



**MINUTES OF THE  
SEPTEMBER 15, 2026  
LENEXA CITY COUNCIL MEETING  
COMMUNITY FORUM, 17101 W 87<sup>th</sup> STREET PARKWAY  
LENEXA, KS 66219**

**CALL TO ORDER**

Council President Williamson called the meeting to order at 7 PM.

**ROLL CALL**

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

Council President Williamson announced a correction to the September 1st minutes. She said staff informed her there was a typographical error in Item 2 where the minutes referenced Item 3B, whereas it should have stated Councilmember Bell made a motion to approve Item 2B and Councilmember Nicks seconded the motion.

*Councilmember Denny made a motion to approve the September 1, 2026 City Council meeting corrected draft minutes and Councilmember Nicks seconded the motion. Motion passed unanimously.*

**MODIFICATION OF AGENDA**

Item 3 was removed from the Consent Agenda for presentation.

**PROCLAMATIONS**

Constitution Week Sept. 17-23

**CONSENT AGENDA**

1. Bid award to Total Electric for the Strang Line Road Streetlight & Stormwater Improvements Project  
*This project installs new streetlight poles and fixtures, underground cable and conduit, and a new controller along Strang Line Road south of College Boulevard and in the surrounding area. Total Electric bid \$483,943 to construct the project.*
2. Approval of an agreement with KCS, LLC for septic system relocation work related to the 83rd Street Improvements - Gleason Road to Clare Road Project

*This work will remove existing septic system components and install new septic systems for three properties affected by the 83rd Street from Gleason Road to Clare Road Improvements Project. The contract amount with KCS, LLC to perform the work is \$137,345.*

4. Approval of a cooperative agreement with Johnson County, Shawnee, Olathe, and Overland Park for the distribution of funds under the Edward Byrne Memorial Justice Assistance Grant Program  
*The grant is designed to help communities reduce local crime and violence, providing funding for projects, training, staff, equipment, supplies, support, information systems for criminal justice, and research activities. The Lenexa Police Department will receive \$12,722 from this grant.*
5. Resolution amending the Volumetric Rate Calculation Form used in determining the fee paid for natural gas transported within the city in accordance with natural gas franchise ordinances  
*Franchise ordinances with natural gas providers allow the City to receive compensation based on the volume of natural gas transported within the city. These ordinances require the Volumetric Rate Calculation Form to be updated annually. Adoption of this resolution will allow the City to continue collecting this fee in 2027.*
6. Resolution authorizing the assignment and assumption of Resolution of Intent 2026-044 and the associated payment in lieu of taxes agreement (Lenexa Logistics Centre North - Building 8)  
*On August 4, 2026, the City approved a resolution of intent to issue approximately \$42.5 million in industrial revenue bonds (IRBs) to construct a 471,869-square-foot building in the Lenexa Logistics Centre North Phase II development and authorized a tax abatement for the project. The original developer desires to assign the IRBs to a related entity to own and develop the project.*
7. Consideration of action items regarding Lenexa Logistics Centre North Phase II - Building 9
  - a. Resolution authorizing the assignment and assumption of and amendment of Resolution of Intent 2025-057 and the associated payment in lieu of taxes agreement
  - b. Ordinance authorizing the issuance of industrial revenue bonds in the principal amount not to exceed \$20 million  
*The City Council previously authorized the issuance of approximately \$20 million in industrial revenue bonds (IRBs) and a 10-year tax abatement to help finance the acquisition, construction, and equipping of an office/warehouse/manufacturing project located at the northwest corner of Eicher Drive & Renner Boulevard in the Lenexa Logistics Centre North Phase II business park. The proposed resolution will authorize the assignment and assumption of and amendment of Resolution of Intent 2025-057 and the associated payment in lieu of taxes agreement. The proposed ordinance will issue \$20 million in IRBs in fall 2026.*

8. Ordinance authorizing the issuance of industrial revenue bonds in the principal amount not to exceed \$23.5 million (Lenexa Logistics Centre North Phase II - Building 6)  
*The City Council previously authorized the issuance of approximately \$23.5 million in industrial revenue bonds (IRBs) and a 10-year tax abatement to help finance the acquisition, construction, and equipping of a 202,286-square-foot office/warehouse/manufacturing project located at the northwest corner of College Boulevard & Britton Street in the Lenexa Logistics Centre North Phase II business park. The proposed ordinance will issue \$23.5 million in IRBs in fall 2026.*

### **END OF CONSENT AGENDA**

Item 3 was removed from the Consent Agenda for presentation.

