



**MINUTES OF THE  
MAY 19, 2026  
LENEXA CITY COUNCIL MEETING  
COMMUNITY FORUM, 17101 W 87<sup>th</sup> STREET PARKWAY  
LENEXA, KS 66219**

**CALL TO ORDER**

Mayor Sayers called the meeting to order at 7 PM.

**ROLL CALL**

Councilmembers Handley, Eiterich, Bell, Williamson, Denny, and Herron were present with Mayor Sayers presiding. Councilmember Charlton arrived at 7:15 PM and Councilmember Nicks was absent.

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

**APPROVE MINUTES**

*Councilmember Denny made a motion to approve the May 5, 2026 City Council meeting draft minutes and Councilmember Eiterich seconded the motion. Motion passed unanimously.*

**MODIFICATION OF AGENDA**

There were no modifications to the agenda.

**PROCLAMATIONS**

Lenexa Community Orchestra 10th Season Celebration

**PRESENTATIONS**

Anne Lawrence-Cherry, Chair of the Lenexa Arts Council (LAC), reported on the LAC's efforts to provide a variety of arts opportunities, including concerts, gallery exhibits, theatrical and dance performances, literary programs, and public art initiatives. She said that LAC members contributed approximately 600 volunteer hours during 2025.

Highlights included preparation for the 10th season of the Lenexa Community Orchestra, which provides free summer performances and community engagement opportunities for musicians and residents. Ms. Lawrence-Cherry also reported continued success of the Outdoor Concert Series at Sar-Ko-Par Trails Park, partnerships with the Kansas City Symphony, and ongoing programming at the City Hall Art Gallery, including upcoming exhibits featuring local artists, veterans, and Lenexa residents.

Ms. Lawrence-Cherry talked about additional programming updates including City Center Live performances, literary arts events, trivia programming, and the Manhattan Short Film Festival partnership with Johnson County Library. She also provided updates on recent and upcoming public art projects, including the “Meet Me in Lenexa” mural at the Old Town Activity Center, restoration of the “Amusing Breeze” sculpture at Sar-Ko-Par Trails Park, installation of the “Splish” sculpture at Ad Astra Pool, future recycled wind turbine furniture art projects, and ongoing review of proposals for an art installation at the Lenexa Justice Center.

Ms. Lawrence-Cherry thanked the Governing Body for its continued support of arts programming and public art initiatives throughout the community.

## CONSENT AGENDA

1. Bid award to WCI, Inc. for the 103rd Street over Flat Rock Creek Bridge Replacement Project  
*Routine bridge inspections identified the 103rd Street Bridge over Flat Rock Creek as being deficient. The proposed project will replace the existing vehicular and pedestrian bridge with one bridge. WCI, Inc. bid \$938,002.90 to perform the work.*
2. Acceptance of utility, drainage, and landscape easements and rights-of-way as shown on Hedge Lane Residential Final Plat  
*This final plat includes both single-family and townhome components and a lot for Monticello Gospel Assembly Church. The neighborhood is on 8.24 acres located near the northeast corner of 91st Street & Dunraven Street. Easements and rights-of-way are being dedicated to the City as part of this final plat.*
3. Approval of an agreement with Hg Consult, Inc. to perform design services for the Old Town North Parking Lot Reconstruction Project  
*The Old Town north parking lot is in poor condition and in need of rehabilitation. Reconfiguration of this parking lot will be analyzed to improve efficiency and safety, as well as potentially increasing the total number of parking spaces. The cost for design services is \$192,947.22.*
4. Approval of an interlocal agreement with Johnson County for partial reimbursement of construction costs for the 87th Street & Bluejacket Stormwater Improvements Project  
*This agreement allows the City to be reimbursed for eligible costs including construction, inspection, and utility relocation costs for this project. The City will be awarded 50% of the eligible project costs, up to a maximum of \$423,647. The total project cost is \$1,967,129.90.*
5. Approval of a utility relocation agreement with Johnson County Wastewater for the Brighton Stormwater Improvements Project  
*Johnson County Wastewater will reimburse the City for sanitary sewer relocation and concrete sewer encasement where sewer lines are in conflict with the proposed neighborhood pipe restoration project. The sewer replacement work is included in the project bid and the estimated reimbursement is \$17,176.50.*

