



Agenda

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

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

CALL TO ORDER Pledge of Allegiance

ROLL CALL

**MODIFICATION OF
AGENDA**

CONSENT AGENDA

Item Numbers 1 through 6

The matters listed on the Consent Agenda are routine and approved collectively with no separate discussion on each individual item. Any item on the Consent Agenda may be removed from the Consent Agenda for separate consideration by a member of the Governing Body, the City Manager, or by a member of the public in attendance at the meeting. In the event the item is removed from the Consent Agenda, it will be placed on the regular agenda.

1. Acceptance of the Lenexa Old Town Retail Building - Pflumm Road public improvements for maintenance

This project widened the sidewalk along 9213 Pflumm Road using brick pavers to match the adjacent sidewalks. The work was privately funded.

2. Approval of the purchase of 6,000 tons of rock salt from Central Salt, LLC to be used for the 2026-2027 winter season

This purchase replenishes the City's rock salt storage for treating roads this winter. The award is through a cooperative bid for a total of \$332,820.

3. Consideration of action items regarding the Woodsonia Drive Special Benefit District - 83rd Street to Prairie Star Parkway Project
 - a. Bid award to Emery Sapp & Sons for the construction of the Special Benefit District (SBD)
 - b. Approval of a utility encroachment agreement with Evergy for the SBD

- c. Dedication of City-owned property as right-of-way for the SBD
- d. Approval of a Water Main Extension Petition and Agreement with WaterOne for a new main along Woodsonia Drive

This project constructs Woodsonia Drive from Prairie Star Parkway north to its current terminus, including landscaping, stormwater, concrete curb and gutter, asphalt pavement, sidewalks, and streetlights. These actions are necessary to proceed with the project. The maximum cost of the Special Benefit District is \$10,077,000.

- 4. Resolution approving an encroachment agreement and an easement agreement associated with the City Center North Village Townhomes Project

As part of this project in City Center, improvements including sidewalk, fence columns, utilities, and associated infrastructure will encroach onto portions of the City's existing property adjacent to the Central Green. The developer will purchase the encroachments and easements for a total price of \$77,203.

- 5. Resolution consenting to the enlargement of the Consolidated Main Sewer District of Johnson County, Kansas to include property located north of 83rd Street and east of Landon Street (Stoneridge North, Fifth Plat)

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

- 6. Resolution authorizing the execution of documents in connection with the assignment and assumption of a base lease and lease, related to the City's industrial revenue bonds, Series 2025 (Villas at Vista Village - Phase 1)

On October 1, 2024, the City issued its industrial revenue bonds in the approximate amount of \$16.5 million to finance the construction of a facility consisting of Phase 1 of the Villas at Vista Village, which is located in the southwest corner of Prairie Star Parkway & Vahalla Street. The developer has requested the City's consent to the assignment and assumption of the base lease and lease.

END OF CONSENT AGENDA

PUBLIC HEARINGS

- 7. Consider establishing the Westchester Shopping Center Community Improvement District

- a. Public hearing to consider establishing the Westchester Shopping Center Community Improvement District (CID)
- b. Ordinance establishing the Westchester Shopping Center CID
- c. Approval of a CID Development Agreement with Westchester 87 Investors, LLC and K7 Kansas Investors, LLC

The City received a Community Improvement District (CID) petition from the developers to levy a 1% sales tax over the Westchester Shopping Center located at the northeast corner of 87th Street Parkway & Pflumm Road.

8. Public hearing to consider repairs or demolition of the fire-damaged structure at 20826 W. 89th Terrace -- **ITEM CONTINUED FROM THE JUNE 2, 2026 CITY COUNCIL MEETING AND BEING CONTINUED TO THE AUGUST 18, 2026 CITY COUNCIL MEETING AT STAFF'S REQUEST**

OLD BUSINESS

9. Resolution calling for a public hearing on September 1, 2026 to consider exceeding the revenue neutral property tax rate and a public hearing on September 1, 2026 to consider the fiscal year 2027 annual budget

State law requires cities to publish notice and conduct a public hearing prior to adopting a property tax rate that exceeds the revenue neutral property tax rate. In addition, state law requires cities to publish notice and conduct a public hearing prior to adoption of the annual budget. Staff proposes to hold both public hearings on September 1, 2026 regarding the fiscal year 2027 budget. The estimated property tax rate is 25.984 mills for the 2027 budget, which exceeds the revenue neutral property tax rate of 25.359 mills as calculated by Johnson County. However, the estimated property tax rate is 0.250 mill lower than the levy for the 2026 budget.

BOARD RECOMMENDATIONS

10. Lenexa Arts Council recommendation for public art at the Lenexa Justice Center

The process for selecting an artist for the Justice Center Community Room public art is complete. Staff recommends approving the proposal that

received the highest score in the voting process for a cost not-to-exceed \$11,000.

**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.

ADJOURN

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.



**CITY COUNCIL
MEMORANDUM**

ITEM 1

SUBJECT: Acceptance of the Lenexa Old Town Retail Building - Pflumm Road public improvements for maintenance

CONTACT: Tim Green, Deputy Community Development Director

DATE: July 7, 2026

ACTION NEEDED:

Accept the Lenexa Old Town Retail Building - Pflumm Road Improvements for maintenance.

PROJECT BACKGROUND/DESCRIPTION:

A new 5,200 square foot commercial building was constructed at 9213 Pflumm Road. This public improvement project removed an existing driveway on the property and constructed a brick sidewalk to match the adjacent sidewalk along Pflumm Road. No stormwater improvements or roadway improvements were necessary.

Staff performed a final inspection on June 18, 2026, and advised that all work had been completed in accordance with the plans and specifications. The maintenance bonds for this project shall go into force upon acceptance by the Governing Body on July 7, 2026, and will expire on July 7, 2028.

The contractor was B.L. Rieke & Associates, Inc.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

The work was privately funded.

STAFF RECOMMENDATION:

Accept for maintenance.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040
Thriving Economy

Guiding Principles
Responsible Economic Development

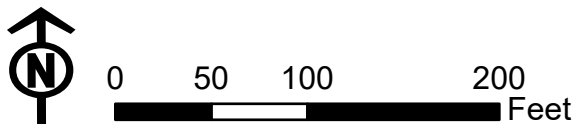
ATTACHMENTS

1. Map



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

Lenexa Old Town Retail Building Pflumm Road Improvements





ITEM 2

SUBJECT: Approval of the purchase of 6,000 tons of rock salt from Central Salt, LLC to be used for the 2026-2027 winter season

CONTACT: Nick Arena, Municipal Services Director

DATE: July 7, 2026

ACTION NEEDED:

Approve the purchase of 6,000 tons of rock salt from Central Salt, LLC to be used for the 2026-2027 winter season.

PROJECT BACKGROUND/DESCRIPTION:

Crews responded to four winter weather events during the 2025-2026 winter season using approximately 3,000 tons of rock salt.

This purchase of 6,000 tons of rock salt will both replace the approximately 3,000 tons used during the previous winter and fully restock all the City’s storage locations to their maximum capacities. Maintaining a fully stocked supply is essential for operational readiness, as it ensures the City can respond to early-season storms, extended winter events, or higher-than-average snowfall without interruption. Buying the full 6,000 tons at once also helps stabilize cost, guarantees availability ahead of peak demand, and reduces the risk of supply shortages later in the season.

The salt will be stored in the following four locations:

Location	Capacity in Tons
Meritex Underground	8,000
Service Center Fabric Structure	4,000
Freedom Fields Fabric Structure	2,000
Service Center Fabric Structure	750

The City of Overland Park was the lead agency for the multi-city bid for rock salt. Other participating agencies included the Blue Valley School District, Johnson County, Leawood, Mission, Olathe, Roeland Park, and Shawnee. Two bids were received, with Central Salt, LLC, as the low bidder. The agreement allows the City the sole option to renew the terms of the contract for two additional one-year periods.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

The price per ton in 2023 and 2024 was \$49.90, in 2025 it was \$52.83, and the contract price in 2026 is \$55.47, which is a 5% increase. The total purchase price is \$332,820.00, which includes delivery to any location. This purchase is included in the Municipal Services Snow Operations budget.

STAFF RECOMMENDATION:

Approve the purchase.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040
Healthy People

Guiding Principles
Superior Quality Services
Prudent Financial Management

ATTACHMENTS

None



ITEM 3

SUBJECT: Consideration of action items regarding the Woodsonia Drive Special Benefit District - 83rd Street to Prairie Star Parkway Project

CONTACT: Tim Green, Deputy Community Development Director

DATE: July 7, 2026

ACTION NEEDED:

- a. Award a bid to Emery Sapp & Sons ("ESS") for the Woodsonia Drive Special Benefit District (SBD) - 83rd Street to Prairie Star Parkway Project ("Project");
- b. Approve an encroachment agreement with Evergy for the SBD;
- c. Dedicate City-owned property as right-of-way for the SBD; and
- d. Approve a Water Main Extension Petition and Agreement with WaterOne for a new main along Woodsonia Drive.