*Councilmember Bell made a motion to approve items 1, 2, and 4 through 8 on the Consent Agenda and Councilmember Charlton seconded the motion. Motion passed unanimously.*

### **REGULAR AGENDA**

3. Approval of Change Order No. 2 to the agreement with CM Concrete, Inc. for the 2026 Sidewalk & Trail Repair Program  
*This change order covers additional work to reconstruct the Prairie Star Parkway Trail from the I-435 Bridge west to Ridgeview Road, replacing 1.42 miles of asphalt trail with the City's current standard 10-foot-wide concrete trail, at a total cost of \$822,875.*

Nick Arena, Municipal Services Director, said this is a change order to reconstruct 1.42 miles of trail along Prairie Star Parkway, from the I- 435 bridge to the bridge just west of Ridgeview Road. He said the project would replace the failed asphalt trail with 10-foot-wide concrete. He explained that reconstruction of this trail had been scheduled for this year but was deferred to prioritize the Hickory Ridge Trail project because of a failed pedestrian bridge.

Mr. Arena said staff obtained pricing from two contractors currently mobilized in the area and recommended CM Construction. He said the project would be funded by the Mining Tax Increment Financing District.

Councilmember Nicks commented that trails are a good investment and repairing existing trails is a good use of funding.

*Councilmember Nicks made a motion to approve Item 3 and Councilmember Bell seconded the motion. Motion passed unanimously.*

### **BOARD RECOMMENDATIONS**

9. Consideration of a preliminary plan for an industrial development with two buildings known as Santa Fe Commerce Center located at the northeast corner of Santa Fe Trail Drive & Lakeview Avenue in the BP-2, Planned Manufacturing District

*The applicant proposes an industrial development consisting of two buildings totaling 222,550 square feet of floor area. The buildings are speculative and potential uses include wholesale/warehousing, manufacturing, office, and basic industry.*

Stephanie Sullivan, Planning Manager, said this is a preliminary plan for Santa Fe Commerce Center, consisting of two industrial buildings totaling more than 222,000 square feet along Santa Fe Trail Drive, north of 119th Street near the Olathe border. She said the site's BP-2 zoning and business park future land use designation support the proposed development. She talked about how the plan closely resembles the preliminary plan approved in 2024, which expired earlier this year, with minor changes to Building 1, parking, and stormwater improvements. She noted that the private street, Lakeview Avenue, would provide access to the site.

Ms. Sullivan reviewed the proposed concrete buildings, landscaping, and screening. She said staff supported a deviation allowing the outdoor storage area and fencing to extend beyond the building's front wall, with a 50-foot setback, upgraded fencing, and masonry columns, and that existing trees along the northern property line would be maintained. She noted the same deviation had been approved previously.

Ms. Sullivan said staff and the Planning Commission recommended approval subject to two conditions: a 5-foot-wide public sidewalk along Santa Fe Trail Drive, included in the final plan and constructed with the first building, and internal sidewalk connections between the buildings.

Councilmember Denny asked why a 10-foot sidewalk was not being constructed at this time and Ms. Sullivan explained that the public sidewalk could be widened by five feet when future trail connections are developed.

Councilmember Eiterich asked if the previous plan was for a commerce center. Ms. Sullivan confirmed that it was and that no tenants had been identified yet and that anticipated uses would be permitted under BP-2 zoning.

Dan Finn, Phelps Engineering, said the developer was ready to proceed with speculative construction and intended to move forward immediately with the final plan and construction documents.

*Councilmember Bell made a motion to approve Item 9 and Councilmember Herron seconded the motion. Motion passed unanimously.*

10. Consideration of a preliminary plan for an office, wholesale and warehousing, general and wholesale and warehousing, limited use development known as Meritex Lenexa Executive Park located at the northeast corner of 99th Street & Britton Street in the BP-1, Planned Business Park, and the BP-2, Planned Manufacturing Districts  
*The proposed development consists of four buildings totaling 233,587 square feet of floor area. The initial building will house mechanical equipment serving Meritex's subsurface tenants.*

Ms. Sullivan said this is a preliminary plan and four-lot preliminary plat for Meritex Lenexa Executive Park, a 30-acre business park with four buildings totaling more

than 230,000 square feet northeast of 99<sup>th</sup> Street & Britton Street. She said the site is zoned BP-1 and BP-2 and designated for office, research, and development uses in the Comprehensive Plan. She said staff identified future rezoning needed to align zoning boundaries with Lots 1 and 2. Access would be provided from Britton Street and 99th Street and a new public street, Scarborough Street.

Ms. Sullivan said both staff and the Planning Commission recommended approval with no conditions.