6. Dedication of easements on City-owned property to Johnson County Wastewater for the Solera development  
*The dedication of a permanent sanitary sewer easement and a temporary construction easement is necessary for a sanitary sewer extension to serve the proposed Solera development.*
7. Approval of a new lease agreement with T-Mobile Central LLC for space on the City-owned communications tower at 8725 Lackman Road  
*T-Mobile's current lease on the City-owned communications tower at Fire Station 2 expires in 2027. T-Mobile and the City would like to enter into a new non-exclusive lease beginning May 31, 2027. The lease would include an initial five-year term and up to four additional five-year renewals. Projected revenue over the life of the lease is approximately \$1,580,395.*
8. Resolution authorizing the sale, possession, and consumption of alcohol at the 2026 Food Truck Frenzy - Old Town event  
*The City plans to sponsor this event on July 18, 2026. The sale, possession, and consumption of alcohol at the event requires City Council approval, as well as designating the event's boundaries and identifying the public streets to be closed.*
9. Resolution calling for a public hearing to consider establishing a community improvement district for the Broadway Plaza Retail Center  
*The owners of the Broadway Plaza Retail Center have petitioned to establish a community improvement district (CID). In order to establish a CID, a public hearing must be held. The resolution provides notice of a public hearing to consider the establishment of a CID over property located at the northwest corner of 99th Street & Quivira Road.*
10. Resolution consenting to a mortgage in connection with a commercial warehouse and office facility project financed with industrial revenue bonds (Lenexa Logistics Centre South - Building 6)  
*The City previously issued \$22 million in industrial revenue bonds to finance Building 6 in the Lenexa Logistics Centre South business development located west of 113th Street & Britton Street. The developer has requested refinancing, which requires the City's consent.*
11. Resolution authorizing the Mayor and the City Manager to enter into partial release of real estate and execution of certain documents in connection with the City's industrial revenue bonds, Series 2025 for property located at the southwest corner of Prairie Star Parkway & Vahalla Street (Villas at Vista Village - Phase I)  
*In 2024, the City issued \$16.5 million in industrial revenue bonds for the construction of Phase 1 of the Villas at Vista Village. The proposed resolution authorizes the Mayor and City staff to execute all documents necessary to release the completed portions from the project so they can be sold.*

### **END OF CONSENT AGENDA**

*Councilmember Williamson made a motion to approve items 1 through 11 on the consent agenda and Councilmember Bell seconded the motion. Motion passed unanimously.*

## BOARD RECOMMENDATIONS

12. Approval of a final plan for a mixed-use development known as The Rise located in City Center Lenexa East Village at the southeast corner of 87th Street Parkway & Renner Boulevard in the CC, Planned City Center District - **ITEM CONTINUED TO THE JUNE 2, 2026 CITY COUNCIL MEETING AT THE APPLICANT'S REQUEST**

This item was continued to the June 2, 2026 City Council meeting at the Applicant's request.

## PUBLIC HEARINGS

13. Consideration of City Center TIF District - Redevelopment (TIF) Project Plan 2D (The Rise at City Center Project)
  - a. Public hearing to consider approving Tax Increment Financing (TIF) Project Plan 2D ("Project Plan 2D")
  - b. Ordinance approving TIF Project Plan 2D
  - c. Approval of a Disposition and Development Agreement with The RiSE CC, Inc. and CB Rise, LLC
  - d. Resolution of intent to issue up to \$21 million in industrial revenue bonds for financing, equipping, and constructing a 9+ story mixed-use project with approximately 122 multifamily units and 7,000 square feet of office/retail space
  - e. Approval of a City Center East Community Improvement District Grant Agreement with The RiSE CC, Inc. and CB Rise LLC
  - f. Approval of an Amended and Restated Development Agreement with The RiSE CC, Inc. and CB Rise, LLC  
*The Rise is a 9+ story mixed-use project that includes residential, office/retail space, a rooftop restaurant and bar, and structured parking at the southeast corner of 87th Street Parkway & Renner Boulevard. The RiSE CC, Inc. and CB Rise, LLC are the developers of the project.*

Sean McLaughlin, City Attorney, presented an overview of the proposed agreements, resolutions, and ordinances related to The Rise at City Center Project. He reviewed the history of the property, noting that the City acquired the approximately 2.6-acre parcel through foreclosure in 2012. He added that in 2018, the City approved The Lofts development on the southern portion of the property, along with incentives that closely mirror those proposed for The Rise Project.

Mr. McLaughlin said that in October 2025, the City approved the preliminary plan and development agreement for The Rise, establishing the incentives now under consideration. He talked about the previously approved preliminary plan depicting an 11-story building; however, he said the developer is currently evaluating the final building height, which is expected to remain at nine or more

stories. He explained that these adjustments would not affect consideration of the proposed incentives.

Mr. McLaughlin said the development is planned to include approximately 122 residential units, 7,000 square feet of retail/office space, a 2,500-square-foot rooftop restaurant/bar concept, structured parking, and related site improvements. He reviewed the proposed incentives, including:

- A TIF Project Plan with projected TIF revenues of approximately \$8.2 million over 20 years, including up to \$8 million in private reimbursements and up to \$4 million in public reimbursements.
- Industrial revenue bonds (IRBs) totaling approximately \$21 million for sales tax exemption purposes. Mr. McLaughlin explained that the City would retain ownership of the property under a long-term lease arrangement, similar to the structure used for The Lofts development, with the developer reimbursing the City for land acquisition costs through TIF revenues.
- A City Center East CID grant of \$400,000 funded through the existing 1% CID sales tax designated for improvements within City Center East.
- An amended and restated development agreement adding CB Rise, LLC, a Copaken Brooks entity, as a development partner.

