MINUTES OF THE
AUGUST 4, 2026
LENEXA CITY COUNCIL MEETING
COMMUNITY FORUM, 17101 W 87th STREET PARKWAY
LENEXA, KS 66219

CALL TO ORDER

Mayor Sayers called the meeting to order at 7 PM.

ROLL CALL

Councilmembers Handley, Eiterich, Charlton, Nicks, Bell, Williamson, Denny, and Herron were present with Mayor Sayers presiding.

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

APPROVE MINUTES

Councilmember Denny made a motion to approve the July 21, 2026 City Council meeting draft minutes and Councilmember Bell seconded the motion. Motion passed unanimously.

MODIFICATION OF AGENDA

Item 5 was removed from the Consent Agenda for presentation. An Executive Session was added following Business from the Floor.

PROCLAMATIONS

Water Quality Awareness Month

CONSENT AGENDA

1. Acceptance of a permanent drainage easement for the maintenance of the water-quality wetland at St. James Academy
   The Roman Catholic Archdiocese of Kansas City in Kansas has completed a water-quality wetland facility at St. James Academy and is dedicating a permanent drainage easement to the City.

2. Approval of a utility relocation agreement with Johnson County Wastewater for two Seven Hills Lake Stormwater Improvements Projects
   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 $157,773.

3. Approval of an agreement with Olsson, Inc. for design services for the Mill Creek Stormwater Improvements - Northeast Project
The stormwater system in the Mill Creek Watershed is in need of rehabilitation and repair. This project was selected by Johnson County for partial funding under the Stormwater Management Program, receiving $926,151. The design services contract is for $184,946. The construction project is estimated at $1,852,302.

4. Approval of an agreement with SMH Consultants for design services for the Turkey Creek Stormwater Improvements Project
The stormwater system in the Turkey Creek Watershed is in need of rehabilitation and repair. This project was selected by Johnson County for partial funding under the Stormwater Infrastructure Rehabilitation Program, receiving $424,022. The design services contract is for $87,760. The construction project is estimated at $848,044.

6. Approval of a new lease agreement with T-Mobile Central LLC for space on the City-owned communications tower at 7700 Cottonwood Street
T-Mobile Central LLC would like to enter into a new non-exclusive lease for space they currently lease on a City-owned communications tower located at the Municipal Services Center beginning August 4, 2026. Projected revenue over the life of the new lease is approximately $3,635,965.40.

7. Resolution approving the serving of complimentary alcoholic liquor or cereal malt beverage at events promoting the arts
Governing Body approval is required for non-profit organizations to serve complimentary alcoholic liquor or cereal malt beverages at events promoting the arts. The proposed resolution will approve the serving of complimentary alcoholic liquor or cereal malt beverages at Lenexa Artists' Receptions on two new dates in 2026.

END OF CONSENT AGENDA

Item 5 was removed from the Consent Agenda for presentation.

Councilmember Williamson made a motion to approve items 1 through 4 and 6 through 7 on the consent agenda and Councilmember Nicks seconded the motion. Motion passed unanimously.

REGULAR AGENDA

5. Approval of an agreement with Alfred Benesch & Company for design services for the Quivira Bridge over I-35 Maintenance Project
The Quivira Road viaduct is a highly visible gateway in Lenexa. Although the bridge remains in good structural condition, its aesthetics are starting to show signs of aging. This project will replace the lighting and fencing on the bridge, as well as refurbish the handrails. The design services contract is $366,200.

Tim Green, City Engineer, provided an update on the project, saying it was approved in January 2025, with design planned for 2025 and construction in 2026. He said the original scope focused mainly on aesthetic improvements, including painting railings and painting or replacing streetlights and traffic signals. He noted that the bridge was built in 1994 and since that time has required little maintenance.

Mr. Green said staff learned during coordination with the Kansas Department of Transportation (KDOT) that under a 1994 agreement, the City is responsible for maintenance and improvement costs for a small portion at the south end of the bridge within Overland Park and is also fully responsible for the portion of the bridge from the Santa Fe Trail Drive on ramp to its north end, including the structure and retaining walls. For the remaining portion, the City is responsible for the bridge deck, railings, streetlights, and traffic signals.

