY OF OVERLAND PARK, KANSAS (hereinafter “OVERLAND PARK”), and the CITY OF SHAWNEE, KANSAS (hereinafter “SHAWNEE”), each party hereto having been duly organized and now existing under the laws of the State of Kansas.

WITNESSETH:

WHEREAS, the parties hereto are eligible to apply for a joint application award of **\$104,640.00** under the Bureau of Justice Assistance FY **2025** Edward J. Byrne Memorial Justice Assistance Grant (JAG) Program-Local Formula from the Office of Justice Programs (OJP), U.S. Department of Justice (DOJ); and

WHEREAS, the Catalog of Federal Assistance (CFDA) number for this local notice of funding opportunity is 16.738, titled “Edward Byrne Memorial Justice Assistance Grant (JAG) Program”; and

WHEREAS, the Edward Byrne Memorial Justice Assistance Grant (JAG) Program (28 U.S.C. 530(c)) is the primary provider of federal criminal justice funding to state and local jurisdictions; and

WHEREAS, the JAG Program fosters streamline justice funding and grant administration, and allows local governments to support a broad range of activities to prevent and control crime based on their own local needs and conditions, and to improve the criminal justice system; and

WHEREAS, OLATHE, through the Olathe Police Department, has coordinated with Johnson County and with the law enforcement agencies of the various cities hereunder to obtain information about budget funding disparities among the parties and its jurisdictions, and their proposed permissible uses of awarded funds under the JAG Program-Local Formula grant; and

WHEREAS, the parties hereto have determined that it is in the best interests of the public health, safety and welfare to undertake and cooperate in applying for JAG funding to further and support the efforts of COUNTY, LENEXA, OLATHE,

OVERLAND PARK and SHAWNEE in preventing or reducing local crime and violence through state and local initiatives, technical assistance, training, personnel, equipment, supplies, contractual support, information systems for criminal justice, and criminal justice related research and evaluation activities that will improve or enhance:

- Law enforcement programs,
- Prosecution and court programs,
- Prevention and education programs,
- Corrections and community corrections programs,
- Drug treatment and enforcement programs,
- Planning, evaluation, and technology improvement programs,
- Crime victim and witness programs (other than compensation),
- Mental health programs and related law enforcement and corrections programs, including behavioral programs and crisis intervention teams,
- Implementation of state crisis intervention court proceedings and related programs or initiatives, including, but not limited to, mental health courts, drug courts, veterans, courts, and extreme risk protection order programs.

WHEREAS, K.S.A. 12-2908, and amendments thereto, authorize the parties hereto to cooperate in such governmental undertaking; and

WHEREAS, each of the parties hereto have determined to enter into this Agreement for the aforesaid public purpose and undertaking as authorized and provided for by K.S.A. 12-2908, and amendments thereto.

NOW, THEREFORE, in consideration of the above and foregoing recitals, the mutual covenants and agreements herein contained, and for the other good and valuable consideration, the parties hereto agree as follows:

SECTION 1. PURPOSE

A. The COUNTY (hereinafter the “COUNTY”), LENEXA, OLATHE, OVERLAND PARK and SHAWNEE, (LENEXA, OLATHE, OVERLAND PARK, and SHAWNEE collectively hereinafter the “CITIES”) hereby agree to join in applying for the JAG disparate jurisdiction joint application award amount of **One Hundred Four Thousand, Six Hundred and Forty Dollars (\$104,640.00)** from the Office of Justice Programs, U.S. Department of Justice, based on a funding disparity in Johnson County, Kansas and to reallocate the hereinabove stated JAG award amongst the parties in those amounts set forth at [Allocations | JAG | Bureau of Justice Assistance \(ojp.gov\)](#), for the express purpose of furthering and supporting the efforts of the CITIES in preventing or reducing local crime and violence through state and local initiatives, technical assistance, training, personnel, equipment, supplies, contractual support, information systems for criminal justice, and criminal justice related research and evaluation activities.