PROJECT BACKGROUND/DESCRIPTION:

On July 1, 2025, the Governing Body passed Resolution 2025-036 establishing the SBD. The Project includes construction of Woodsonia Drive from Prairie Star Parkway north approximately 4,500 feet to its current terminus. Improvements will include landscaping, stormwater, concrete curb and gutter, asphalt pavement, sidewalks, and streetlights.

Phase I of the Project has been completed and included construction of Woodsonia Drive from 86th Street south 574 linear feet to 87th Street. Phase I was completed early to provide construction access to the proposed Copper Creek apartments and the Westside Family Church expansion project.

Resolution 2025-036 waived the sealed bid process for the SBD in order to obtain better pricing using the developer's contractor that will already be mobilized onsite for private construction. There were three contractors on site, and the City solicited bids from each.

<i>Engineer's Estimate</i>	<i>\$5,491,816.90</i>
Emery Sapp & Sons*	\$6,052,817.33
Cohorst Enterprises, Inc.	\$6,170,538.75
McAnany Construction, Inc.	\$6,344,435.01

* low bidder

All bids exceeded the engineer's estimate. The bids were closely grouped, indicating that current market conditions are reflected in the pricing. Based on the competitiveness of the bids and prevailing construction costs, the City Engineer has determined that rebidding the project is not expected to result in lower prices and therefore recommends proceeding with the award.

The agreement with ESS is for the construction of Phase II of the SBD in the amount of \$6,052,817.33 and contains all the City's standard terms and provisions. The City has recently worked with ESS and has no concern with their past performance or ability to complete the proposed construction.

The encroachment agreement will enable the City's contractor to work within Evergy's overhead transmission line easements for the construction of the Project. This agreement uses the City's standard form.

A portion of the proposed Woodsonia Drive is located on City-owned property and dedication of right-of-way is required.

Lastly, the installation of a new water main along Woodsonia Drive requires approval of a water main extension petition and agreement with WaterOne. The work is budgeted within the Woodsonia Drive SBD and has an estimated cost for installation of \$498,725.88.

All of the agreements are available for review in the City Clerk's office.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

This Project is included in the 2026-2030 Capital Improvement Program (Project No. 60021). The City will finance this Project with 20-year special obligation bonds ("G.O. Bonds"), which will be repaid in part through annual special assessments on the owners in the SBD. The maximum cost of the SBD is \$10,077,000.00, which will be allocated in accordance with Resolution 2025-036. The City is responsible for 20% of the cost of the SBD, which will be repaid through various fund sources including excise tax and capital improvement funds.

SBD Assessment (80%)	\$8,061,600
G.O. Bonds (20%)	\$2,015,400
Total Project Budget	\$10,077,000

STAFF RECOMMENDATION:

Approve the agreements and dedication of the City-owned property.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

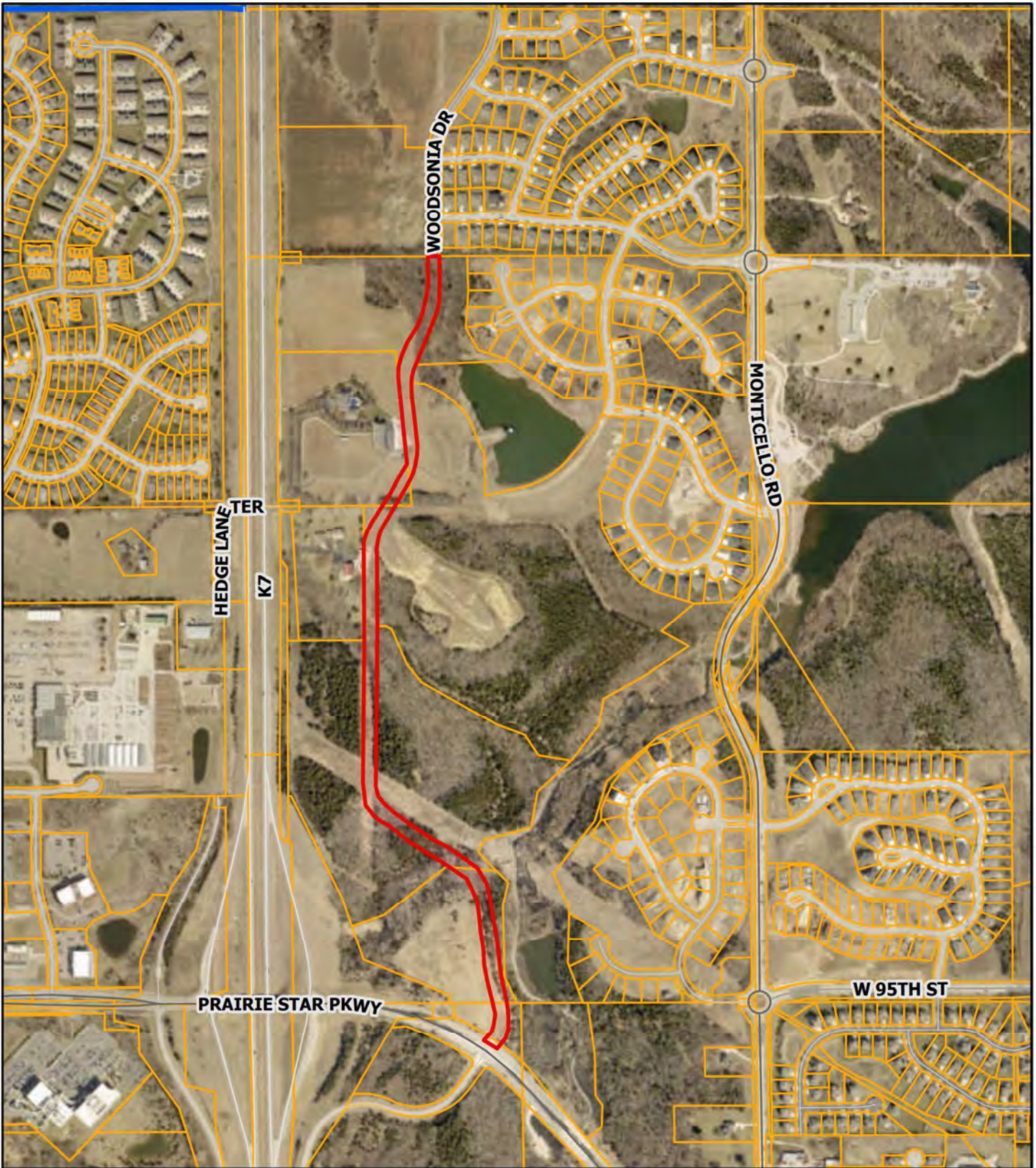
Integrated Infrastructure & Transportation

Guiding Principles

Strategic Community Investment

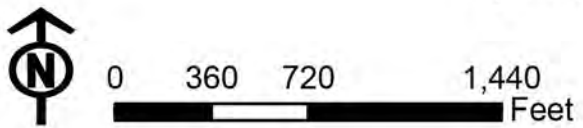
ATTACHMENTS

1. Map



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

Woodsonia Drive Special Benefit District





ITEM 4

SUBJECT: Resolution approving an encroachment agreement and an easement agreement associated with the City Center North Village Townhomes Project

CONTACT: Sean McLaughlin, City Attorney
Scott McCullough, Community Development Director

DATE: July 7, 2026

ACTION NEEDED:

Adopt a resolution approving an encroachment agreement and an easement agreement associated with the City Center North Village Townhomes Project.

PROJECT BACKGROUND/DESCRIPTION:

Lenexa Center Holdings, LLC ("Developer") is the owner of certain property located at the northeast and northwest corners of Winchester Street & Penrose Lane ("Property") in City Center. The Developer intends to construct a 61-unit townhome development on the Property known as the Lenexa City Center North Village Townhomes ("Project"). As part of the Project, the Developer desires to place certain improvements, including sidewalk, fence columns, utilities (gas line), and associated infrastructure, into portions of the City's existing property within Central Green.

Encroachments onto the City property were specifically considered and anticipated when the City Center Zoning District was developed, allowing developments to be built with minimal setbacks and integrated public spaces. The City has previously approved similar encroachments for other City Center projects.

The City has reviewed the requested encroachment and easement area, including the locations and sizes of the improvements. The encroachment and easement documents contain the City's standard provisions, which include the Developer's responsibility for relocation and maintenance of the encroachment and easement.

These agreements use the City's standard form and are available for review in the City Clerk's office.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

The Developer will purchase the encroachments and easements for a total price of \$77,203.

STAFF RECOMMENDATION:

Adopt the resolution.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040
Vibrant Neighborhoods

Guiding Principles
Strategic Community Investment

ATTACHMENTS

1. Map
2. Exhibit
3. Resolution

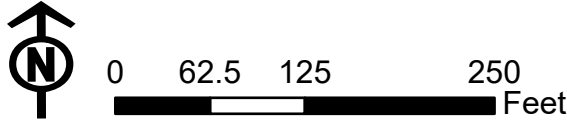


Legend

- City Center North Village Townhomes
- Easement for Kansas Gas

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

City Center North Village Townhomes Gas Easement





Know what's below.
Call before you dig.