Mr. Green said the engineering study and bridge inspection found no structural concerns but identified several maintenance needs that increase the project cost estimate to about $3.2 million. He said these include replacing wiring and some traffic signal equipment, repairing voids behind retaining walls, patching the bridge deck, and repairing pavement between 87th Street Parkway and the bridge. He said construction will require significant traffic control and coordination with KDOT and BNSF and one side of the bridge will likely need to close while the railings are replaced.

Mr. Green said the project has a budget of about $1.625 million, but the revised estimate is higher. He said staff recommends completing the final design to better determine costs, followed by the Governing Body considering increasing the budget or completing the work in phases as part of the Capital Improvement Program review process. He said this item under consideration was for the design work needed to determine the final scope and cost.

Councilmember Bell asked if the City would coordinate with Overland Park on the project. Mr. Green said the cities will coordinate closely, especially if traffic control extends into Overland Park, but that according to the 1994 agreement, Overland Park has no financial responsibility for the bridge improvements.

Councilmember Nicks made a motion to approve Item 5 and Councilmember Bell seconded the motion. Motion passed unanimously.

PUBLIC HEARINGS

8. Consideration of tax abatement and issuance of industrial revenue bonds for the Lenexa Logistics Centre North Phase II - Building 8

   a. Public hearing to consider exemption from ad valorem taxes for property financed with industrial revenue bonds

   b. Resolution determining the intent of the City to issue approximately $42.5 million in industrial revenue bonds and approving a 10-year tax abatement with payment in lieu of taxes agreement
   The City received an application requesting the City issue approximately $42.5 million in industrial revenue bonds to finance the acquisition, construction, and equipping of a 471,869-square-foot office/warehouse facility located at College Boulevard & Britton Street in the Lenexa Logistics Centre North business park. The applicant has also requested a 10-year, fixed tax abatement for the

project. Pursuant to state law, the City must hold a public hearing to consider the cost benefit analysis and the granting of a tax abatement for the project.

Sean McLaughlin, City Attorney, said this is a request for tax abatement for Building 8 in Lenexa Logistics Center North Phase 2, part of a larger development at the northwest corner of Renner Road & College Boulevard. Providing some background on the overall development, he said the City approved a master resolution in 2019 covering nearly 150 acres, which provides a 10-year fixed tax abatement for each building, based on a value of $1.20 per square foot, with an effective abatement of 71%. He noted that the original development was expected to include more than $120 million in capital investment. At full buildout, he said the development is anticipated to include about 1.8 million square feet in approximately 10 buildings. With the current request, he said the City will have considered five buildings in the development.

Mr. McLaughlin said the City also approved two special benefit districts (SBDs) for infrastructure improvements in 2021. He said the stormwater improvements began in 2022 and are complete and the Britton Street extension, which was amended in 2025, is under construction and is expected to be completed by the end of 2026 or early 2027.

Mr. McLaughlin said Building 8 is proposed as an approximately 471,000-square-foot building with $42.5 million in industrial revenue bonds (IRBs). The project would receive a fixed tax abatement based on $1.20 per square foot, with a 2% annual increase. He said the 71% abatement would result in approximately $1.8 million in payments in lieu of taxes (PILOT) over 10 years. He noted that the property currently generates less than $200 in property taxes annually and approximately $47,000 in annual special assessments for stormwater and wastewater improvements. He said the property also will be assessed for the Britton Street extension when those costs are levied.

Mr. McLaughlin said the first-year PILOT payment would be approximately $68,000, in addition to the existing special assessments. After the 10-year abatement period, the property would return to the tax rolls. He said staff recommended approval of the resolution and tax abatement.

Councilmember Bell commented on the overall success of Lenexa Logistics Center North and South, noting that the tax abatements have helped drive development in the area. He said properties that received abatements about 10 years ago are now returning to the full tax rolls and the results demonstrate the value of the City's earlier investment. He said he supported continuing to use the incentive for new development.

Mayor Sayers opened the public hearing at 7:16 PM.

No one from the public spoke.

Councilmember Bell made a motion to close the public hearing and Councilmember Charlton seconded the motion. Motion passed unanimously.

The public hearing closed at 7:16 PM.

Councilmember Handley echoed Councilmember Bell's comments. He said the financial benefit becomes significantly greater over time, with approximately $1.8 million in PILOT payments during the 10-year abatement period. He estimated the PILOT payment would reach about $300,000 in the 10th year before increasing to more than $500,000 when the property returns to the full tax rolls in the 11th year. He said the project demonstrates the value of an economic development tool the City has successfully used several times in the area.