B. The joint application, to be attached hereto, once available, as **Exhibit A** and incorporated herein by reference, specifies the purposes for which the funds will be used.

C. The COUNTY and CITIES hereby designate the City of Olathe Police Department (the “Chief”) to serve as the applicant/fiscal agent for the joint funding JAG grant awarded hereunder.

SECTION 2. ADMINISTRATION

A. The COUNTY and CITIES understand and acknowledge that OLATHE will be the sole recipient of the JAG funds from the OJP to be reallocated and used for the purposes described under Section 1 of this Agreement. Further, the CITIES understand and acknowledge that all JAG Program awards: (i) are subject to the availability of appropriated funds and any modifications or additional requirements that may be imposed by law; (ii) are made in the first fiscal year of the appropriation and may be expended during the following three (3) years, for a total of four (4) grant period years; (iii) may not be expended outside of the JAG purpose areas; (iv) must be used to supplement existing local funds for program activities and must not replace or supplant those funds that have been appropriated for the same purpose; and (v) shall be subject to all other applicable provisions and additional legal requirements, including certification requirements, found at [OJP Grant Application Resource Guide | Office of Justice Programs](#).

B. OLATHE shall be responsible, through the Chief, for the administration of the funds; monitoring the award; and submitting any reports, including performance measure and program assessment data that may be required in connection with the funding provided by the OJP hereunder. The COUNTY and CITIES agree to cooperate and assist with any such grant related reporting requirements that may need to be performed under this Agreement.

C. The COUNTY and CITIES acknowledge and agree that OLATHE will receive the total allocation of the **\$104,640.00** JAG funding award under the JAG joint application submitted hereunder to be reallocated among the parties hereto pursuant to the provisions and requirements of this Agreement. Specifically, the allocation of funds shall be as follows:

Jurisdiction Name	Government Type	Eligible Individual Allocation
LENEXA	Municipal	\$11,971
OLATHE	Municipal	\$33,041
OVERLAND PARK	Municipal	\$43,075
SHAWNEE	Municipal	\$16,553
ELIGIBLE JOINT ALLOCATION		\$104,640

D. The COUNTY and CITIES acknowledge and agree that any and all records pertaining to the joint application and grant award shall be subject at all reasonable times to inspection, review, or audit by Federal personnel and other personnel duly authorized by OLATHE as well as Federal personnel. The COUNTY and CITIES assure that all financial records, supporting documentation, statistical records and any and all other records pertinent to the grant award shall be retained by the respective CITIES for at least five (5) years following the end of the grant period.

SECTION 3. GENERAL PROVISIONS

A. Nothing in the performance of this Agreement shall impose any liability for claims against OLATHE other than claims for which liability may be imposed by the Kansas Tort Claims Act.

B. Nothing in the performance of this Agreement shall impose any liability for claims against the COUNTY or any of the CITIES other than claims for which liability may be imposed by the Kansas Tort Claims Act.

C. Each party to this Agreement will be responsible for its own actions in providing any services under this Agreement and shall not be liable for any civil liability that may arise from the furnishing of services, if any, by the other parties.

D. The parties to this Agreement do not intend for any third party to obtain a right by virtue of this Agreement.

E. This Agreement shall be governed by, enforced and construed in accordance with the laws of the State of Kansas. Further, the COUNTY and CITIES agree to abide by the JAG grant special conditions and certifications, and all applicable federal, state and local statutes, rules, regulations, OMB Circulars and Guidelines, including the provisions of the OJP Financial Guide, which may pertain to the grant award as well as the Other Requirements for OJP applications found at [OJP Grant Application Resource Guide | Office of Justice Programs](#).

F. By entering into this Agreement, the parties do not intend to create any obligations expressed or implied other than those set out herein. Further, this Agreement shall not create any rights in any party not a signatory hereto.

G. All agreements, covenants and clauses contained herein are severable, and in the event any of them shall be deemed or held to be unconstitutional, invalid, or unenforceable, the remainder of this Agreement shall be interpreted as if such unconstitutional, invalid or unenforceable agreements, clauses and covenants were not contained herein.