Mr. McLaughlin said that the incentives and agreements were previously outlined in the development agreement and approved with the preliminary plan in October 2025. He said staff recommended approval of the TIF, IRBs, CID grant, and amended development agreement.

Mayor Sayers opened the public hearing at 7:22 PM.

No one from the public spoke.

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

The public hearing closed at 7:22 PM.

Councilmember Handley asked how the proposed \$400,000 CID grant amount was determined. Mr. McLaughlin explained the figure was based in part on projected revenues generated from the existing City Center East CID sales tax, including revenue from the hotel property within the district. He said the grant would operate on a pay-as-you-go basis and that the City projects receiving approximately \$600,000 in CID revenues available for use within City Center East. He said the grant amount was negotiated with the developer based on project needs while ensuring the City would not commit more funding than anticipated revenues.

Councilmember Handley asked whether TIF administrative fees would count against either the developer's or City's reimbursement cap. Mr. McLaughlin clarified that the administrative fees would not count against either.

Councilmember Charlton asked when additional information would be available regarding the proposed building height change. Mr. McLaughlin said staff anticipated having more information within the next month and expected the project to return to the City Council for consideration in June or July.

Councilmember Charlton asked whether the potential reduction in height was related to parking concerns and whether the parking plan would remain the same. Beccy Yocham, City Manager, said that the overall project would remain unchanged, including the number of residential units, retail and office square footage, and other uses within the building. She explained that only the building height may change, potentially decreasing from 11 stories to 10 or nine stories, while remaining at least nine stories tall. She also indicated the unit count was expected to remain consistent under either scenario, likely through increasing the number of units per floor if the overall building height is reduced.

Ms. Yocham explained that the final plan has been continued to the June 2<sup>nd</sup> City Council meeting while determination of the appropriate process is made; depending on the final revisions, she said the project may need to be withdrawn and returned to the Planning Commission. She said the plan is expected to be returned to the City Council for consideration within a couple months.

*Councilmember Bell made a motion to approve Item 13b and Councilmember Handley seconded the motion. Motion passed unanimously.*

*Councilmember Bell made a motion to approve Item 13c and Councilmember Williamson seconded the motion. Motion passed unanimously.*

*Councilmember Bell made a motion to approve Item 13d and Councilmember Denny seconded the motion. Motion passed unanimously.*

*Councilmember Denny made a motion to approve Item 13e and Councilmember Bell seconded the motion. Motion passed unanimously.*

*Councilmember Williamson made a motion to approve Item 13f and Councilmember Bell seconded the motion. Motion passed unanimously.*

## **NEW BUSINESS**

14. Consideration of resolutions authorizing the sale of general obligation bonds, Series 2026A, and general obligation temporary notes, Series 2026B, in the principal amount of approximately \$44.5 million
  - a. Resolution authorizing the City to construct certain main trafficway improvements and authorizing the issuance of general obligation bonds to finance the improvements

- b. Resolution authorizing the sale and delivery of general obligation bonds, Series 2026A, and general obligation temporary notes, Series 2026B, in the principal amount of approximately \$44.5 million

*This planned bond issuance is to provide funding for capital projects included in the adopted FY 2026-2030 Capital Improvement Program. The City is tentatively scheduled to accept bids on June 10, 2026, although the City can adjust the sale date as needed due to market conditions.*

Nate Blum, Chief Financial Officer, explained that this is the next step related to the City's 2026 bond and temporary note issuances. He said the first action authorizes the construction of the main trafficway project consisting of 91<sup>st</sup> Street improvements from Cedar Niles Road to Canyon Creek Boulevard, issuance of the bonds, and including it in the 2026 debt issuance.

Mr. Blum reminded the Governing Body that each of the five projects included in the debt issuance must be individually approved either by ordinance or by resolution. He noted that the Fire Station 6 project was approved by ordinance at the prior meeting, the 91st Street project was being approved by resolution at this meeting, and the remaining road projects had been approved at prior meetings.

Mr. Blum said the second action is the authorization to issue approximately \$44.5 million in general obligation bonds and temporary notes for five capital improvement projects that were all included in the adopted fiscal year (FY) 2026–2030 Capital Improvement Program (CIP) as debt-financed projects.

Mr. Blum reviewed the allocations for Series 2026A, general obligation bonds, including:

- \$4.9 million for the 83rd Street improvements project;
- \$810,000 for the initial design phase of the 91st Street improvements project, with construction anticipated in 2027; and
- \$25.5 million for Fire Station 6.