Councilmember Bell made a motion to approve Item 8b and Councilmember Williamson seconded the motion. Motion passed unanimously.

NEW BUSINESS

There was no new business.

COUNCILMEMBER REPORTS

There were no councilmember reports.

STAFF REPORTS

Beccy Yocham, City Manager, said there would be a Committee of the Whole meeting next week.

9. Quarterly Financial Report

Nate Blum, Chief Financial Officer, presented the quarterly financial report and said all financial indicators remained green, with only one change from the first-quarter report. He highlighted revenues and reserve levels. He said property tax revenue was down about 0.4% compared with the same period last year after the City received its second-half property tax distribution in June. He said the decline reflected a slight increase in delinquent payments. He said he has reviewed several major delinquent properties and found that payments were made shortly after the deadline; as a result, he expects the City's delinquent tax distributions in October and November to be larger than usual and help offset the difference.

Mr. Blum said sales and use tax revenues remained strong. He said gas franchise tax revenue, which was down 19% after the first quarter, improved but remained about 8% below the previous year. He noted that through July, gas franchise tax revenue had reached about 91% of the amount budgeted for the year. He said stormwater service charge revenue also was slightly lower through June because those charges are collected through property tax bills and are affected by property tax delinquencies.

Mr. Blum reviewed the City's reserve indicators and said increases during the quarter were primarily due to the second-half property tax distribution received in June. He said those funds will be used throughout the remainder of 2026 for budgeted operations, transfers to the Capital Improvement Program (CIP), and cash-financed projects. He said that the property tax distribution affects reserves in the general, debt service, and stormwater funds. He added that the recreation center and tourism reserves remained close to first-quarter levels and continued to be strong.

Mayor Sayers asked for clarification that references to reserves being spent down included transfers to the CIP and cash financing of projects. Mr. Blum confirmed that was part of the spending but said the funds also support budgeted operations. He explained that the City receives major property tax distributions twice a year, in January and June, and uses the revenue throughout the year for operations and capital projects.

Councilmember Handley asked about FIFA World Cup-related expenditures from tourism funds and whether any of the City's expenses could be reimbursed through grants or federal funding. Mr. Blum said expenses directly related to FIFA might have qualified for reimbursement, but they did not believe the City had incurred such expenses. He noted that the report reflected expenditures only through June 30 and that additional expenses occurred afterward. He said staff was reviewing the issue and would provide a more detailed explanation.

Mayor Sayers added that much of the related funding was provided through Johnson County and Mid America Regional Council and that the City contributed a portion from transient guest tax revenue, which they did not expect would be reimbursed.

10. Fiscal Year 2026-2030 Capital Improvement Program Update

Tim Green, City Engineer, presented an update on the City's 2026-2030 Capital Improvement Program (CIP). He said there are about 62 CIP projects and noted that project budgets are established by the City Council when the CIP is adopted and cannot be increased without Council approval. He said all current projects are within their approved budgets.

Mr. Green presented updates on each of the following CIP projects:

- Ad Astra Pool Reconstruction – opened July 4, with only minor punch-list work remaining.

- Clare Road Roundabout Replacement – the first roundabout is complete, the second is about 50% complete, and work will follow on the two northern roundabouts. A new 10-foot-wide trail along the corridor also is nearing completion.

- Electric Park trail reconstruction – work is complete.

- Hickory Ridge trail reconstruction – work recently began.

- Most residential pavement management work also is complete – Oak Hill and Colony Hills among the remaining projects.

- Santa Fe Trail Drive Improvements from 95th Street to the south city limits – scheduled to begin in late August.

- Flat Rock Creek Bridge Replacement – bridge recently closed for construction. Staff made signage adjustments after encountering traffic issues during the first day of the closure and expects drivers to adjust to the new routes. Kansas Gas and water utility relocation work is expected to take about five weeks before the City's contractor begins full construction. The total closure is estimated at about four months. The existing bridge will be replaced with a reinforced concrete box structure designed to resemble a typical street rather than a bridge. Overland Park is paying half of the project cost.