FUNDING OPPORTUNITY NUMBER:

O-BJA-2025-172542

IN WITNESS WHEREOF, the parties hereto have caused the above and foregoing Agreement to be executed by their respective and duly authorized representatives.

[Signatures of authorized representatives appear on the subsequent pages.]

**BOARD OF COUNTY COMMISSIONERS
OF JOHNSON COUNTY, KANSAS**

By: _____

Name (print): _____

Title: _____

ATTEST:

Date: _____

APPROVED AS TO FORM:

[The remainder of this page was left blank intentionally.]

FUNDING OPPORTUNITY NUMBER:

O-BJA-2025-172542

CITY OF OVERLAND PARK, KANSAS

By: _____

Name (print): _____

Title: _____

ATTEST:

Date: _____

APPROVED AS TO FORM:

[The remainder of this page was left blank intentionally.]

FUNDING OPPORTUNITY NUMBER:

O-BJA-2025-172542

CITY OF SHAWNEE, KANSAS

By: _____

Name (print): _____

Title: _____

ATTEST:

Date: _____

APPROVED AS TO FORM:

[The remainder of this page was left blank intentionally.]

FUNDING OPPORTUNITY NUMBER:

O-BJA-2025-172542

CITY OF OLATHE, KANSAS

By: _____
Mayor

ATTEST:

City Clerk

Date: _____

APPROVED AS TO FORM:

City Attorney

[The remainder of this page was left blank intentionally.]

CITY OF LENEXA, KANSAS

By: _____

Name (print): _____

Title: _____

ATTEST:

City Clerk

Date: _____

APPROVED AS TO FORM:

Deputy City Attorney

[The remainder of this page was left blank intentionally.]

EXHIBIT A

**EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG)
PROGRAM FY 2024 LOCAL SOLICITATION**

Joint Application

Once the joint application is completed on-line by Olathe on the Federal Edward Byrne Memorial Justice Assistance Grant (JAG) GMS website, a copy of the application will be attached to this MOU. Federal guidelines require that the completed MOU be attached to the application for these funds.

CITY CENTER REDEVELOPMENT (TIF) PROJECT PLAN 2D
CITY CENTER REDEVELOPMENT (TIF) DISTRICT AS AMENDED
(The Rise at City Center Project)

In accordance with K.S.A. 12-1770 *et seq.*, as amended (the “**Act**”), to promote, stimulate and develop the general and economic welfare of the city of Lenexa, Kansas (“**City**”), the Lenexa City Council adopted Ordinance No. 4427 on September 11, 2001, establishing a Redevelopment (TIF) District (the “**Original District**”). The Original District was amended on December 20, 2005 by Ordinance No. 4824 to include a total of approximately 424 acres (the “**District**,” also referred to as the “**City Center TIF District**”) and is legally described in attached **Exhibit A**.

The City has identified multiple City Center development projects located within the City Center TIF District. The area consisting of approximately 17.8 acres and located on the southeast corner of 87th Street Parkway and Renner Boulevard is commonly referred to as “**City Center East Village**” or “**City Center East**”). The Act allows one or more TIF projects to be undertaken by a city within an established district and any such project plan may be implemented in separate development stages. There are currently multiple approved TIF project plans in City Center East.

The City desires to establish Project Plan 2D as set forth herein (“**Project Plan 2D**”, also referred to as the “**Project Plan**”). Project Plan 2D will incorporate approximately 1.54 acres located in the southeast corner of Renner Boulevard and 87th Street Parkway and is legally described on **Exhibit B** (the “**Project Plan 2D Area**”). The Developer for the Project Plan is The RiSE CC, Inc. and CB Rise, LLC (collectively, the “**Developer**”). The Developer entered into a development agreement with the City dated October 21, 2025 (“**Development Agreement**”) and, in accordance with the terms and conditions of the Development Agreement, the City will own the Project Plan 2D Area and lease property to the Developer through the issuance of industrial revenue bonds and associated documents.