UTILITY NOTES:
TYPICAL LOCATIONS OF UTILITIES ARE AS SHOWN. UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR OWNERS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

EASEMENT FOR KANSAS GAS

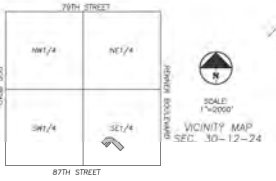
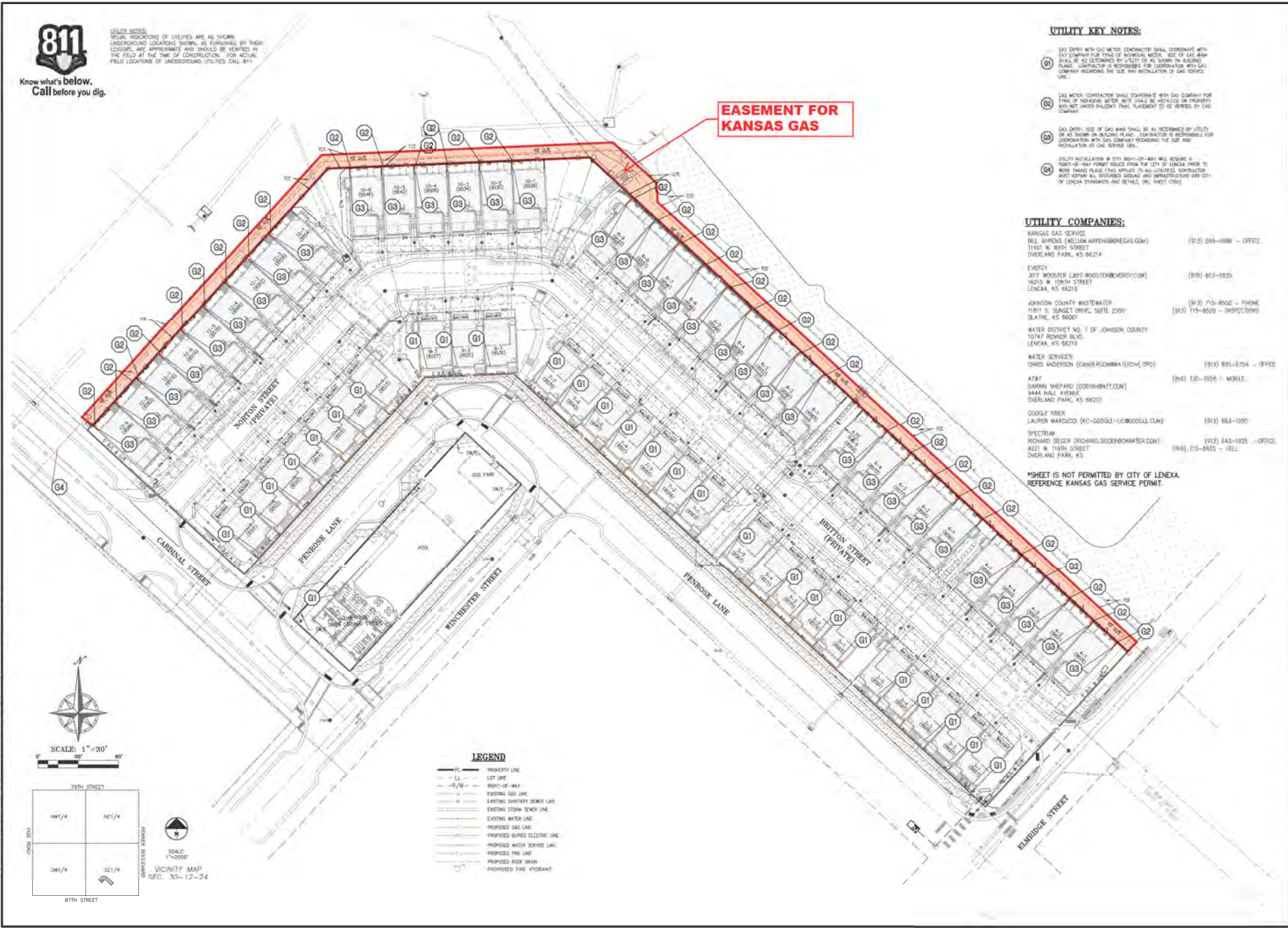
UTILITY KEY NOTES:

- G1 DUTY WITH GAS WORK CONTRACTORS SHALL COORDINATE WITH GAS COMPANY FOR TIME OF INDIVIDUAL METERS. SIZE OF GAS MAIN SHALL BE AS DETERMINED BY UTILITY OR AS SHOWN ON RECORD PLANS. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH GAS COMPANY REGARDING THE SIZE AND INSTALLATION OF GAS SERVICE LINE.
- G2 GAS WORK CONTRACTOR SHALL COORDINATE WITH GAS COMPANY FOR TIME OF INDIVIDUAL METER. METERS SHALL BE INSTALLED ON PROPERTY AND NOT UNDER EASEMENT THAT, PLACEMENT TO BE DETERMINED BY GAS COMPANY.
- G3 GAS DUTY: SIZE OF GAS MAIN SHALL BE AS DETERMINED BY UTILITY OR AS SHOWN ON RECORD PLANS. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH GAS COMPANY REGARDING THE SIZE AND INSTALLATION OF GAS SERVICE LINE.
- G4 UTILITY INSTALLATION IN CITY RIGHT-OF-WAY WILL REQUIRE A RIGHT-OF-WAY PERMIT ISSUED FROM THE CITY OF LENEXA PRIOR TO WORK BEING PLACED. THIS APPLIES TO ALL UTILITIES CONTRACTOR MUST OBTAIN ALL REQUIRED SIGNAL AND INFRASTRUCTURE PER CITY OF LENEXA (TRANSITS AND DETAILS, SEE MEET C05).

UTILITY COMPANIES:

- KANSAS GAS SERVICE**
BILL BREWERS (WILLIAM.BREWERS@KSGAS.COM) (913) 394-8888 - OFFICE
11401 W. 89TH STREET
OVERLAND PARK, KS 66214
- ENERGY**
JEFF WOODRUFF (JEFF.WOODRUFF@ENERGY.COM) (816) 603-1835
18215 W. 108TH STREET
LENEXA, KS 66219
- JOHNSON COUNTY WASTEWATER**
11811 S. SHAGERT DRIVE, SUITE 2000 (913) 715-8000 - PHONE
CLATHE, KS 66060 (913) 715-8000 - INSPECTIONS
- WATER DISTRICT NO. 1 OF JOHNSON COUNTY**
10747 REMBER BLVD.
LENEXA, KS 66219
- WATER SERVICES**
TOMAS ANDERSON (TOMAS.ANDERSON@WSPD.COM) (913) 894-5234 - OFFICE
- AT&T**
DARRIN SHEPARD (DARRIN@ATT.COM) (916) 228-0958 - MOBILE
1444 HALL AVENUE
OVERLAND PARK, KS 66202
- GOOGLE FIBER**
LAUREN MARGUCCO (KC-GOOGLE-LS@GOOGLE.COM) (813) 664-1950
- SPECTRUM**
MICHAEL SEIBER (MICHAEL.SEIBER@SPECTRUM.COM) (913) 844-1925 - OFFICE
4821 W. 118TH STREET (816) 215-8433 - CELL
OVERLAND PARK, KS

*SHEET IS NOT PERMITTED BY CITY OF LENEXA. REFERENCE KANSAS GAS SERVICE PERMIT.



- LEGEND**
- PL — PROPERTY LINE
 - LL — LOT LINE
 - R/W — RIGHT-OF-WAY
 - G — EXISTING GAS LINE
 - S — EXISTING SANITARY SERVICE LINE
 - ST — EXISTING STORM SERVICE LINE
 - W — EXISTING WATER LINE
 - G — PROPOSED GAS LINE
 - E — PROPOSED BURIED ELECTRIC LINE
 - W — PROPOSED WATER SERVICE LINE
 - F — PROPOSED FIBER LINE
 - S — PROPOSED ROOF DRAIN
 - H — PROPOSED FIRE HYDRANT

PHILAS ENGINEERING, INC.
1000 N. Vineyard
Overland Park, MO 66214
913-241-1100
www.philasengineering.com



UTILITY PLAN - GAS SERVICE
LENEXA CITY CENTER - NORTH VILLAGE TOWNHOMES
LENEXA, KANSAS
SITE DEVELOPMENT PLANS

NO.	DATE	BY	FOR
1	01-15-2025	PH	PHASE 1
2	01-15-2025	PH	PHASE 2
3	01-15-2025	PH	PHASE 3
4	01-15-2025	PH	PHASE 4
5	01-15-2025	PH	PHASE 5
6	01-15-2025	PH	PHASE 6
7	01-15-2025	PH	PHASE 7
8	01-15-2025	PH	PHASE 8
9	01-15-2025	PH	PHASE 9
10	01-15-2025	PH	PHASE 10

SHEET
C322

RESOLUTION NO. _____

RESOLUTION APPROVING AN ENCROACHMENT AGREEMENT AND EASEMENT AGREEMENT ASSOCIATED WITH THE CITY CENTER NORTH TOWN HOME PROJECT.

