



**MINUTES OF THE
MARCH 24, 2026
LENEXA COMMITTEE OF THE WHOLE MEETING
COMMUNITY FORUM, 17101 W 87th STREET PARKWAY
LENEXA, KS 66219**

CALL TO ORDER

Mayor Sayers called the meeting to order at 7 PM.

ROLL CALL

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

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

APPROVE MINUTES

Councilmember Denny made a motion to approve the January 27, 2026 Committee of the Whole meeting draft minutes and Councilmember Eiterich seconded the motion. Motion passed unanimously.

DISCUSSION

1. 83rd Street - Gleason Road to Clare Road Project Update
Update on the 83rd Street - Gleason Road to Clare Road Improvement project.

Tim Green, Deputy Community Development Director/City Engineer, presented an update on the project and reviewed the current proposed design. He said that staff has reviewed an alternative that would provide a mid-block median opening between the Gleason Road and Clare Road roundabouts, at the request of the City Council.

Mr. Green presented an exhibit of the design change, called a loon, and explained that it would accommodate larger vehicles, but not large semis or even some of the larger fire trucks. He then showed an exhibit of the current proposed design with the mid-block median added, which included the additional right-of-way (ROW) that would need to be acquired for the loon to be added. He explained that there would be the additional widening required to make this change.

Mr. Green reviewed the additional ROW requirements, including the recommended purchase of another home and encroachments on three other properties that would be more significant than on the originally proposed plan.

Mr. Green reviewed the costs for additional work to add the mid-block left turn lanes, saying it would increase the cost by about \$1.2 million. He reviewed the pros and cons for the change.

Mr. Green said staff's recommendation is to keep the proposed design and not add the mid-block opening.

Councilmember Handley asked questions about the roundabouts, costs, and households benefiting from the mid-block opening. Mr. Green answered the questions and said there are about 45 to 50 households impacted.

Councilmember Eiterich noted there may be 45 to 50 houses impacted now, but that could increase with development. She asked about the impact to emergency response times and Mr. Green said they would be reduced by half.

Councilmember Herron asked about the property encroachments and Mr. Green clarified for him.

Councilmember Bell asked about the bike lane in the loon and Mr. Green said that could be designed so that it is not an issue.

Mayor Sayers asked if loons would be needed in the future western 83rd Street improvements and Mr. Green explained why there would not be a need for them to the west.

Councilmember Charlton asked if the Shawnee section of 83rd street accommodated bikes and Mr. Green said no.

Councilmember Denny asked where the funding would come from for these changes. Beccy Yocham, City Manager, said the Finance department would have to make that determination, if the Governing Body's consensus is to move forward with this change. She said the Capital Improvement Program (CIP) would need to be amended. Councilmember Denny said he liked the original design and that increasing the budget 10% does not justify the changes.

Councilmember Williamson said she does not support taking more property for such a small decrease in travel time and the increase in cost.

Councilmember Yocham noted that waiting for traffic to clear the mid-block could even add to travel time, if cars are having to wait for oncoming traffic to pass.

Mayor Sayers talked about her personal experience with a similar situation on Quivira Road and the potential for danger it causes.

Councilmember Nicks talked about liking the original design. He talked about the increased accident severity with the changes and said he supports the original plan.

Councilmember Eiterich asked staff to review the budget and contingencies. She talked about her concerns with future development in this area and to the west. She

said she supports the change, and while it is not what she thought it would look like, she feels it is a better option than what was originally proposed.

Councilmember Handley talked about how he would not want to see a project change that increases the budget by 10% torn out for future development. He also said the increased safety concerns were an issue.

Councilmember Charlton said he agreed with Mayor Sayers and Ms. Yocham and that adding this is not safe. He said he liked the original design, and the cost increase does not justify the benefits.

Councilmember Bell said the investment is mute due to not really reducing travel times and he would not support the change.

Mayor Sayers said that while there was not a unanimous consensus, the majority of the Council was not in favor of the change and directed staff to come back with the original plan for approval.