Anticipated within Project Plan 2D is construction of an eleven-story, mixed-use project with office and/or retail and active-adult boutique residential units as well as structured parking and associated infrastructure all of which are more specifically described in **Section 5** herein (the “**Private Project**”).

Project Plan 2D shall extend for a period of twenty (20) years from the date the Project Plan is approved by the City (the “**Project Plan Term**”). The incremental ad valorem property taxes (as defined by the Act) generated from the real property within the Project Plan 2D Area and the City Center TIF District during the Project Plan Term in excess of the amount of real property taxes collected for the base year assessed valuation shall constitute the “**TIF Revenues**”. In accordance with the Act and in cooperation with the Planning Commission, the City prepared Project Plan 2D.

1. Financial Feasibility.

Staff prepared a Financial Feasibility Study (“**Feasibility Study**”) for Project Plan 2D attached hereto as **Exhibit E**. Projections on development in the Project Plan 2D Area were provided by the Developer. The Feasibility Study incorporates a number of assumptions, including a constant mill levy of 89.123, which excludes the 20 mill school levy. The mill levy may vary each year of the TIF Term based on legislative actions and budgetary decisions made by the individual taxing jurisdictions. It also assumes property tax collection at 100%, Private Project completion by January 1, 2029 and a two percent (2%) annual increase in appraised valuation after the Private Project is fully constructed and stabilized.

The Developer will advance funds necessary to construct the Private Project and to pay the costs associated with the estimated and approved, private TIF eligible reimbursable costs set forth generally on **Exhibit C** attached hereto (the “**Private TIF Reimbursable Costs**”), and it is contemplated that Developer will subsequently be reimbursed with TIF Revenues received by the City on a “pay-as-you-go” basis. Such advances and reimbursements will be made in accordance with the terms of a Disposition & Development Agreement executed by the Developer and the City (the “**DDA**”). The Private TIF Reimbursable Costs are set forth in more detail in the DDA. The City also identified various public reimbursable costs set forth generally on **Exhibit C** which include reimbursement for the cost associated with public street improvements, land acquisition, and other public improvements in the District (the “**Public TIF Reimbursable Costs**”), which costs are eligible for TIF reimbursement in accordance with the City Center TIF District Plan and the terms of the DDA. Collectively, the Private TIF Reimbursable Costs and Public TIF Reimbursable Costs are referred to as the “**TIF Reimbursable Costs**”.

There is an estimated total of \$15,722,820 in TIF Reimbursable Costs identified with Project Plan 2D, but the City has authorize a maximum reimbursement of \$12,000,000 and reimbursement of TIF Reimbursable Costs is dependent upon the amount of TIF Revenues generated within the Private Project 2D Area and the City Center TIF District during the Project Plan Term and received by the City, and shall be paid in accordance with the amount, priority and duration set forth in the DDA. In no event will any TIF Reimbursable Costs be reimbursed in an amount that exceeds the amount of TIF Revenues available; however, if TIF Revenues exceed the Total TIF Reimbursable Costs.

The Feasibility Study indicates that if projected development, assessed values and tax revenues are accurate, TIF Revenues will be sufficient to reimburse the Developer for a portion of the approved Private TIF Reimbursable Costs. Other revenue sources, including but not limited to private equity, are available to meet Private TIF Reimbursable Costs and other private development costs associated with the Project. TIF Reimbursable Costs must (1) be reasonably approved by the

City in accordance with the terms of the DDA; (2) meet the definition of “redevelopment project cost” set out in K.S.A. 12-1770a(o), as amended; (3) be an eligible expense under the City’s adopted TIF Policy and/or Procedures, unless otherwise permitted in the DDA; (4) be authorized in this Project Plan 2D and in the City Center TIF District Plan; and (5) be in compliance with the terms for reimbursement and prioritization described with particularity in the DDA.