WHEREAS, Lenexa Center Holdings, LLC (“Developer”) is the owner of certain property located at the northeast corner of the intersection of Penrose Lane and Winchester Street; and

WHEREAS, as part of its City Center North Town Home project, Developer desires to place improvements including pedestrian connections and utilities into a portion of City property adjacent to Central Green Park (“City Property”); and

WHEREAS, City would like to permit the encroachment and easement within the City Property provided certain conditions are met; and

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 authorize the Mayor to execute the Encroachment Agreement with Lenexa Center Holdings, LLC in substantially the same form as attached hereto as Exhibit “A” and incorporated herein by reference.

SECTION TWO: The City of Lenexa, Kansas, a municipal corporation, does hereby authorize the Mayor to execute the easement agreement with ONE Gas Inc. in substantially the same form as attached hereto as Exhibit “B” and incorporated herein by reference.

SECTION THREE: The Mayor, City Manager and City Clerk are hereby authorized to execute such other documents as may be necessary to carry out the intent of this Resolution.

SECTION FOUR: Upon receipt and confirmation of all sums due for the documents, the documents shall be filed with the RTA.

SECTION FIVE: This Resolution shall become effective upon passage by the Governing Body.

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

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

CITY OF LENEXA, KANSAS

[SEAL]

Julie Sayers, Mayor

ATTEST:

Jennifer Martin, City Clerk

APPROVED AS TO FORM:

Sean McLaughlin, City Attorney



ITEM 5

SUBJECT: Resolution consenting to the enlargement of the Consolidated Main Sewer District of Johnson County, Kansas to include property located north of 83rd Street and east of Landon Street (Stoneridge North, Fifth Plat)

CONTACT: Steven Shrout, Assistant City Attorney

DATE: July 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 north of 83rd Street and east of Landon Street (Stoneridge North, Fifth Plat).

PROJECT BACKGROUND/DESCRIPTION:

Johnson County Charter Resolution No. 29-92 requires the County to obtain the City's consent to any proposed enlargements to the CMSD within Lenexa city limits. The CMSD has requested consent to enlarge its sanitary sewer system in an approximately 12-acre area north of 83rd Street and east of Landon Street. This enlargement is necessary to accommodate the Stoneridge North, Fifth Plat development. 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

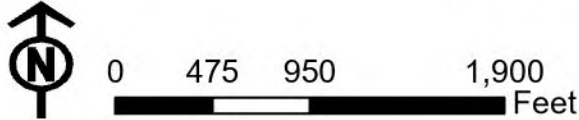
Superior Quality Services

ATTACHMENTS

1. Map
2. Resolution



Consolidated Main Sewer District Enlargement Stoneridge North Fifth Plat



RESOLUTION NO. _____

A RESOLUTION CONSENTING TO THE ENLARGEMENT OF THE CONSOLIDATED MAIN SEWER DISTRICT OF JOHNSON COUNTY, KANSAS TO INCLUDE PROPERTY LOCATED NORTH OF 83rd STREET AND EAST OF LANDON (STONERIDGE NORTH, FIFTH 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 11.79 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 July, 2026.

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

CITY OF LENEXA, KANSAS

[SEAL]

Julie Sayers, Mayor

Attest:

Jennifer Martin, City Clerk

Approved As To Form:

Steven Shrout, Assistant City Attorney



**CITY COUNCIL
MEMORANDUM**

ITEM 6

SUBJECT: Resolution authorizing the execution of documents in connection with the assignment and assumption of a base lease and lease, related to the City's industrial revenue bonds, Series 2025 (Villas at Vista Village - Phase 1)

CONTACT: Sean McLaughlin, City Attorney

DATE: July 7, 2026

ACTION NEEDED:

Adopt a resolution authorizing the execution of documents in connection with the assignment and assumption of a base lease and lease, related to the City's industrial revenue bonds (IRBs), Series 2025 (Villas at Vista Village - Phase 1).

PROJECT BACKGROUND/DESCRIPTION:

On October 1, 2024, the Governing Body passed Ordinance 6001 authorizing the issuance of its IRBs, Series 2025 in the aggregate principal amount of \$16.5 million ("Bonds") to help finance the acquisition, construction, and equipping of Phase 1 of the Villas at Vista Village, which is located in the southwest corner of Prairie Star Parkway & Vahalla Street ("Project"). During the term of the outstanding Bonds, the City and Luxe, LLC ("Developer") entered into a lease-leaseback arrangement in order to secure the Bonds. Pursuant to the lease-leaseback arrangement, the City leased the property from the Developer ("Base Lease") and then leased back the Project to the Developer ("Lease"). The Developer has completed several villas for the Project and has requested the City consent to the assignment and assumption of the base lease and lease to Luxe 1, LLC. The resolution authorizes the Mayor to execute all the documents necessary to assign the Base Lease and Lease but does not substantively change the terms of the agreement.

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

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

The Bonds for the Project were only used for the sales tax exemption on construction materials. There is no associated tax abatement. The Bonds 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

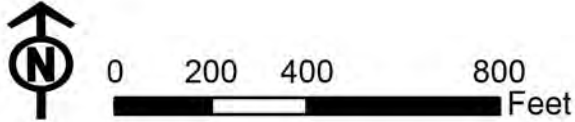
ATTACHMENTS

1. Map
2. Resolution



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

Villas at Vista Village



RESOLUTION NO. 2026-_____

A RESOLUTION AUTHORIZING THE EXECUTION OF DOCUMENTS IN CONNECTION WITH THE ASSIGNMENT AND ASSUMPTION OF BASE LEASE AND LEASE, RELATED TO THE CITY'S INDUSTRIAL REVENUE BONDS (TAXABLE UNDER FEDERAL LAW), SERIES 2025 (VILLAS AT VISTA VILLAGE – PHASE I).

WHEREAS, the City of Lenexa, Kansas (the “City”), previously has issued its Industrial Revenue Bonds (Taxable Under Federal Law), Series 2025 (Villas at Vista Village – Phase I), in the original principal amount not to exceed \$16,500,000 (the “Bonds”), the proceeds of which were used to finance the cost of acquiring construction materials for a mixed-use development consisting of multi-family villa units and a retail building as well as associated infrastructure located at the southwest corner of Prairie Star Parkway and Valhalla Road (the “Project”) and all related improvements; and

WHEREAS, in connection with the issuance of the Bonds, Luxe LLC, a Kansas limited liability company (“Luxe”), leased certain land and improvements to the City pursuant to a Base Lease Agreement dated as of March 1, 2025 (the “Original Base Lease”), by and between Luxe and the City, as amended by the First Supplemental Base Lease Agreement dated as of May 1, 2026 (the “First Supplemental Base Lease” and together with the Original Base Lease, the “Amended Base Lease”), by and between Luxe and the City, and the City leased-back the Project to Luxe pursuant to a Lease dated as of March 1, 2025 (the “Original Lease”), between the City and Luxe, as amended by the First Supplemental Lease dated as of May 1, 2026 (the “First Supplemental Lease” and together with the Original Lease, the “Existing Lease”), between the City and Luxe; and

WHEREAS, in further connection with the issuance of the Bonds, the City also entered into a Trust Indenture dated as of March 1, 2025 (the “Original Indenture”), with Security Bank of Kansas City, as trustee (the “Trustee”), as amended by the First Supplemental Trust Indenture dated as of May 1, 2026 (the “First Supplemental Indenture” and together with the Original Indenture, the “Existing Indenture”); and

WHEREAS, capitalized terms used and not otherwise defined herein shall have the meanings ascribed to them in the Existing Indenture; and

WHEREAS, Luxe has requested the consent of the City to an Assignment and Assumption of Base Lease and Lease (Villas at Vista Village – Phase I)) (the “Assignment”), wherein Luxe partially assigned some of its rights, duties, interests, and obligations under the Amended Base Lease, the Existing Lease, and the Existing PILOT Agreement to Luxe 1 LLC, a Kansas limited liability company (“Luxe 1”), and Luxe 1 assumed some of the covenants, agreements, obligations, and liabilities of Luxe under the Amended Base Lease and the Existing Lease; and

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

WHEREAS, Section 9.2 of the Existing Lease authorizes Luxe to assign its rights and obligations under the Existing Lease with the prior written consent of the City; provided (a) Luxe 1 agrees to assume such obligations under the Existing Lease and (b) the City and the owners of 100% of the Bonds outstanding consent to such assignment; and

WHEREAS, Luxe and Luxe 1 (collectively, hereinafter the “Company”) desire to amend the Existing Indenture, the Amended Base Lease, and the Existing Lease to modify and include necessary provisions relating to the rights, duties, and obligations of the Company under the Existing Indenture, the Amended Base Lease, and the Existing Lease; and

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

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

WHEREAS, Section 28.1 of the Existing Lease authorizes the City and the Company to amend the Existing Lease with the consent of the Trustee and the owner of 100% of the outstanding bonds; and

WHEREAS, Luxe has represented that it is the current owner of 100% of the outstanding Bonds and has consented to the Assignment; and

WHEREAS, Luxe 1 has represented that it intends to assume some obligations of Luxe under the Amended Base Lease and the Existing Lease, and the Company has represented it intends to consent to a Second Supplemental Trust Indenture (the “Second Supplemental Indenture”), between the City and the Trustee, to execute a Second Supplemental Base Lease Agreement (the “Second Supplemental Base Lease”), among the Company and the City, and to execute a Second Supplemental Lease (the “Second Supplemental Lease”) among the City and the Company; and

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

Section 2. Subject to the conditions set forth in Section 3, the 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 may approve, which approval shall be evidenced by his or her execution thereof:

- (a) Consent to Assignment and Assumption of Base Lease and Lease (Villas at Vista Village – Phase I) wherein the City consents to the Assignment;
- (b) Second Supplemental Indenture;
- (c) Second Supplemental Base Lease;
- (d) Second Supplemental Lease; and
- (e) If requested, an Estoppel Certificate wherein the City makes certain representations with respect to the status of the Amended Base Lease and the Existing Lease.