2. Ward Boundary Update

Mike Nolan, Assistant City Manager, presented an update regarding ward boundaries, reviewing the existing boundaries, the criteria for amending boundaries, and the considerations for future adjustments.

Mr. Nolan reviewed the established criteria used to evaluate potential changes, noting that ward populations should ideally remain within $\pm 5\%$ of the mean, with total deviation not exceeding 10% except under extraordinary circumstances such as accommodating future growth or preserving established neighborhoods. He said it is important that ward boundaries follow precinct lines, remain simple and easily understood by residents, and utilize recognizable physical features such as streets or railroads where possible. He also noted the importance of maintaining general geographic consistency of wards to avoid voter confusion, with Ward 1 in the north central area, Ward 2 in the central/western area, Ward 3 in the northeastern area, and Ward 4 in the southeastern area.

Mr. Nolan discussed additional considerations including anticipated population growth patterns, particularly west of Renner Boulevard, where future growth is expected to occur. As a result, he said wards in that area should, where possible, maintain slightly lower populations to accommodate that growth. He said splitting established residential neighborhoods should be avoided and, when feasible, to avoid moving precincts containing the residence of current councilmembers.

Mr. Nolan referenced the importance of aligning with the long-term vision outlined in the 1997 Ward Boundary Study. Maps of the existing ward boundaries and current population distribution were presented, showing that ward populations are generally balanced with only minor deviations from the average.

3. Community Development Department Annual Report

Scott McCullough, Community Development Director, presented the 2025 Community Development Annual Report, which provided a comprehensive overview of development activity, planning efforts, infrastructure projects, and operational highlights across multiple divisions. His report indicated total development valuation of approximately \$394 million in 2025, including about \$184 million in residential and \$209 million in commercial activity, reflecting a decrease from 2024 totals. Residential development included 165 single-family homes, 68 duplex units, and 212 multifamily units permitted during the year, with maps illustrating the geographic distribution of new residential permits throughout the city. He also highlighted a strong development pipeline entering 2025, noted as the second highest valuation in recent history.

Mr. McCullough reported on activity in each of the department's divisions:

Planning and Development staff reviewed 174 applications, with 85 presented to the Planning Commission, and evaluated significant residential and commercial growth, including 1,293 multifamily units and 868 total acres of development. Updates to the Comprehensive Plan included corrections, amendments to the Future Land Use Map, and the addition of design considerations and supporting materials.

Licensing and permitting activity remained high, with over 4,000 business licenses and 600 rental licenses processed, along with substantial permit revenues.

Engineering and construction reported the issuance of 49 engineering permits and the completion of several major projects, including improvements at 95th Street & Loiret Boulevard, I-435 & Lackman Road, Santa Fe Trail Drive, and the Lenexa Old Town Activity Center. Ongoing and design projects include the Ad Astra Pool reconstruction, streetlighting improvements, and multiple roadway projects such as 83rd Street and 95th Street corridors.

Traffic operations improvements included the installation of 335 new streetlights, new traffic signals at key intersections, and continued implementation of smart technology for monitoring and managing the City's traffic infrastructure.

Stormwater initiatives included securing \$1.9 million in county funding, completing extensive inspections and maintenance, and advancing multiple infrastructure projects.

Building Safety reported 10,441 inspections and 2,940 permits issued, representing one of the highest levels of activity in recent years.

Community Standards staff maintained a proactive enforcement approach, resolving 98.5% of code violations cooperatively. The Exterior Grant Program awarded over \$92,000 in 2025, leveraging more than \$219,000 in neighborhood reinvestment, and has generated significant cumulative impact over the past five years.

Overall, Mr. McCullough's report emphasized continued growth, strong development activity, and ongoing investments in infrastructure, planning, and community enhancement throughout Lenexa.

ADJOURN

Mayor Sayers adjourned the meeting at 8 PM.

/s/ Jennifer Martin
City Clerk