The City has authorized a maximum reimbursement of \$8,000,000 to Developer for Private TIF Reimbursable Costs and anticipates reimbursing Developer for such Private TIF Reimbursable Costs incurred and paid by the Developer with available TIF Revenues generated during the twenty (20) year Project Plan Term. The Public TIF Reimbursable Costs total \$4,000,000 plus the annual TIF Administrative Fee and will be reimbursed to the City with available TIF Revenues in the time and priority set forth in the DDA. Based on the current projections and cash flow analysis contained in the Feasibility Study, it is determined that the Project benefits, TIF Revenues and other available revenues, exceed the TIF Reimbursable Costs, and that the TIF Revenues and other available revenue sources, including private revenue sources for the private costs, should be sufficient to pay for such TIF Reimbursable Costs. For any improvements constructed by Developer in Project Plan 2D, the Developer is responsible for all expenses, including but not limited to, Private TIF Reimbursable Costs, even if they exceed the amount of available TIF Revenues. The City reserves the right to amend the specific approved TIF Reimbursable Costs, and the amount, duration and prioritization thereof, to conform to the provisions of the DDA. City may also amend this Project Plan 2D in accordance with state law and the DDA.

In summary, assuming Project Plan 2D approval in the second quarter of 2026 with construction commencing by the end of 2026 and complete by January 1, 2029, the City conservatively anticipates the ad valorem property tax increment will generate approximately \$8,232,992 over the Project Plan Term (the “**Estimated Total TIF Revenue Projection**”). The Developer will be responsible for all expenses of Developer, including the Private TIF Reimbursable Costs, above the TIF Revenue generated from Project Plan 2D and allocated to the Private TIF Reimbursable Costs during the Project Plan Term. If the TIF Revenue does not meet the estimated total TIF Reimbursable Costs, the City shall be under no obligation to provide financial assistance to Developer beyond the TIF Revenues actually generated from the Project Plan 2D Area in accordance with the distribution formula and term set out in the DDA. A summary of the feasibility assumptions and Estimated Total TIF Revenue Projection is included in **Exhibit E**.

2. Redevelopment District Plan and Redevelopment (TIF) Project Plan 2D.

Redevelopment District Plan (City Center TIF District Plan)

The City Center TIF District area includes the land within the City of Lenexa, Kansas as legally described on **Exhibit A**, but generally described as an area of approximately 424 acres located on all four corners of 87th Street and Renner Blvd., as well as a tract of land located east of I-435 at 87th St Pkwy. The Redevelopment (TIF) District Plan for the City Center TIF District contemplates development of a mixed use urban development project to be located on all four corners of Renner Boulevard and 87th St Pkwy and east of I-435 at 87th St Pkwy, to include office, retail, residential and public civic uses (“**City Center Project**”).

City Center East Village incorporates approximately 17.8 acres and is located on the southeast corner of Renner Boulevard and 87th Street Parkway. City Center Lenexa is one of the largest developments in the City Center Project and is located on the southwest corner of 87th Street Parkway and Renner Boulevard. City Center Lenexa is proposed to be developed as a multi-phase, mixed use project pursuant to a development agreement entered into between the City and its master developer. City Center North is located west of Renner Boulevard and north of 87th Street Parkway and includes multiple developments already constructed such as a multi-family residential development, single family villas, and a public green space/storm water amenity. The remaining undeveloped City North property will include future mixed use projects. Additional City Center projects of a smaller scale are anticipated on the other remaining tracts of land in the District.

In accordance with the City Center District Plan, TIF increment may be used to pay for eligible project expenses within specific project areas for such items including but not limited to public infrastructure; land acquisition; site preparation; street improvements and their appurtenances; sidewalks; storm and sanitary sewers; utility improvements as permitted in the Act; parks; parking facilities; landscaping; water mains; storm water detention; sculptures and public art; plazas; and special assessments levied pursuant to KSA 12-6a01 *et seq.* for eligible public infrastructure authorized in the District Plan.

Redevelopment (TIF) Project Plan 2D

Project Plan 2D incorporates approximately 1.54 acres is located in the southeast corner of Renner Boulevard and 87th Street Parkway, all within the City Center TIF District. Project Plan 2D Area is legally described in **Exhibit B**. Project Plan 2D consists of an eight-story, mixed-use project with office and/or retail and active-adult boutique residential units as well as structured parking and associated infrastructure, all of which are more specifically described in **Section 5** herein.