Ms. Sullivan said the first construction phase would include Building 4, an approximately 27,000-square-foot equipment enclosure housing chillers and standby generators to serve underground tenants. She said staff classified the use as limited wholesale and warehousing under BP-1 zoning. She explained that the structure would resemble other Meritex surface buildings, be largely screened from Renner Boulevard by existing topography, and comply with City noise and performance standards.

Councilmember Nicks asked about the business' operational hours and Ms. Sullivan said the applicant could answer that.

Councilmember Bell asked about the agriculturally zoned property east of the site on the zoning map and Ms. Sullivan confirmed the future land use of that area is office, research, and development.

Mark Roseman, Meritex, said the equipment stored in the building would support the expansion of Lightedge, an existing Meritex underground tenant. He said the cooling equipment would operate continuously, while generators would run during power outages and maintenance testing.

Councilmember Avery asked about sound modeling for the project and Mr. Roseman said that had not been done but affirmed that the project would comply with City requirements.

Councilmember Herron talked about a visit he made to the site recently, saying he went to a larger generator yard in the area with Mr. Roseman and they did not have to raise their voices to talk over the noise so that is not of concern to him.

Councilmember Charlton asked if this was considered a data center. Mr. Roseman explained that this operation is different in how it operates compared to data centers that have been in the news recently. He said this operation has a less dense power usage and is more of a colocation facility.

Councilmember Charlton asked if there are state regulations for generator emissions.

Councilmember Bell responded saying if they are running as emergency standby, it falls under the EPA standard tier 2 classification. He said the Department of Health and Environment regulates for air quality, but he believed it was still under the EPA's purview for standby.

Councilmember Herron said he met with someone at Lightedge and that the environmental impacts are minimal, saying they use closed water cooling systems. He said he saw the space where the servers will be located underground and noted that they will have the same performance specifications as the servers that are already in the underground. He said he views this as needed economic development.

Council President Williamson confirmed that Lightedge is a current 20-year tenant in Meritex underground. She asked how many chillers and generators there would be. Mr. Roseman said the number of chillers and generators had not been finalized and that the building would connect to the underground facility through a shaft extending approximately 80 feet below the surface.

Councilmember Eiterich asked about the intended uses of the other three proposed buildings and Mr. Roseman said those will be spec buildings similar to those already in the Meritex surface development.

Councilmember Charlton asked if the building would not have a roof and Mr. Roseman said that was correct.

*Councilmember Bell made a motion to approve Item 10 and Councilmember Eiterich seconded the motion. Motion passed unanimously.*

## **NEW BUSINESS**

### **11. Consideration of action items regarding the Central Green Playground Project**

- a. Resolution amending the fiscal year 2026-2030 Capital Improvement Program to increase the budget for the Central Green Playground Project to \$1.7 million
- b. Bid award to Sands Construction, Inc. to construct the Central Green Playground for a total of \$704,172.50
- c. Approval of an agreement with Crouch Recreation for the purchase and installation of new playground equipment for a total of \$596,751

- d. Approval of an agreement with Greenfields Outdoor Fitness for the purchase of the Ninja Course and Fitness X-Rig for a total of \$188,998

*Updated cost estimates for the Central Green Playground Project, including construction of the park restrooms, associated site work, as well as the purchase of playground and fitness equipment, increased significantly. Staff recommends amending the 2026-2030 CIP to increase the project budget by \$300,000 to \$1,700,000. Additionally, staff recommends awarding a bid to Sands Construction, Inc. to construct the project for \$704,152.50 and approving agreements with Crouch Recreation and Greenfields Outdoor Fitness to purchase the playground and fitness equipment for \$596,751.00 and \$188,998.00, respectively.*

Mandy Danler, Assistant Parks and Recreation Director, presented the proposed Central Green playground and outdoor fitness project and introduced Doug Pickert with Indigo Design, the project designer. She said the project

would create a destination recreation space in City Center for users of various ages and abilities and fulfill priorities in the Parks Master Plan. The improvements would be on approximately 1 acre of the 11.6-acre park and include a playground, ninja obstacle course, fitness equipment, year-round restrooms with two family stalls, and trail connections. She noted that a trail surrounding the playground would allow parents to supervise children who are using different areas. She said a new eastern trail connection would also improve access for AdventHealth users and connect with the existing trail system.

Ms. Danler outlined the \$1.7 million project budget, which includes a \$400,000 AdventHealth donation approved in March. She said staff requested approval of a \$300,000 Capital Improvement Program (CIP) budget amendment funded through the City Center tax increment financing (TIF) fund, a construction contract with Sands Construction (“Sands”) and agreements with Crouch Recreation (“Crouch”) and Greenfields Outdoor Fitness (“Greenfields”). The additional funding would cover costs associated with the year-round restrooms, playground features, and the eastern trail connection.