If required by the Documents, the City Clerk is hereby authorized and directed to attest the execution of the Documents. The Mayor and City Clerk are further authorized to execute or attest such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution and to carry out, comply with, and perform the duties of the City with respect to the Documents 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 Second Supplemental Base Lease, the Second Supplemental Lease, the executed consent of the Company to the Second Supplemental Indenture; and
- (c) the Trustee’s execution of the Second Supplemental Indenture, and the executed consent of the Trustee to the Second Supplemental Base Lease and the Second Supplemental Lease.

Kutak Rock LLP is hereby authorized to hold the Documents on behalf of the City until the closing of the Assignment.

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 September 30, 2026, in the event that the transactions contemplated herein are not completed by such date.

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

APPROVED AND SIGNED by the Mayor on July 7, 2026.

CITY OF LENEXA, KANSAS

Julie Sayers, Mayor

[SEAL]

ATTEST:

Jennifer Martin, City Clerk

APPROVED AS TO FORM:

Sean McLaughlin, City Attorney



ITEM 7

SUBJECT: Consider establishing the Westchester Shopping Center Community Improvement District
CONTACT: Sean McLaughlin, City Attorney
DATE: July 7, 2026

ACTION NEEDED:

- a. Conduct a public hearing;
- b. Pass an ordinance establishing the Westchester Shopping Center Community Improvement District (CID); and
- c. Approve a CID Development Agreement with Westchester 87 Investors, LLC and K7 Kansas Investors, LLC.

PROJECT BACKGROUND/DESCRIPTION:

After holding a public hearing, the Governing Body will consider establishing a CID over the Westchester Shopping Center area ("Westchester Project"), which is located at the northeast corner of 87th Street Parkway & Pflumm Road. Westchester 87 Investors, LLC and K7 Kansas Investors, LLC (collectively, the "Developer") are the owners of record of 100% of the land area within the proposed CID and 100% of the land measured by assessed value within the proposed CID. The Developer filed a petition with the City requesting the City establish the CID over the property, which is 15.71 acres in area. The Developer has advised that the tenants in the Westchester Project do not oppose the proposed CID.

The proposed Westchester Project consists of renovation and improvements to the Westchester Project to enhance aesthetics and pedestrian experiences. Prior to construction, the Developer must obtain all necessary approvals and permits. Improvements include but are not limited to:

- building façade improvements;
- building interior improvements;
- parking lot and access drive improvements;
- sidewalk, curb and stormwater, and landscaping improvements;
- site work and infrastructure improvements; and
- any other items or uses as authorized pursuant to the state law and City CID policy.

The proposed CID would be used to reimburse the Developer up to a maximum of \$4,557,781 for its CID eligible costs associated with the Westchester Project.

If approved, the CID would be established by ordinance, and the City would enter into a separate CID Development Agreement with the Developer. The following are the key points of the CID and the Development Agreement:

- The CID will be funded with a 1% CID sales tax over the Westchester Project area.
- The CID will extend for a period of 22 years from the date the sales tax is first commenced. It is estimated that the CID sales tax will commence on or about January 1, 2027.
- The Developer will receive 100% of the CID revenues generated from the CID over the term of the CID to reimburse it for its CID eligible costs up to \$4,557,781.

The Development Agreement contains the City’s standard terms and conditions for CIDs, and is available for review in the City Clerk's office.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

The CID improvements will be funded solely with a 1% CID sales tax over the property located within the CID.

STAFF RECOMMENDATION:

Pass the ordinance and approve the Development Agreement.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040
Thriving Economy

Guiding Principles
Responsible Economic Development

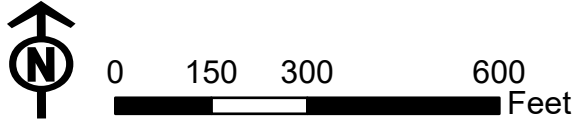
ATTACHMENTS

1. Map
2. Ordinance



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

Westchester Square



ORDINANCE NO. _____

AN ORDINANCE APPROVING AND ESTABLISHING A COMMUNITY IMPROVEMENT DISTRICT IN THE CITY OF LENEXA, KANSAS AND LEVYING A CID SALES TAX (WESTCHESTER SHOPPING CENTER PROJECT).

WHEREAS, pursuant to K.S.A. 12-6a26 through 12-6a36, as amended (the “Act”) cities are authorized to establish a Community Improvement District (“CID” or “District”) for economic development purposes and any other purpose for which public money may be expended; and

WHEREAS, on or about March 26, 2026, Westchester 87 Investors, LLC and K7 Kansas Investors, LLC (collectively, the “Petitioner”) filed with the Lenexa City Clerk a signed petition to authorize and establish a CID Project (the “CID Project”), over real property owned by Petitioner (the “CID Property”) and legally described in Exhibit A, attached hereto and incorporated herein by reference,

WHEREAS, the Petitioner is the owner of record of 100% of the land area within the proposed CID and 100% of the land measured by assessed value of the land area within the proposed CID; and

WHEREAS, pursuant to Resolution No. 2026-028 passed by the Lenexa City Council on June 2, 2026, the City provided notice that it would hold a public hearing on July 7, 2026 to consider establishing a District and make findings necessary therefore; and

WHEREAS, the Lenexa Governing Body conducted a public hearing on July 7, 2026 to consider establishing the District, all in accordance with the Act; and

WHEREAS, the City’s Community Improvement District Policy (the “CID Policy”) requires the Governing Body find the proposed CID project meets one or more of the criteria set forth in the City’s CID Policy – GB-EcoDevo-5; and

WHEREAS, the Governing Body makes the following findings:

- a. The Governing Body has determined that this CID Project furthers multiple goals of the Governing Body, including promoting and stimulating quality in-fill development and enhancing the City's diverse economic base;
- b. The CID Project substantially promotes economic development and reinvestment in the community;
- c. The CID Project has unique site constraints making development more difficult and costly; and
- d. The CID Project provides for the construction of facilities that enhance the quality of life within the City; and

WHEREAS, the Act provides that upon conclusion of the public hearing the Governing Body, by majority vote, may create the District by adoption of an ordinance and authorize the CID Project therein.

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

SECTION ONE. The general nature of the CID Project consists of the renovation and improvements to Westchester Shopping Center to enhance aesthetics and pedestrian experiences. Improvements include but are not limited to building façade improvements; building interior improvements, parking lot and access drive improvements; sidewalk improvements, curb and storm drainage improvements, landscaping improvements; site work and infrastructure improvements and any other items or uses allowable under the Act and City CID Policy. The CID Eligible Costs include infrastructure located outside the District but contiguous to the District including but not limited to streets, sidewalk, site development, and surface and structured parking; and such infrastructure is related to the CID Project and will substantially benefit the CID Project.

SECTION TWO. The Lenexa Governing Body finds the CID furthers economic development within the City and further finds it advisable and in the City's best interest to establish the District and authorize the CID Project as proposed, subject to an approved Development Agreement and therefore the City hereby establishes the District and authorizes the CID Project for a term of twenty-two (22) years from the date the State Director of Taxation begins collecting the CID sales tax or until the approved CID Eligible Costs up to a maximum of \$4,557,781 are paid, whichever occurs first.

SECTION THREE. The estimated total cost of the proposed CID Project within the District is approximately \$26,760,567.

SECTION FOUR. The proposed CID is legally described on **Exhibit A**.

SECTION FIVE. A map of the District is attached as **Exhibit B**.

SECTION SIX. The Project will be financed initially through a combination of private equity, private debt and Pay-as-you-go financing, as defined in the Act. Petitioner will be reimbursed for CID Eligible Costs associated with the Project from the CID Sales Tax generated solely from the CID Project and such reimbursement shall be made in accordance with the priority, amounts and source set forth in the approved CID Development Agreement (the “Development Agreement”) to be entered into by the City with Petitioner prior to making any reimbursement.

The City reserves the right to issue Special Obligation Community Improvement District Bonds, as defined in the Act, at a future date in order to fund the CID Eligible Costs that have not been reimbursed previously, but is not obligated to issue such bonds.

SECTION SEVEN. The City authorizes and hereby levies a one percent (1%) CID sales tax over all parcels in the District legally described in Section Four. Such CID Sales Tax shall be effective January 1, 2027 and extend for the term of the CID as set forth in Section Two herein.

SECTION EIGHT. There will be no CID special assessment levied on any property within the District as a result of this Petition.

SECTION NINE. Upon establishment of this District and prior to the expenditure of any CID revenues the City and the Petitioner receiving such CID revenues shall enter into a Development Agreement setting forth the terms and conditions for implementation of the District, including the eligible CID Reimbursable Costs, the priority, and terms for reimbursement.