3. Map of Redevelopment Project Plan 2D Area.

A map of the Project Plan 2D Area is attached as **Exhibit D**.

4. Relocation Assistance Plan.

No relocation is required with Project Plan 2D and therefore no relocation assistance plan is provided.

5. Description of the Buildings and Facilities Proposed to be Constructed or Improved.

The Private Project part of Project Plan 2D consists of an eleven-story, mixed-use project with approximately 7,000 sq. ft. of office and/or retail, approximately 122 active-adult boutique residential rental units, and an approximately 2,500 sq. ft. indoor/outdoor rooftop amenity space as well as structured and surface parking, sidewalks, landscaping, public streets and associated infrastructure. Private TIF Reimbursable Costs incurred as a result of Project Plan 2D include, but are not limited to, land acquisition within the Project Plan area, architectural and engineering costs associated with the site improvements (but excluding all other vertical buildings to be owned or leased by the Developer), infrastructure improvements, site development, surface parking, lighting, landscaping, hardscape, utilities located within the right-of-way, sidewalks, and related site amenities (insofar as landscaping, hardscaping, utilities, sidewalks and related amenities are not contained in the Public Project Improvements), interest during construction and TIF Fee. The Private TIF Reimbursable Costs are described in more detail in the DDA.

The Public Project part of Project Plan 2D consists of special assessments for the City Center East Village internal public streets and the 87th St. Parkway SBDs; land costs associated with property conveyance in City Center East and associated financing costs; and other public improvements (collectively, the “**Public Project Improvement**”). The Public TIF Reimbursable Costs and are described in more detail in the DDA.

6. Other Relevant Information.

- a. Reimbursement of TIF Reimbursable Costs shall be made from ad valorem property tax increment (as defined in the Act) actually received by the City from Project Plan 2D Area and deposited into the special fund established by the City in accordance with K.S.A. 12-1778 (the “**City Center Project Plan 2D Fund**”).
- b. If sufficient TIF Revenues are not available to pay all of the Private TIF Reimbursable Costs, the City is under no obligation to reimburse Private TIF Reimbursable Costs from any other public source. It is contemplated that TIF Reimbursable Costs also will be reimbursed by proceeds from a Community Improvement District that will be formed later.
- c. Prior to any reimbursement of Private TIF Reimbursable Costs, Developer and City shall enter into a separate, valid and enforceable DDA. A detailed description of all TIF Reimbursable Costs, and the

procedure for distribution, reimbursement amount and priority of payment of the TIF Reimbursable Costs is set out in the DDA and consistent with this Project Plan 2D.

- d. The City does not anticipate issuing TIF Bonds, however, upon future request of Developer, the City shall reasonably consider any such request to issue TIF Bonds if the market can feasibly support such a bond issue and if the TIF Revenues and any other collateral provided for such TIF Bonds provide reasonable assurance that the principal of and interest on the TIF Bonds will be paid on a timely basis. A decision on whether or not a TIF Bond issue is feasible and adequately secured, will be the City's final decision and within the City's sole discretion. The City is under no obligation to issue TIF Bonds and makes no commitment to do so.