- Woodsonia Drive Special Benefit District project extending from 86th Street to Prairie Star Parkway – the first phase is complete and open, while clearing is complete and grading is underway for the second phase. The project requires significant cuts and fills because of the terrain but is expected to result in an attractive two-lane roadway with turn lanes in some locations.

- 89th Street to 90th Terrace Stormwater Improvements - about 30% complete, while projects in Pine Ridge and the Brighton subdivision are complete.

Mr. Green thanked residents affected by stormwater construction for their patience, noting that the work often extends through front, side and back yards. Councilmember Nicks credited staff's communication with residents for helping them prepare for the disruption.

- 83rd Street Improvements – Gleason to Clare – design and negotiations with property owners are continuing, along with coordination for utility relocations and septic system work. Right of way acquisition will be completed before utility relocations begin in November. The area contains numerous water, gas, communications, and electric utilities that will make relocation work complex.

- K-10 and Lone Elm Interchange - The Kansas Department of Transportation (KDOT) is negotiating temporary easements, utility coordination is underway and design work continues. A school safety study also is nearing completion.

Councilmember Nicks asked how Olathe plans to connect to the interchange to provide access to nearby schools. Mr. Green said Lenexa had not yet seen Olathe's plan, but KDOT recently indicated an agreement with Olathe was nearly finalized.

- Old Town North Parking Lot Reconstruction - conceptual design is complete and four options have been developed. Staff plans to meet with Old Town property owners and tenants to gather feedback before developing a recommendation for City Council consideration.

Councilmember Denny asked if the privately owned property south of the Midwest Pharmacy building could be temporarily paved and striped to improve its appearance. Ms. Yocham said the property is privately owned and the City could not place parking on it. Mr. Green said the property owner would be included in future discussions.

- K-10 and Canyon Creek Boulevard Improvements – project will add left-turn lanes on Canyon Creek Boulevard and the westbound exit ramp. The City does not plan to install a traffic signal at this time but will continue monitoring the intersection.

Councilmember Charlton asked whether the improvements involved only pavement striping or construction of additional lanes. Mr. Green said new pavement will be added on both Canyon Creek Boulevard and the ramp, and guardrail also will be repaired or replaced.

- 87th Street Traffic Signals - Scarborough to Winchester – design continues. The City received $1 million in federal funding for the project, which likely will move from 2026 to early 2027 because of KDOT reviews. Plans include a passive park area, bus lane and permanent bus shelter.

- Central Green Playground - Sands Construction submitted the low bid for the project, which will return to the City Council for consideration.

- Several additional stormwater projects are moving forward, including Seven Hills, Mill Creek, and Turkey Creek improvements.

Councilmember Bell asked about the process for revising a CIP project budget if additional funding is needed. Mr. Green explained that if bids exceed the available budget, staff could reject the bids or bring the contract to the City Council along with a CIP amendment. Councilmember Bell asked if that would require reopening the entire CIP process and Mr. Green said only an amendment would be required. He added that, when possible, staff tries to address anticipated changes during the annual CIP discussions. Councilmember Bell asked if the bridge project was the only current project that could potentially require an amendment and Mr. Green said it was the only project he was aware of at this time.

END OF RECORDED SESSION

BUSINESS FROM FLOOR

Archer Webster
Gaylene Van Horn

EXECUTIVE SESSION

Mayor Sayers said, “I will entertain a motion for the City Council to recess into executive session in the Green Room to discuss the City Manager employment agreement. The justification for the executive session is for a discussion covered by the non-elected personnel matter exception, K.S.A. 75-4319(b)(1). Present in the executive session will be the Governing Body and City Manager Beccy Yocham. The executive session will start at 7:45 PM and last 30 minutes and the open meeting will resume at 8:15 PM in the Community Forum.”

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

At 8:15 PM, the Mayor said, “it is 8:15 PM and the Governing Body reconvened into the public meeting and no votes were taken or decisions made during the executive session, but I will entertain a motion to recess back into executive session in the Green Room to continue the discussion as provided in the original motion for an additional 15 minutes with the open meeting to resume in the Community Forum at 8:30 PM.

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

At 8:30 PM, the Governing Body returned to the Community Forum and Mayor Sayers said, “it is 8:30 PM and the Governing Body reconvened into the public meeting and no votes were taken or decisions made during the executive session.

ADJOURN

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

The meeting adjourned at 8:30 PM.

/s/ Jennifer Martin
City Clerk