SECTION TEN. This ordinance shall be in full force and effect from and after its passage by a majority of the Governing Body and publication once in the official City newspaper.

SECTION ELEVEN. After publication, the City Clerk is hereby directed to file a copy of this ordinance with the Johnson County, Kansas Register of Deeds.

SECTION TWELVE. After publication of this ordinance and expiration of the protest period, the City Clerk, in coordination with the City Attorney, is directed to provide the Kansas Department of Revenue with a copy of this ordinance and the associated Development Agreement, notifying them of the establishment of the District and the levy of the CID Sales Tax.

PASSED by the Governing Body this 7th day of July, 2026.

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

CITY OF LENEXA, KANSAS

[SEAL]

By: _____
Julie Sayers, Mayor

Attest:

Jennifer Martin, City Clerk

Approved As To Form:

Sean McLaughlin, City Attorney

EXHIBIT A

Legal Description of District

TRACT A:

A tract of land in the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 27, Township 12 South, Range 24 East, in the City of Lenexa, Johnson County, Kansas, being more particularly described as follows: Commencing at the Southeast corner of the above described South 1/2; thence North 2 degrees 06 minutes 47 seconds West on the East line of said South 1/2, a distance of 45.00 feet to the North right-of-way line of 87th Street; thence South 87 degrees 49 minutes 17 seconds West on said right-of-way, a distance of 166.00 feet to the actual point of beginning of the tract being described; thence continuing South 87 seconds 49 minutes 17 seconds West on said right-of-way line, a distance of 154.00 feet; thence North 2 degrees 06 minutes 47 seconds West, a distance of 617.20 feet; thence North 87 degrees 48 minutes 34 seconds East, a distance of 320.00 feet to the East line of said South 1/2; thence South 2 degrees 06 minutes 47 seconds East on said East line, a distance of 432.27 feet; thence South 87 degrees 49 minutes 17 seconds West, a distance of 166.00 feet; thence South 2 degrees 06 minutes 47 seconds East, a distance of 185.00 feet to the point of beginning, except that part in roads and highways.

TRACT B:

A tract of land in the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 27, Township 12 South, Range 24 East, in the City of Lenexa, Johnson County, Kansas, being more particularly described as follows: Commencing at the Southeast corner of the above described South 1/2; thence South 87 degrees 49 minutes 17 seconds West on the South line of said South 1/2, a distance of 380.00 feet; thence North 2 degrees 06 minutes 47 seconds West, a distance of 45.00 feet to a point on the North right-of-way line of 87th Street, said point being the actual point of beginning of the tract being described; thence South 87 degrees 49 minutes 17 seconds West on said North right-of-way line, a distance of 249.87 feet to a point on a 25.00 foot radius curve to the right having a chord which bears North 19 degrees 12 minutes 23 seconds West; thence on said curve a distance of 14.86 feet; thence North 2 degrees 10 minutes 45 seconds West, a distance of 171.00 feet; thence North 87 degrees 49 minutes 17 seconds East, a distance of 284.37 feet; thence South 2 degrees 06 minutes 47 seconds East, a distance of 115.00 feet; thence South 87 degrees 49 minutes 17 seconds West, a distance of 15.00 feet; thence South 2 degrees 06 minutes 47 seconds East, a distance of 35.00 feet to the point of beginning, except that part in roads and highways.

TRACT C:

A tract of land in the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 27, Township 12 South, Range 24 East, in the City of Lenexa, Johnson County, Kansas, being more particularly described as follows: Commencing at the Southeast corner of the above described South 1/2; thence North 2 degrees 06 minutes 4 7

seconds West on the East line of said South 1/2, a distance of 45.00 feet to the North right-of-way line of 87th Street; thence South 87 degrees 49 minutes 17 seconds West on said right-of-way line, a distance of 320.00 feet to the actual point of beginning of the tract being described; thence continuing South 87 degrees 49 minutes 17 seconds West on said right-of-way line, a distance of 60.00 feet thence North 2 minutes 06 minutes 47 seconds West, a distance of 35.00 feet; thence North 87 degrees 49 minutes 17 seconds East, a distance of 15.00 feet; thence North 2 minutes 06 minutes 47 seconds West, a distance of 35.00 feet; thence North 87 minutes 49 minutes 17 seconds East, a distance of 15.00 feet; thence North 2 degrees 06 minutes 4 7 seconds West, a distance of 115 .00 feet; thence South 87 degrees 49 minutes 17 seconds West, a distance of 284.37 feet; thence South 2 degrees 10 minutes 45 seconds East, a distance of 171.00 feet to a 25.00 foot radius curve to the left having a chord which bears South 19 degrees 12 minutes 23 seconds East; thence on said curve a distance of 14.86 feet to the North right-of-way line of 87th Street; thence South 87 degrees 49 minutes 17 seconds West on said right-of-way line, a distance of 70.50 feet to a 25.00 foot radius curve to the left having a chord which bears North 14 degrees 50 minutes 57 seconds East; thence on said curve a distance of 14.86 feet thence North 2 degrees 10 minutes 45 seconds West, a distance of 171.00 feet; thence South 87 degrees 49 minutes 17 seconds West, a distance of 200.00 feet; thence South 2 degrees 10 minutes 45 seconds East, a distance of 146.08 feet to a 5647.58 foot radius curve to the right having a chord which bears South 89 degrees 59 minutes 34 seconds West; thence on said curve a distance of 133.16 feet; thence South 0 minutes 40 minutes 06 seconds West, a distance of 37.00 feet to a 5684.58 foot radius curve on the North right-of-way line of 87th Street having a chord which bears North 88 degrees 45 minutes 42 seconds West; thence on said curve to the right on said right-of-way line, a distance of 113 .14 feet; thence North 88 degrees 11 minutes 29 seconds West continuing on said right-of-way line, a distance of 1 00.95 feet; thence North 41 degrees 18 minutes 26 seconds West continuing on said right-of-way line, a distance of 57.01 feet to the East right-of-way line of Pflumm Road; thence North 2 degrees 10 minutes 45 seconds West on said right-of-way line, a distance of 490.00 feet; thence South 87 degrees 49 minutes 15 seconds West continuing on said right-of-way line, a distance of 15.00 feet; thence North 2 degrees 10 minutes 45 seconds West continuing on said right-of-way line, a distance of 62.00 feet; thence North 87 degrees 48 minutes 34 seconds East, a distance of 976.31 feet; thence South 2 degrees 06 minutes 47 seconds East, a distance of 617 .20 feet to the point of beginning, except that part in roads and highways.

PARCEL 2:

TRACT I:

Together with a non-exclusive appurtenant easement to Tracts A, B, and C for (I) utility easements over Tracts I and 2, (II) ingress and egress easement over Tract 2, as established by the Shopping Center Easement Agreement recorded in Volume 2223, Page 369. Beginning at a point 625.25 feet East of and 45 feet North of the Southwest corner of the Southwest 1/4 of Section 27, Township 12 South, Range 24 East, Johnson County, Kansas, said point being on the North right of way line of 87th Street; thence South 87 degrees 49 minutes 17 seconds West along said right of way line parallel with the South line of said Southwest 1/4, a distance of 48.30 feet; thence

continuing along said right of way line along a curve to the right having a radius of 5684.58 feet for a distance of 147.44 feet; thence North 02 degrees 10 minutes 45 seconds West parallel with the West line of said Southwest 1/4, a distance of 183.09 feet; thence North 87 degrees 49 minutes 17 seconds East parallel with the South line of said Southwest 1/4, a distance of 200 feet; thence South 02 degrees 10 minutes 45 seconds East parallel with the West line of said Southwest 1/4, a distance of 171 feet; thence along a curve to the right having a radius of 25 feet for a distance of 14.86 feet to the point of beginning.

TRACT 2:

Beginning at a point 429.53 feet East of and 46.91 feet North of the Southwest corner of the Southwest 1/4 of Section 27, Township 12 South, Range 24 East, Johnson County, Kansas, said point being on the North right of way line of 87th Street; thence Westerly along said right of way line, along a curve to the right having a radius of 5684.58 feet, for a distance of 135 feet; thence North 00 degrees 40 minutes 06 seconds East a distance of 37 feet; thence Easterly along a curve to the left having a radius of 5647.58 feet for a distance of 133.16 feet thence South 02 degrees 10 minutes 45 seconds East, a distance of 37.01 feet to the point of beginning.

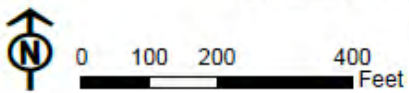
PARCEL3:

Together with non-exclusive appurtenant easements to Tracts A, B and C for ingress and egress, drainage and sewer as established by the Construction, Operating and Reciprocal Easement Agreement recorded in Volume 5356, at Page 925.

Exhibit B



Westchester Square
Community Improvement District





ITEM 8

SUBJECT: Public hearing to consider repairs or demolition of the fire-damaged structure at 20826 W. 89th Terrace -- **ITEM CONTINUED FROM THE JUNE 2, 2026 CITY COUNCIL MEETING AND BEING CONTINUED TO THE AUGUST 18, 2026 CITY COUNCIL MEETING AT STAFF'S REQUEST**

CONTACT: Scott McCullough, Community Development Director

DATE: July 7, 2026

PROJECT BACKGROUND/DESCRIPTION:

A fire occurred at 20826 W. 89th Terrace on January 5, 2026, resulting in substantial damage to the residence.