EXHIBIT A

LEGAL DESCRIPTION OF CITY CENTER REDEVELOPMENT DISTRICT

Beginning at the Northwest corner of the Northeast Quarter of Section 31, Township 12 South, Range 24 East; thence South along the West line of the Northeast Quarter of said Section 31 to the Southwest corner of the Northeast Quarter of said Section 31; thence East along the South line of the Northeast Quarter of said Section 31 to the Southeast corner of the Northeast Quarter of said Section 31, and continuing East along the South line of the Northwest Quarter of Section 32, Township 12 South, Range 24 East to the Easterly right-of-way line of Renner Boulevard as it now exist; thence North along the Easterly right-of-way line of said Renner Boulevard to the intersection with the South line of the Northwest Quarter of the Northwest Quarter of Said Section 32; thence East along the South line of the Northwest Quarter of the Northwest Quarter of said Section 32, to the intersection with the centerline of Interstate Route 435, as it now exists; thence South along the centerline of said Interstate Route 435 to the South line of the Northwest Quarter of said Section 32; thence East along the South line of the Northwest Quarter of said Section 32, to the Southeast corner of the Northwest Quarter of said Section 32; thence North along the East line of the Northwest Quarter of said Section 32, to the Northeast corner of the Northwest Quarter of said Section 32; thence West along the North line of the Northwest Quarter of said Section 32, to the centerline of Interstate Route 435, as it now exists; thence North along the centerline of said Interstate Route 435 to the North line of the Southwest Quarter of Section 29, Township 12 South, Range 24 East; thence West along the North line of the Southwest Quarter of said Section 29, to the Northwest corner of the Southwest Quarter of said Section 29: thence South along the West line of the Southwest Quarter of said Section 29, to the Northeast corner of the Southeast Quarter of the Southeast Quarter of Section 30, Township 12 South, Range 24 East; thence West along the South line of Stonecreek of Parkhurst 1st Plat, Stonecreek of Parkhurst 2nd Plat, and Estates of Parkhurst 1st Plat, all subdivisions of land in Johnson County, Kansas, to the Northeast corner of Horizons West Re-Plat 3rd Plat, a subdivision of land in Johnson County, Kansas; thence South along the East line of said Horizons West Replat 3rd Plat, and its extension South, to the South line of the Southeast Quarter of said Section 30; thence West along the South line of the Southeast Quarter of said Section 30 to the Point of Beginning, containing approximately 424 acres.

EXHIBIT B
LEGAL DESCRIPTION OF PROJECT PLAN 2D AREA

Lot 1, Lenexa City Center East Village Fifth Plat, a subdivision in the City of Lenexa, Johnson County, Kansas

EXHIBIT C
TIF Reimbursable Costs– Project Plan 2D

The following items are estimated TIF eligible private and public costs for reimbursement with TIF Revenues generated from Project Plan 2D and City Center TIF District. The priority and duration of reimbursement is set forth in the DDA.

Description of Expenditure	Reimbursement to:	Maximum Reimbursement
TIF Fee	Developer ¹	\$45,000
Itemized Private TIF Reimbursable Costs paid by Developer, excluding the TIF Fee, but including: Site development; water mains and utilities; surface and structured parking; public and private streets landscaping, lighting, sidewalks, benches and similar amenities; street improvements; temporary construction interest; and contingency.	Developer	\$11,722,820
Itemized Public TIF Reimbursable Costs paid by City, excluding the Annual Administrative TIF Fee, but including: Special assessments for the City Center East Village internal public streets and the 87 th St. Parkway SBDs; land costs associated with property conveyance in City Center East and associated financing costs; and other public improvements	City	\$4,000,000
Annual Administrative TIF Fee: 0.5% of the annual TIF Revenues reimbursed to Developer	City	TBD
Total Maximum Aggregate of Eligible Private TIF Reimbursable Costs	Developer	\$8,000,000 ⁴
Total Maximum Aggregate of Eligible Public TIF Reimbursable Costs	City	\$4,000,000 ²
Total Maximum Aggregate of TIF Reimbursable Costs		\$12,000,000³,

Notwithstanding any other provision of this Plan to the contrary, reimbursable expenditures shall at all times be consistent with the Act, including judicial interpretation of the Act.