Mr. Blum explained that Series 2026B would consist of temporary notes for two special benefit district (SBD) projects funded through special assessments levied on directly benefited properties rather than through the City's overall tax levy. These projects included:

- \$8.8 million for the Woodsonia Drive SBD; and
- \$4.5 million for Lenexa Logistics Center North Phase 2, Britton Street SBD.

Mr. Blum said debt service on the obligations would be repaid through property tax revenues and special assessments and that debt service payments are anticipated to begin in 2027. These obligations have been incorporated into both the City's five-year financial forecast and the CIP.

Mayor Sayers asked whether a guaranteed maximum price (GMP) had been established for Fire Station 6. Todd Pelham, Deputy City Manager, said that a

GMP has not yet been finalized and that pricing is currently under review with Newkirk Novak. He said the anticipated schedule is to establish the GMP in October or early October.

*Councilmember Handley made a motion to approve Item 14a and Councilmember Bell seconded the motion. Motion passed unanimously.*

*Councilmember Bell made a motion to approve Item 14b and Councilmember Williamson seconded the motion. Motion passed unanimously.*

## **COUNCILMEMBER REPORTS**

Councilmember Denny talked about his Citizens Fire Academy experiences and thanked Fire Chief Vaughn and department personnel for facilitating it. He spoke about the mental health challenges faced by first responders and expressed support for continued investment in personnel, training, equipment, and wellness resources for public safety staff.

Councilmember Bell reported that he and Councilmembers Herron and Handley participated in an event at Christa McAuliffe Elementary School that was similar to a “Shark Tank” experience in which students presented business plans and sought approval for mock loans. He said he was highly impressed with the elementary students’ creativity, preparation, and professionalism.

## **STAFF REPORTS**

Ms. Yocham said there would be a Committee of the Whole meeting next week.

### 15. Public Art priority list of locations

Logan Wagler, Parks and Recreation Director, thanked the Lenexa Arts Council (LAC) for its continued work and reviewed the City’s existing public art inventory, which currently includes 24 pieces throughout the city. He explained that the Governing Body annually reviews and approves a public art priority list and reviewed the 2025 list and recent public art efforts. He said the LAC continues to focus on expanding public art opportunities into western areas of the city and coordinating projects with Capital Improvement Program (CIP) project timelines.

For the proposed 2026 priority list, Mr. Wagler reported that the Ad Astra Park and Pool and Justice Center projects have been removed from the active list because both are currently in progress. He said that Fire Station 6 was added as a new proposed location and Centennial Park was moved up on the priority list due to upcoming development opportunities.

Councilmember Handley said he supported placing Fire Station 6 on the list and spoke about replacing the fountain feature on that site with a gateway-style public art element capable of highlighting seasonal events and community celebrations.

Councilmember Bell asked if each of the priority locations had an anticipated size and scale for its future art installations. Mr. Wagler explained that the adopted public art strategic planning process includes site-specific discussions regarding project scope, budget, and design. He said that Fire Station 6 was added to the priority list in part because of the desire for a significant gateway feature at the site.

Mayor Sayers said she was glad to see they were prioritizing Black Hoof Park, noting previous exploration of public art opportunities at the site before the current selection process was established. She added that, with a clearer process now in place, the City should move forward with greater focus on a Black Hoof public art project.

16. Justice Center Public Art Project update

Mr. Wagler provided an update on the Justice Center public art project and reviewed the timeline and selection process currently underway. He explained that following prior approval to move forward with the project, a request for proposals was issued to artists and submissions are now under review, with installation anticipated later this summer or in the fall.

Mr. Wagler said the proposed artwork will be located on the north wall of the Justice Center Community Room and is intended to be abstract, colorful, positive, and reflective of both the purpose of the space and the diversity of the community. He noted the project may include either two-dimensional or three-dimensional art applied directly to the wall.

Mr. Wagler reviewed the City's established three-step approval process and explained that the project is currently in the second phase, which includes proposal review and scoring. He said a limited call process was used, with five artists invited to submit proposals following outreach and research conducted by the LAC. As a result, he said four artists submitted a total of nine proposals.

The LAC has reviewed the submissions and narrowed the selections to four proposals for final consideration. Mr. Wagler said voting will include members of the LAC, the Governing Body, and selected City staff, including four representatives chosen by the Police Department. He added that those voting will receive the finalist proposals by email for scoring, followed by staff bringing a final recommendation for the Governing Body's consideration to a future City Council meeting.

**END OF RECORDED SESSION**

**BUSINESS FROM FLOOR**

There was no business from the floor.

**ADJOURN**

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

The meeting adjourned at 7:50 PM.

/s/ Jennifer Martin, City Clerk