In order to ensure that a fire-damaged property is not left in an unsafe or unsightly condition, Article 1-9-H of the City Code requires insurance companies to provide a portion of any claim paid for a fire-damaged property to the City Treasurer when certain conditions are met. Specifically, when final settlement on a covered claim has been agreed to between the named insured(s) and the insurance company, the final settlement exceeds 75% of the face value of the policy, and the amounts due the first real estate mortgage against the structure have been paid, the insurance company is required to execute a draft payable to the City Treasurer in an amount equal to 15% of the covered claim payment.

On February 23, 2026, the City received a check in the amount of \$221,610 from Liberty Mutual. This amount represents 15% of the stated covered claim payment in compliance with Article 1-9-H. On March 3, 2026, the Governing Body adopted a resolution setting a public hearing for June 2, 2026. Because the owner was making progress on the demolition of the house, the June 2, 2026 hearing was continued to the July 7, 2026 City Council meeting.

The house has been demolished, but remaining site-cleanup items, including concrete removal and reseeded, must still be completed before staff can close the demolition permit. The owner has advised that a permit application to construct a new house is being pursued and should be submitted soon for review. If that path is chosen, staff will return the insurance proceeds once the permit is issued and evidence of construction is apparent (a passing footing and foundation inspection).

Because progress is being made, staff is continuing this public hearing to the August 18, 2026 City Council meeting to give the property owner time to complete the cleanup work. If this matter is resolved prior to August 18, 2026, the hearing will be canceled.

ATTACHMENTS

None



ITEM 9

SUBJECT: Resolution calling for a public hearing on September 1, 2026 to consider exceeding the revenue neutral property tax rate and a public hearing on September 1, 2026 to consider the fiscal year 2027 annual budget

CONTACT: Megan Sterling, Assistant Chief Financial Officer

DATE: July 7, 2026

ACTION NEEDED:

Adopt a resolution calling for a public hearing on September 1, 2026 to consider exceeding the revenue neutral property tax rate and calling for a public hearing on September 1, 2026 to consider the fiscal year (FY) 2027 annual budget.

PROJECT BACKGROUND/DESCRIPTION:

The Governing Body began its review of the FY 2027 budget at the June 23, 2026 Committee of the Whole meeting. During this meeting, staff recommended setting the public hearing for the intent to exceed the revenue-neutral property tax rate and the public hearing for the FY 2027 budget on September 1, 2026. Adoption of this resolution is a purely procedural step which sets both public hearings for September 1, 2026, as planned.

According to state law, the revenue neutral rate is the tax rate required to raise the same amount of property tax revenue as the prior year, using the current year's assessed valuation amounts. The estimated property tax rate for the FY 2027 budget is 25.984 mills, which exceeds the revenue neutral rate of 25.359 mills as calculated by Johnson County. However, the estimated property tax rate of 25.984 mills is 0.250 mills lower than the FY 2026 budget mill levy of 26.234 mills.

The revenue neutral tax rate does not account for new growth within the City or inflationary costs for goods and services. The estimated increase to the city's assessed valuation due to new improvements is \$39.0 million in the FY 2027 budget. With this new growth comes an increased demand for City services, including new roads and bridges, fire protection, police protection, public parks and trails, snow and ice removal, and community standards enforcement. Additionally, the City's costs for providing the same goods and services have increased each year due to inflation - core inflation for May 2026 was 2.9%. With the revenue neutral tax rate capping the City's property tax revenue to prior year levels, the City would not be able to provide the same level of services going forward.

The proposed total budget for FY 2027 is \$275.2 million, which includes \$178.9 million for estimated expenses and \$96.3 million for estimated ending reserve balances as of December 31, 2027. At this point in the budget process, the Governing Body is not obligated to set the estimated property tax rate above the revenue neutral rate or to approve the total budget as proposed. Instead, this resolution authorizes staff to submit the required public hearing notices for publication and sets the public hearing date for September 1, 2026.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

Publication of this resolution will establish the maximum budget amount and property tax levy for the FY 2027 budget. The Governing Body cannot increase, but may decrease, the budget amount or property tax levy after publication.

STAFF RECOMMENDATION:

Adopt the resolution.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

Thriving Economy

Guiding Principles

Prudent Financial Management

ATTACHMENTS

1. Resolution

RESOLUTION NO. 2026 - _____

A RESOLUTION OF THE CITY OF LENEXA, KANSAS REGARDING THE GOVERNING BODY'S INTENT TO LEVY A PROPERTY TAX EXCEEDING THE REVENUE NEUTRAL RATE; SETTING A PUBLIC HEARING ON SEPTEMBER 1, 2026, AT 7:00 P.M. OR AS SOON THEREAFTER AS MAY BE HEARD TO CONSIDER EXCEEDING THE REVENUE NEUTRAL RATE; AND SETTING A PUBLIC HEARING ON SEPTEMBER 1, 2025, AT 7:00 P.M. OR AS SOON THEREAFTER AS MAY BE HEARD TO CONSIDER THE FISCAL YEAR 2027 ANNUAL BUDGET FOR THE CITY OF LENEXA, KANSAS.

WHEREAS, the Revenue Neutral Rate for the City of Lenexa was calculated as 25.359 mills by the Johnson County Clerk; and

WHEREAS, the Fiscal Year 2027 budget proposed by the Governing Body of the City of Lenexa will require the levy of a property tax rate exceeding the Revenue Neutral Rate; and

WHEREAS, the Governing Body intends to hold a hearing and hear testimony from all interested taxpayers desiring to be heard as required by state law.

WHEREAS, pursuant to K.S.A. 79-2929, the Governing Body is required to conduct a public hearing prior to the adoption of its annual budget for the purpose of answering and hearing objections of taxpayers relating to the proposed budget and for the purpose of considering amendments to such proposed budget; and

WHEREAS, the Governing Body is required to give at least ten (10) days notice of the time and place of the meeting on the City's website and by publication in a weekly or daily newspaper of the county having a general circulation therein including the proposed tax rate and the proposed budget, which will set out all essential items in the budget.

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

SECTION ONE: The Governing Body of the City of Lenexa, Kansas does hereby set a public hearing to be held on September 1, 2026 at 7:00 p.m., or as soon thereafter as it may be heard, in the Community Forum at Lenexa City Hall, 17101 W. 87th Street Parkway, Lenexa, Kansas regarding the City's intent to exceed the revenue neutral rate as defined by Kansas state law.

SECTION TWO: The Governing Body of the City of Lenexa, Kansas expresses its intention to exceed the revenue neutral rate of 25.359 mills calculated by the Johnson County Clerk and to levy a proposed property tax mill rate of 25.984 mills for fiscal year 2027.

SECTION THREE: The City does hereby set a public hearing on the proposed fiscal year 2027 annual City budget to be held on September 1, 2026 at 7:00 p.m., or as soon thereafter as it may be heard, in the Community Forum at Lenexa City Hall, 17101 W. 87th Street Parkway, Lenexa, Kansas.

SECTION FOUR: The City Clerk of the City of Lenexa, Kansas is hereby directed to provide at least ten (10) days' notice of the time and place of each hearing on the City's website and by publication in a weekly or daily newspaper of Johnson County, Kansas having general circulation therein.

SECTION FIVE: The notice to be published shall include the proposed fiscal year 2027 tax rate of 25.984 mills, the revenue neutral rate of 25.359 mills, and the proposed budget, which shall set out all essential items on the special publication form provided by the state.

SECTION SIX: The City Clerk of the City of Lenexa, Kansas to is hereby directed to provide this resolution to the Johnson County Clerk, on or before July 20, 2026, as notice of the City's proposed intent to exceed the Revenue Neutral Rate and provide the date, time, and location of the public hearing.

SECTION SEVEN: The proposed fiscal year 2027 Budget will be available for viewing on the City's official website prior to the scheduled hearing date.

SECTION EIGHT: This Resolution shall become effective upon adoption.

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

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

CITY OF LENEXA, KANSAS

[SEAL]

Julie Sayers, Mayor

ATTEST:

Jennifer Martin, City Clerk

APPROVED AS TO FORM:

Sean McLaughlin, City Attorney



ITEM 10

SUBJECT: Lenexa Arts Council recommendation for public art at the Lenexa Justice Center
CONTACT: Logan Wagler, Parks & Recreation Director
DATE: July 7, 2026

ACTION NEEDED:

Approve the Lenexa Arts Council recommendation for public art at the Lenexa Justice Center.

PROJECT BACKGROUND/DESCRIPTION:

The City adopted the Public Art Strategic Plan ("Plan") in early 2025, outlining a community-centered approach to enhancing Lenexa's public spaces through meaningful and accessible art. One of the key outcomes of this Plan was the development of a Public Art Priority List, which identified high-impact sites across the city for future public art investment based on factors such as capital improvement schedules, community visibility, and geographic balance.

Recognizing the opportunity to integrate public art into this highly visible and well-loved community space, the Lenexa Arts Council has designated the Justice Center Community Room as a top-priority location for 2026.