- ¹ The TIF Fee is based upon 1% of the estimated amount of TIF Revenue. This total excludes the Annual Administrative TIF Fee as it is TBD based upon eligible TIF Revenue disbursed. This sum shall be reimbursed to Developer if it has been paid by Developer and if not, it shall be deducted from the first Private TIF Reimbursable Cost payment (and thereafter until paid in full) and paid to the City.
- ² The amount of the total Public TIF Reimbursable Costs does not include a sum for the Annual Administrative TIF Fee as this amount is to be determined as it is based upon the annual amount of TIF Revenues disbursed to Developer.
- ³ The Total Maximum Aggregate of TIF Reimbursable Costs does not include a sum for the Annual Administrative TIF Fee as this amount is to be determined as it is based upon the annual amount of TIF Revenues disbursed to Developer.
- ⁴ The City has only authorized a maximum aggregate reimbursement to the Developer of \$8,000,000 for Private TIF Reimbursable Costs; therefore, the maximum aggregate reimbursement of Private TIF Reimbursable Costs is less than the subtotal of the estimated costs. The Developer will be responsible for all expenses of Developer, including costs associated with constructing the Project as well as the Private TIF Reimbursable Costs even if they exceed the TIF Revenue generated from Project Plan 2D.

EXHIBIT D



The Rise

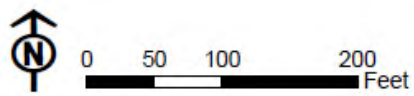


Exhibit E
TIF PROJECT PLAN 2D FEASIBILITY STUDY

Year of TIF (1)	Tax Year (2)	Distribution Year (3)	Total Assessed Value (4)	Base Year Assessed Value (5)	Captured Assessed Value (6)	Projected Property Tax Increment (7)	Projected City Increment (8)	Projected Developer Increment (9)
1	2026	2027	\$123,619	\$0	\$123,619	\$11,017	\$11,017	\$0
2	2027	2028	\$1,064,686	\$0	\$1,064,686	\$94,888	\$0	\$94,888
3	2028	2029	\$4,258,744	\$0	\$4,258,744	\$379,552	\$0	\$379,552
4	2029	2030	\$4,343,919	\$0	\$4,343,919	\$387,143	\$0	\$387,143
5	2030	2031	\$4,430,797	\$0	\$4,430,797	\$394,886	\$0	\$394,886
6	2031	2032	\$4,519,413	\$0	\$4,519,413	\$402,784	\$0	\$402,784
7	2032	2033	\$4,609,801	\$0	\$4,609,801	\$410,839	\$0	\$410,839
8	2033	2034	\$4,701,997	\$0	\$4,701,997	\$419,056	\$0	\$419,056
9	2034	2035	\$4,796,037	\$0	\$4,796,037	\$427,437	\$0	\$427,437
10	2035	2036	\$4,891,958	\$0	\$4,891,958	\$435,986	\$0	\$435,986
11	2036	2037	\$4,989,797	\$0	\$4,989,797	\$444,706	\$0	\$444,706
12	2037	2038	\$5,089,593	\$0	\$5,089,593	\$453,600	\$226,800	\$226,800
13	2038	2039	\$5,191,385	\$0	\$5,191,385	\$462,672	\$231,336	\$231,336
14	2039	2040	\$5,295,213	\$0	\$5,295,213	\$471,925	\$235,963	\$235,963
15	2040	2041	\$5,401,117	\$0	\$5,401,117	\$481,364	\$240,682	\$240,682
16	2041	2042	\$5,509,139	\$0	\$5,509,139	\$490,991	\$490,991	\$0
17	2042	2043	\$5,619,322	\$0	\$5,619,322	\$500,811	\$500,811	\$0
18	2043	2044	\$5,731,708	\$0	\$5,731,708	\$510,827	\$510,827	\$0
19	2044	2045	\$5,846,342	\$0	\$5,846,342	\$521,044	\$521,044	\$0
20	2045	2046	\$5,963,269	\$0	\$5,963,269	\$531,464	\$531,464	\$0
Total Projected Property Tax Increment						\$8,232,992	\$3,500,935	\$4,732,058

Net Mill Levy	89.123
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Assumptions:

- a) TIF Mill Levy is 89.123 mills in all years.
- b) Estimated assessed value upon completion of full project (1/1/2029) is \$4,258,744;
- c) Base year assessed valuation is \$0 for IP35040000 0001.
- c) Assessed value increases by 2% annually after completion.
- d) Property tax collection rate will be 100%.
- e) Property tax increment is distributed twice each year.