Ms. Danler described the proposed playground, including an infinity tower that would be nearly 23 feet tall, hillside slides, climbing features, a seesaw, spinners, an accessible ground-level merry-go-round, and accessible swings. She said Crouch would supply and install the playground equipment and Greenfields would supply a 57-by-46-foot ninja course and an X-Rig fitness station designed for multiple users. She said two Apollo multi-gyms and one Helios unit from Outdoor-Fit would provide additional exercise options, including weight-assisted exercises. She noted that the Outdoor-Fit purchase was within existing budget authority and did not require Council approval.

Ms. Danler said construction is anticipated to begin in the fall, with most construction in spring 2027. She said staff would establish a more detailed schedule after contracting with Sands and that staff also was exploring bringing an “American Ninja Warrior” participant to the ribbon-cutting ceremony.

Councilmember Eiterich asked whether signs would explain safety rules, equipment use and etiquette, particularly for the hillside slides and ninja course. Ms. Danler said the ninja course and fitness equipment packages would include rules, etiquette signs, and QR codes with instructions. Playground supervision would primarily rely on parents, but she said staff would add signs if needed after opening.

Councilmember Eiterich said she liked the layout’s visibility between activity areas and the surrounding trail’s potential use by children learning to ride bicycles. Ms. Danler noted that the connected trails would provide additional recreation opportunities throughout the park.

Councilmember Charlton asked about parking and Ms. Danler said staff had contacted neighboring property owners about the project but had not

designated specific parking locations. She anticipated visitors would find available parking as they do for swim meets and other City Center events.

Councilmember Charlton asked whether the hillside slides could become dangerously hot and Ms. Danler said the slides were concrete and that staff observed no temperature concerns while testing similar slides during hot weather.

Councilmember Bell asked whether the additional \$300,000 would fund features excluded from the original project. Ms. Danler explained that the restrooms and playground features were already planned, but preliminary estimates did not fully reflect their costs. She said the eastern trail connection was added, and equipment selections, including the infinity tower, contributed to the additional expense.

Councilmember Bell asked how children would reach the tower's top and Ms. Danler said interior climbing elements would provide access between levels.

Councilmember Bell asked about equipment warranties and ongoing maintenance. Ms. Danler said Greenfields warranties ranged from one year for certain ropes and suspension components to 10 years for structural components. Outdoor-Fit equipment and playground components also would carry warranties, including 10-year structural coverage. She said staff had discussed replacement needs with the parks facilities manager, and maintenance funding was available. She added that staff inspects playgrounds three to four times annually and would include the new fitness equipment and ninja course in those inspections.

Councilmember Nicks asked Sands' responsibilities and Ms. Danler said the contractor would complete site work, curbs, restrooms, and trail connections but would not install playground or fitness surfacing or equipment. She said City staff would install the ninja course and three fitness units, with Greenfields providing on-site oversight and inspection for the ninja course. Crouch would install the playground equipment.

Councilmember Nicks asked about the difference between Sands' bid and the other bids. Ms. Danler said she had verified the scope with Sands, whose ability to perform its own concrete work contributed to the savings. Sands' bid was also closest to the engineer's estimate.

Councilmember Denny said he was happy to see Central Green transforming from a passive park into an active recreation destination and anticipated increased use by children and adults.

Council President Williamson asked whether the ninja course would have an age restriction and said she would like to try it herself. Ms. Danler said she believed the signs would recommend ages 12 and older because of the equipment's height, but she would verify that information with Greenfields. She

said staff would continue discussing appropriate guidance and supervision with the vendor.

*Councilmember Denny made a motion to approve Item 11a and Councilmember Eiterich seconded the motion.* Motion passed unanimously.

*Councilmember Bell made a motion to approve Item 11b and Councilmember Nicks seconded the motion.* Motion passed unanimously.

*Councilmember Bell made a motion to approve Item 11c and Councilmember Charlton seconded the motion.* Motion passed unanimously.

*Councilmember Eiterich made a motion to approve Item 11d and Councilmember Nicks seconded the motion.* Motion passed unanimously.

### **COUNCILMEMBER REPORTS**

Councilmember Nicks talked about the Daughters of the American Revolution preserving remnants of the Santa Fe Trail.

Council President Williamson talked about attending the Lenexa Police workouts monthly and encouraged everyone to try it next month.

### **STAFF REPORTS**

Beccy Yocham, City Manager, said there would not be a Committee of the Whole meeting next week.

### **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 8:24 PM.

### **STUDENTS IN ATTENDANCE**

Ryan White and Jaelyn Barber, Shawnee Mission West High School students, attended the meeting for their Government class.

/s/ Jennifer Martin  
City Clerk