The Plan outlines a three-step process for procuring art:

1. Initial review and recommendation for purchase, including budget range and recommended procurement process such as a call for artists.
2. When a call for artists is used, it will be followed by a review of options with the City Council.
3. Final approval of selected artwork by the City Council.

After completion of steps #1 and #2, which included review and scoring of the short-listed proposals by the LAC, City Council, and several staff members, the LAC recommends the highest scored proposal for final approval.

On behalf of the LAC, staff will present an overview of the process and the recommendation.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

The cost of this public art will be paid for with dedicated Public Art funding. The total cost is not-to-exceed \$11,000.

STAFF RECOMMENDATION:

Approve the recommendation.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040
Inviting Places

Guiding Principles
Extraordinary Community Pride

ATTACHMENTS

1. Presentation



Lenexa City Council

LAC – Justice Center Community Room Public Art Sculpture Recommendation

July 7, 2026







Northwest section of Wall
18ft wide X 8ft tall



Northeast section of Wall
9ft wide X 8ft tall

Public Art Strategic Plan – 3 Step Approval Process

- Stage 1:** Initial Review and Approach Recommendations (includes budget range & procurement method)
- Stage 2:** When a call for artist is used, it will be followed by a review of options with City Council
- Stage 3:** Final approval of selected artwork by City Council

Public Art Strategic Plan Stage 1 - Recommendations

Type of Art:	2D or 3D art mounted or applied to wall space
Call for Artist:	Limited Call for proposals (5 artists)
Engagement:	Education based (artist talks)
Funding/Partnerships:	\$10,000 - \$12,000 budget

➤ *Would require LAC to bring back proposals to GB for review (Step 2)*

Selection Process for RFP Responses

- Initial review of proposals by staff – ensure all requirements met
- If more than five responses are received, Arts Council and staff will determine top five for consideration.
- Arts Council, City Council, and five staff members score proposals (Step 2)
- Best score is recommended for final approval (Step 3)



Sketch for Justice Center Mural (right side is in process)



Tina Blanck
Lenexa's
past &
nature



Examples of finished artwork style

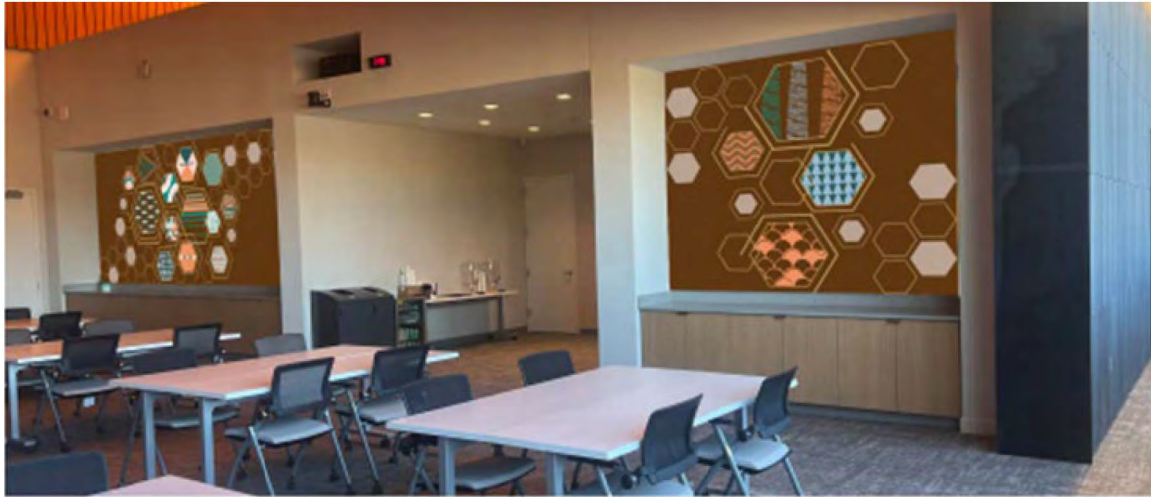


Maura Cluthe Here We Are/We Are Here

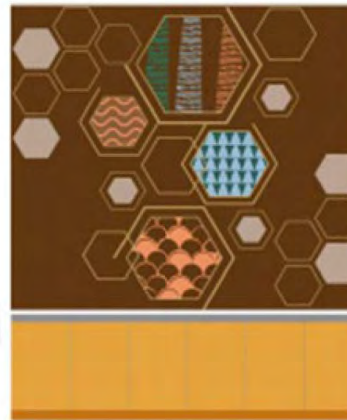
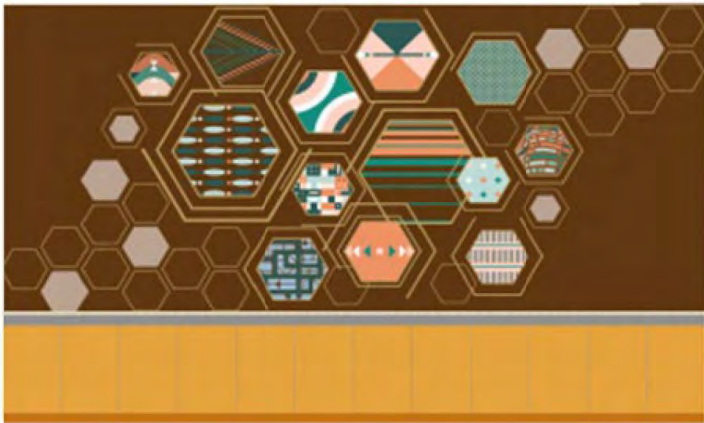
Sketch of Justice Center (see below for examples of the finished detailed style)



Final artwork is made from textural, painted pieces and collaged elements.

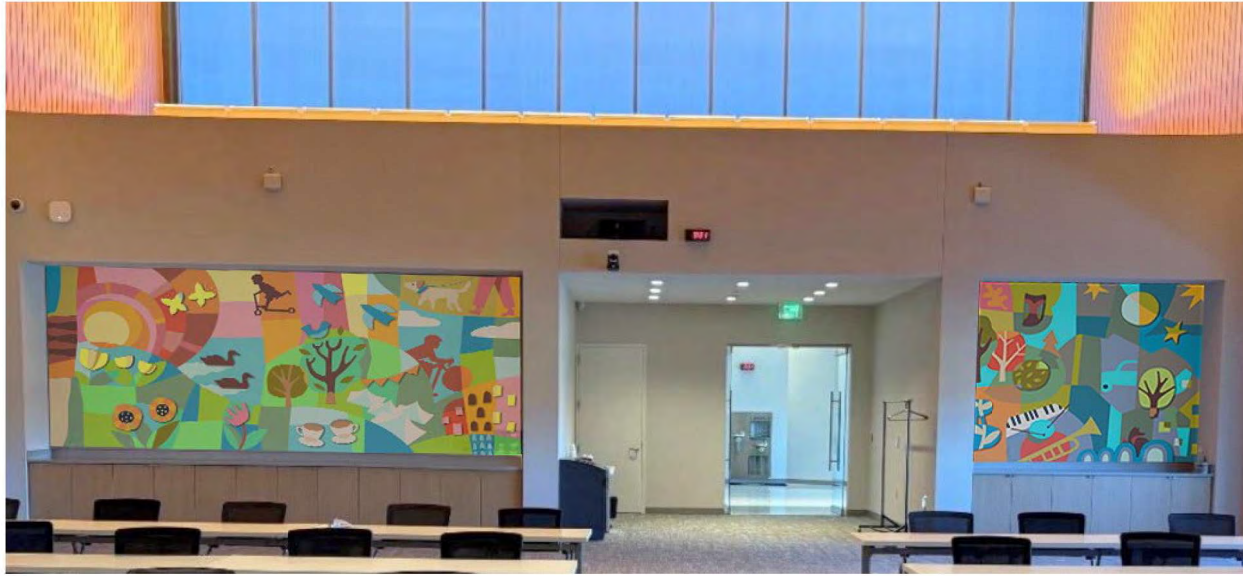


Chris Duh The Lenexa Hive

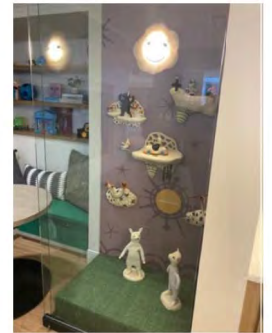


Examples of 3D elements/textures that may be applied

Sketch showing how art would appear on Justice Center walls



Tammy Smith Morning to Night



Sketch showing how art would be applied on walls in Justice Center

Examples of the types of custom ceramics pieces that may be created for this installation.

Final Ratings

22 participants (LAC, GB, 5 staff members)

Justice Center Art Proposal Ratings Results				
	Tina Blanck	Maura Cluthe	Chris Duh	Tammy Smith
TOTAL	70	71	65	68



Maura Cluthe Here We Are/We Are Here

Sketch of Justice Center (see below for examples of the finished detailed style)



Final artwork is made from textural, painted pieces and collaged elements.

Final Recommendation

The Lenexa Arts Council recommends approval of the purchase and installation of *Here We Are/We Are Here*, a 2-D and 3-D piece by artist Maura Cluthe, for the Justice Center Community Room.